

File No.: 04-1000-20-2021-224

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 dated April 27, 2021 under the *Freedom of Information and Protection of Privacy Act, (the Act)*, for:

Neighbourhood notification results for 3737 Rupert Street development permit application (DP-2020-00937). 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.15(1)(l) and s.22(1) of the Act. You can read or download these sections here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00.

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

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2021-224); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signature on file]

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

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

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

Encl.

:kt

Survey Responses

18 February 2020 - 25 April 2021

3737 Rupert St development application comments

Shape Your City Vancouver

Project: 3737 Rupert St (DP-2020-00937) development application



VISITORS

406

CONTRIBUTORS

249

RESPONSES

258

35

Registered

214

Unverified

0

Anonymous

37

Registered

221

Unverified

0

Anonymous



Respondent No: 1

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 09, 2021 11:57:01 am

Last Seen: Apr 09, 2021 11:57:01 am

IP Address: n/a

Q1. Your comments:

Having drivers who potentially can be under the influence of alcohol driving next to an Elementary is a bad idea. Now add the low income element and risk of crime in our neighborhood is not something my family wants .

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 2

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 09, 2021 12:32:27 pm

Last Seen: Apr 09, 2021 12:32:27 pm

IP Address: n/a

Q1. Your comments:

As a long time resident of the neighborhood s.22(1) I am vehemently opposed to the application for a Retail Store to a Liquor Store -Type 3 in the existing six-storey, mixed-use building. The proposed store will be across the street from Renfrew Elementary School. In what universe does it make sense to have a liquor store across from an elementary school? If Cannabis retail shops are not permitted to operate close to schools , then why should liquor retail be allowed. There is a BCLDB on Broadway and Lillooet that already services the area. This application will attract undesirable activity in the area -- use of covered VPL parking lot and nearby public parks for alcohol consumption at night. Additional unsightly littering of liquor packaging (already present when location housed a 7-Eleven and led to discarded quick serve food wrappers littering neighboring area). Leasing the space as a liquor retail the Landlord can charge higher Lease rates... this is "Greed" at the expense of the Public Good!

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 3

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 09, 2021 13:01:06 pm

Last Seen: Apr 09, 2021 13:01:06 pm

IP Address: n/a

Q1. Your comments:

Right across the street from an elementary school. Too close.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 4

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 09, 2021 14:40:47 pm

Last Seen: Apr 09, 2021 14:40:47 pm

IP Address: n/a

Q1. Your comments:

It is not appropriate to have a private liquor store near an elementary school. The increased traffic will impact the students crossing at the traffic lights.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 5

Login: s.22(1)

Email: s.22(1)

m

Responded At: Apr 09, 2021 16:36:17 pm

Last Seen: Apr 09, 2021 16:36:17 pm

IP Address: n/a

Q1. Your comments:

I would not like a liquor store to be developed in place of a retail store. As a resident in the area for over a decade, retail stores have been a great part of the community, providing necessities and much needed items in a convenient location. A liquor store is not something the community needs in this area, especially with an elementary school on the opposite side of where the store is to be.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 6

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 09, 2021 18:43:38 pm

Last Seen: Apr 09, 2021 18:43:38 pm

IP Address: n/a

Q1. Your comments:

The opening hours is until 11pm, i think thats too late. I hope they can adjust their busniess hours

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, 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 09, 2021 19:49:50 pm

Last Seen: Apr 09, 2021 19:49:50 pm

IP Address: n/a

Q1. Your comments:

To Mr. Arcangel, Re: 3737 Rupert St / DP-2020-00937 Changing use from initial Retail Store to Liquor Store is NOT appropriate for this family oriented neighbourhood especially with it situated 3-blocks away from Windermere High School, literally across the street from Renfrew Elementary School on 3325 East 22nd Ave and a Christian Private School (Vancouver Christian School) that's within 5-blocks. Your consideration on the above facts is important to maintaining a safe family neighbourhood. Best Regards, Alfred Lam

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 8

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 09, 2021 21:39:53 pm

Last Seen: Apr 17, 2021 01:39:24 am

IP Address: s.22(1)

Q1. Your comments:

As a parent of s.22(1) and resident of the neighbourhood, I'm opposed to the proposal of having a liquor store across from the school as it raises concerns. 1) The optics of a liquor store by an elementary school doesn't promote a family friendly neighbourhood. This could change the family oriented nature of the neighbourhood. 2) The proximity of the liquor store also normalizes the purchase and use of alcohol and does not send a positive message to minors. 3) The liquor store could pose safety risk to children who attend the elementary school and others who live in the area by changing the demographics in a negative way to the neighbourhood.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

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 10, 2021 00:56:59 am

Last Seen: Apr 10, 2021 00:56:59 am

IP Address: n/a

Q1. Your comments:

We don't agree on this development! Firstly, we have kids at home. I don't see how a liquor store built right next to an elementary is a good idea. It will become unsafe. We will worry our kids every single moment when they go to school or even play around the neighbourhoods. They are all minors! Won't you think there will be other who might do drugs near by the liquor store around our children? Liquor stores increase crime too! Please sincerely take down this development proposal and build somewhere else on a more commercial street. Please please please consider our kids as they are our future.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, 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 10, 2021 09:24:51 am

Last Seen: Apr 10, 2021 09:24:51 am

IP Address: n/a

Q1. Your comments:

We are against having a liquor store in our neighborhood. Renfrew Elementary school is just across the street and we don't want to encourage kids to start thinking about drinking at a young age. This is a variant, diversify neighborhood and we have young families, elderly, and middle income earners. What we need are small businesses (for example, a convenience store, a bakery, a café, etc.) that will service this area and surrounding areas. Please reject the application.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, 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 10, 2021 11:07:50 am

Last Seen: Apr 10, 2021 11:07:50 am

IP Address: n/a

Q1. Your comments:

s.22(1) I'm concerned that the older children of the school will hang around the liquor store and try to convince older patrons to buy them liquor and that would make them more likely to be exploited.

Q2. Street address

s.22(1) Vancouver bc

Q3. Postal code

Vancouver, BC, 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 10, 2021 11:11:13 am

Last Seen: Apr 10, 2021 11:11:13 am

IP Address: n/a

Q1. Your comments:

This site is across the road from an elementary school. The City of Vancouver bylaws on Liquor Stores from May 2018 state clearly that a liquor store cannot be built within 150 m from family oriented sites, including Elementary schools. This clearly would be in violation of this bylaw. s.22(1) and I am concerned about how this will affect road safety near the school as well as whether older children may be vulnerable to exploitation while hanging around the liquor store. There are many very handy places to buy liquor in our neighbourhood and I do not feel that the addition of a new one is necessary if it violates bylaws that exist for good reason.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, 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 10, 2021 12:36:59 pm

Last Seen: Apr 10, 2021 12:36:59 pm

IP Address: n/a

Q1. Your comments:

s.22(1) which is directly across the street from the proposed site, my wife and I were dismayed to learn of the application for a Type-3 liquor store in our neighbourhood. The additional traffic to an increasingly busy intersection (22nd & Rupert) where children regularly walk is concerning. A regular influx of people who have no ties to the neighbourhood, coming only to purchase alcohol, is no less concerning. Alcohol is an anchor around our society and it is unfortunate that business incentives do not align with this fact. Thank you for your consideration.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, 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 14:07:29 pm

Last Seen: Apr 10, 2021 21:05:44 pm

IP Address: s.22(1)

Q1. Your comments:

To close to schools

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 15

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 10, 2021 14:10:21 pm

Last Seen: Apr 10, 2021 14:10:21 pm

IP Address: n/a

Q1. Your comments:

We do not want a liquor store in our family residential area especially across from an elementary school.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, 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 10, 2021 15:39:41 pm

Last Seen: Apr 10, 2021 15:39:41 pm

IP Address: n/a

Q1. Your comments:

I do not support this. My son's school is nowhere near a liquor store but people still hold parties there and litter the grounds with beer cans. I can't imagine the litter or gatherings that will happen at this school with booze so accessible. Or underage kids attempting to buy. This is a terrible idea!

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

☒ Opposed



Respondent No: 17

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 10, 2021 16:19:14 pm

Last Seen: Apr 10, 2021 16:19:14 pm

IP Address: n/a

Q1. Your comments:

I used to go to a near by secondary school s.22(1) and would hang out with my friends after school near by. Is this really a good location for a liquor store, when its surrounded by so many schools, and is literally from across the street from an elementary school?

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, 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 10, 2021 17:35:08 pm

Last Seen: Apr 10, 2021 17:35:08 pm

IP Address: n/a

Q1. Your comments:

1. We already have adequate access to liquid store near by, for many many many years. We do not need an extra one in this neighborhood. 2. We do not want a liquid store across an elementary school, which pose dangers to kids when alcoholic encounters. 3. The location has already been a back-lane drug trade hotspot for years, having a new liquid store that opens til 11 pm will jeopardize this quiet neighborhood. 4. A liquid store below a low-income housing? Excuse me? Are you helping or making new problem? 5. We want a Quiet healthy neighborhood here! It was a filthy, super dirty chong lee market here who keep their rotten raw pork disposed in the backlane with their food waste bin open. Now it comes a liquid-store? Why we have to put up with all these paying the same property expensive tax? We strongly oppose to this change.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 19

Login: s.22(1)

Email: s.22(1)

m

Responded At: Apr 10, 2021 18:28:20 pm

Last Seen: Apr 10, 2021 18:28:20 pm

IP Address: n/a

Q1. Your comments:

Finally!!! Now we just need a pub in the area.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 20

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 10, 2021 19:22:45 pm

Last Seen: Apr 10, 2021 19:22:45 pm

IP Address: n/a

Q1. Your comments:

The development of a liquor store in such close proximity to an elementary school and preschool is reckless and unethical. Furthermore it will attract unwanted elements to the neighbourhood and increase traffic to an area where there are a lot of school kids being picked up and dropped off.

Q2. Street address

Tanner street

Q3. Postal code

Vancouver, BC, 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 10, 2021 19:53:05 pm

Last Seen: Apr 10, 2021 19:53:05 pm

IP Address: n/a

Q1. Your comments:

Having a liquor store right across an elementary school gives off a bad example. Would prefer to have local businesses such as grocery store, corner stores, restaurants, or bakeries

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 22

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 10, 2021 22:33:18 pm

Last Seen: Apr 10, 2021 22:33:18 pm

IP Address: n/a

Q1. Your comments:

No, it's a bad idea. We don't need a liquor store, there's one already nearby on Broadway. And there's a liquor store already right on Nanaimo and Kingsway, very nearby. There's children everywhere, at Renfrew Elementary. Children used to go to that 7-11 store nearby frequently to buy food and drinks, lots of teenagers, this is a young neighbourhood. Because children don't want to see and be encouraged to see people buying drinks and liquor or getting drunk, especially in the daytime. We just don't need it. What we need is more neighbourhood-friendly types of stores--like craft stores, maybe a daycare centre, a book store. More small businesses, more bubble tea. There's already another liquor store nearby, so this is too nearby. This is not a business area. This is a neighbourhood. It's just wrong, you can't do this right by an elementary school.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 23

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 11, 2021 03:50:49 am

Last Seen: Apr 11, 2021 16:45:19 pm

IP Address: s.22(1)

Q1. Your comments:

s.22(1) and went to Renfrew elementary and then Windermere secondary, not too far away. During school lunch breaks or after school, many classmates, including myself, would go to the stores in the area to buy some snacks or treats. I remember as a primary school student, saving up my change to go to the convenience store and buy candy with a friend. There are many young families and elderly people living in the vicinity who frequent the stores around the 22nd and Rupert intersection. Having a liquor store in that area would make it less safe for children and teenagers to walk home or visit stores in their neighbourhood. The area would benefit more from local businesses, retail stores, or restaurants.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 24

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 11, 2021 10:14:51 am

Last Seen: Apr 11, 2021 10:14:51 am

IP Address: n/a

Q1. Your comments:

This would be an extremely poor use of valuable retail space in a family-oriented neighbourhood!!!

Q2. Street address

Wellington Avenue

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 25

Login: Anonymous

Email: s.22(1)

Responded At: Apr 11, 2021 13:16:32 pm

Last Seen: Apr 11, 2021 13:16:32 pm

IP Address: n/a

Q1. Your comments:

Considering the location is right beside Renfrew Elementary School and not too far from Windermere Secondary School, it's quite alarming that there are proposals to open up a Liquor Store in such close proximity to children and youth in the neighbourhood. The Renfrew-Collingwood neighbourhood is known for fantastic family businesses that keeps the area alive. It promotes racialized communities to have a safe space and community... it keeps cultural continuity alive. That being said, this space should be home to small businesses to support a more sustainable circular economy in this city. Alcohol abuse has serious impacts on communities and I cannot imagine this being a good addition to the community, as it is walks away from two schools. Though I do not live in Renfrew Collingwood, I am very familiar with the area given that most of my family and many friends still reside there. With young nieces and nephews being raised in this neighborhood and close friends who have gone to these schools, I would not want this development to take place.

Q2. Street address

s.22(1)

Q3. Postal code

Burnaby, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 26

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 11, 2021 13:43:27 pm

Last Seen: Apr 11, 2021 13:43:27 pm

IP Address: n/a

Q1. Your comments:

Too close to Renfrew Elementary and Windermere Secondary Schools.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 27

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 11, 2021 18:36:20 pm

Last Seen: Apr 12, 2021 01:37:15 am

IP Address: s.22(1)

Q1. Your comments:

A liquor store doesn't really make sense as there are already a couple not too far away from this location. The demographic also doesn't make sense since there are a couple of elementary schools nearby and one high school. Many elders also reside in this area.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 28

Login: s.22(1)

Email: s.22(1)

om

Responded At: Apr 11, 2021 20:56:45 pm

Last Seen: Apr 11, 2021 20:56:45 pm

IP Address: n/a

Q1. Your comments:

I strongly oppose this plan because this neighbourhood is an area full of young families and elders. We need small businesses that support the neighbourhood such as cafes, bakeries, salons, etc. This planned location of a liquor store is next to an elementary school and blocks away from a high school. We need a place where children can hang out after school and for families to spend time with one another. A liquor store should not be in a neighbourhood full of children and especially not next to an elementary school.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 29

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 11, 2021 21:25:22 pm

Last Seen: Apr 11, 2021 21:25:22 pm

IP Address: n/a

Q1. Your comments:

As someone who grew up in this neighborhood, I am extremely opposed to having a liquor store at this location. It is disruptive and distasteful to choose a location next to an ELEMENTARY SCHOOL for a liquor store. We should not put a liquor store near an elementary school, for the same reasons we should not put a casino, sex shop, or night club next to an elementary school either. Keep in mind this location replaced a restaurant, convenience store, hair salon, and bakery. A liquor store is really not needed by the residents of this neighborhood.

Q2. Street address

s.22(1)

Q3. Postal code

Burnaby, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 30

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 11, 2021 21:58:55 pm

Last Seen: Apr 12, 2021 05:59:56 am

IP Address: s.22(1)

Q1. Your comments:

I am against this application due to the sheer proximity of several elementary schools and high schools in the area. I understand that youth are not allowed in liquor stores, but just the proximity of one will encourage loitering and possible solicitation for assistance in alcohol purchasing. I do not believe a liquor store is what my neighbourhood needs desperately either.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 31

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 12, 2021 09:20:21 am

Last Seen: Apr 12, 2021 09:20:21 am

IP Address: n/a

Q1. Your comments:

I do not support having a liquor store in this area. Reasons being: 1) It's right across from an elementary school 2) It's in the middle of a residential area with a lot of young families 3) The community would benefit more from having local businesses inhabit the area 4) To be quite honest, the liquor store will attract a certain crowd of people that probably don't have the kids' best interests at heart. I'd rather not expose my family and friends to that type of behaviour.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 32

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 12, 2021 14:22:01 pm

Last Seen: Apr 12, 2021 14:22:01 pm

IP Address: n/a

Q1. Your comments:

I am opposed to this development application. It is in clear violation of the City of Vancouver's guidelines to not operate a liquor store within close proximity to an operational school -- this site is directly across the street from Renfrew Elementary School which has a large student body. Here is a cut-and-paste of that guideline: 4 Separation from Family oriented uses (a) No liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house. I would rather see more family-oriented retail or services that can benefit the community in that space.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 33

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 12, 2021 14:39:01 pm

Last Seen: Apr 12, 2021 14:39:01 pm

IP Address: n/a

Q1. Your comments:

I support the inclusion of a liquor store in this new development. This area is underserved by walkable retail, and I'm pleased that the plan includes something other than another hair dresser, travel agent, or nail salon.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 34

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 12, 2021 17:48:15 pm

Last Seen: Apr 12, 2021 17:48:15 pm

IP Address: n/a

Q1. Your comments:

Dear Dallas, We are against this application for adding a Liquor Store because three elementary/ one second schools in walk distances, and it will give bad influence on them. We disagree this proposal strongly! s.22(1)

Q2. Street address

3737 rupert street neibours

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 35

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 10:21:41 am

Last Seen: Apr 13, 2021 18:50:36 pm

IP Address: s.22(1)

Q1. Your comments:

We are opposed to a liquor store at 3737 Rupert Street, as it is less than 50 meters across from Renfrew Elementary School, Windermere Secondary School 800 meters away, Grenfell Elementary School 1.2 Km. away and Rupert Montessori at 850 M. away. There are already 2 liquor stores that are conveniently in our neighborhood. There is a BC Liquor store south of 3737 Rupert St. at Kingsway at Joyce (3410 Kingsway) which is 2.7 km. away. There is another liquor store north of 3737 Rupert at 3410 E. Broadway which is 2.5 km away.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 36

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 12:10:25 pm

Last Seen: Apr 13, 2021 12:10:25 pm

IP Address: n/a

Q1. Your comments:

I am opposed to a liquor store at 3737 Rupert Street, as it is less than 50 meters across from Renfrew Elementary School, Windermere Secondary School is 800 meters away, Grenfell Elementary School is 1.2 Km. away and Rupert Montessori is 850 M. away. There are already 2 liquor stores that are conveniently in our neighbourhood. There is already a BC Liquor store at Kingsway at Joyce (3410 Kingsway) which is 2.7 km. The other is at at 3410 E. Broadway which is 2.5 km away. This space should support a local business that would support the rich and diverse community of renfrew-collingwood.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 37

Login: s.22(1)

Email: s.22(1)

m

Responded At: Apr 13, 2021 13:11:53 pm

Last Seen: Apr 13, 2021 13:11:53 pm

IP Address: n/a

Q1. Your comments:

Use of 3670sq ft of Retail Store to a Liquor Store - we are objecting to this proposal. This neighbourhood does not need another liquor store, there is already a BC liquor Store on Broadway and Rupert nearby.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 38

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 15:02:01 pm

Last Seen: Apr 13, 2021 15:02:01 pm

IP Address: n/a

Q1. Your comments:

We are opposed to a liquor store at 3737 Rupert Street, as it is less than 50 meters across from Renfrew Elementary School, Windermere Secondary School is 800 meters away, Grenfell Elementary School is 1.2 Km. away and Rupert Montessori is 850 M. away. I feel that having a Liquor store across a elementary school is sending a wrong message to our young impressionable kids. There are already 2 liquor stores that are conveniently in our neighbourhood. There is a BC Liquor store south of 3737 Rupert St. at Kingsway at Joyce (3410 Kingsway) which is 2.7 km. away. There is another BC Government Liquor store north at 3410 E. Broadway which is 2.5 km away.

Q2. Street address

s.22(1)

Vancouver BC, s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 39

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 17:03:06 pm

Last Seen: Apr 13, 2021 17:03:06 pm

IP Address: n/a

Q1. Your comments:

I would like to state that I am opposed to this development application as I believe that having multiple, independent, cultural businesses (particularly businesses that serve affordable and cultural foods such as the businesses that were in this building before development) are what is needed in the retail space, rather than a singular liquor store business. I think it is important that the new development be reflective of the previous ethnic run businesses that closed because of the rezoning. I am also confused pertaining to this rezoning application as I was under the assumption that the Vancouver liquor guidelines state that a liquor store can't be 150 metres within a school, church, park, community centre or neighbourhood house, and this site is adjacent to the Renfrew Elementary School. I want to know how these guidelines are being considered in the rezoning process, and whether the applicants are requesting to be exempt from these current guidelines, thank you.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 40

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 17:15:25 pm

Last Seen: Apr 13, 2021 17:15:25 pm

IP Address: n/a

Q1. Your comments:

First of all, I do not think it appropriate to have a liquor store right across from an elementary school, and in such a family-oriented neighbourhood. Thus, I think the application has a significant effect on the immediate surroundings. Furthermore, as someone who moved to the area from the suburbs in 2020, my one disappointment has been the relative dearth of businesses in the area (compared to other neighbourhoods in Vancouver). I would much prefer if the 3,670 sq. ft. would stay retail space, to be shared between multiple businesses, which would much better reflect the character of the neighbourhood. The area around Rupert and Renfrew at 22nd Ave is so densely residential, and accessibility to smaller businesses without having to go down the hill to Grandview Hwy (and then back up) would be welcome. Given the minimal retail stores in the area, I think keeping the use of the area for retail stores could also encourage less car use, which I think would support the City's Green Vancouver initiative.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 41

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 17:25:09 pm

Last Seen: Apr 14, 2021 00:29:08 am

IP Address: s.22(1)

Q1. Your comments:

These small businesses bring diversity and commitment to our community. By renovating these buildings into a large liquor store, Vancouver is not only endorsing and funding the epidemic of alcoholism and the normalization of substance use culture, but destroying the livelihoods of the wonderful people who run these businesses and who have worked for their success. To my knowledge, many of these businesses are Asian-owned, and to demolish their livelihoods would be dangerously close to anti-Asian racism, especially if the liquor store is a chain, such as BC Liquor Stores.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 42

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 17:42:59 pm

Last Seen: Apr 13, 2021 17:42:59 pm

IP Address: n/a

Q1. Your comments:

Hello, My name is s.22(1) who has lived in the Renfrew heights neighbourhood basically my whole life. Slowly, I've watched as the very things that make my community so great, small BIPOC ran businesses and strong sense of community, fade away. It seems as though I keep seeing new projects in my neighbourhood, but they are not for me or my neighbours, they are to make way for bringing in new, wealthier people into our neighbourhoods. I would appreciate seeing an effort being put into creating opportunity for new businesses to be ran and operated by the very people in my neighbourhood. Solidarity and community is so important to me and I'm very sad to watch everything I once knew, torn away so it can benefit wealthier people outside of my community. My community is almost entirely made up of immigrants or lower-lower middle class people. Please keep it affordable for us, otherwise what else do we have if we can't even have our community?

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 43

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 17:50:14 pm

Last Seen: Apr 13, 2021 17:50:14 pm

IP Address: n/a

Q1. Your comments:

How is liquor more important than the livelihood of small businesses and families in this neighborhood? Many people in this area are struggling to stay in this overpriced city and now you are taking away all the affordable Asian food places and giving us another liquor store? This does not show care for this community or what they need. also s.22(1) and having a liquor store across the street is not ideal.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 44

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 18:02:40 pm

Last Seen: Apr 13, 2021 18:02:40 pm

IP Address: n/a

Q1. Your comments:

This change is an act of gentrification and will put BIPOC storefronts out of business. This is not ok. Please leave this space as is!

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 45

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 18:06:05 pm

Last Seen: Apr 13, 2021 18:06:05 pm

IP Address: n/a

Q1. Your comments:

We are opposed to a liquor store at 3737 Rupert Street, as it is near Renfrew Elementary School, Windermere Secondary school, Grenfell Elementary School and Rupert Montessori day care. We should keep the school grounds clean and safe for our children. There are already 2 liquor stores already located at Kingsway & Joyce and Rupert & Broadway.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 46

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 18:15:33 pm

Last Seen: Apr 13, 2021 18:15:33 pm

IP Address: n/a

Q1. Your comments:

It doesn't seem appropriate to have a liquor store, especially one that size across from an elementary school. It may incentivize individuals to drink on school-grounds during non-operational school hours. Also, there's already another liquor store that's not too far near Rupert Station. I would like to see small businesses here like before (i.e. grocery and convenience stores), and I think that legacy should be continued.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 47

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 19:02:35 pm

Last Seen: Apr 13, 2021 19:02:35 pm

IP Address: n/a

Q1. Your comments:

We understand that the city wants to develop and I'm totally one for adding some retail and/or restaurants to our neighbourhood. However, a liquor is not an appropriate choice, s.22(1) is right across the street. According to the city's own liquor store guidelines, Section 4 (a), Separation from family oriented uses: "No liquor store should be located within a 150m of an...elementary school...etc" So please explain to me why the city would even consider allowing a liquor directly across from Renfrew Elementary School or any school for that fact. Our children are impressionable enough in today's day and age and the last thing we need is to have a liquor store so close to them. The types of people who frequent liquor stores are less than desirable for our quiet residential family-oriented neighbourhood. We do not want our children to be negatively influenced by seeing drunken-disorderly people roaming our neighbourhood everyday. I can already foresee people taking their liquor and drinking it on our school grounds at night. Along with alcohol will come the drugs, then we will also have to start worrying about needles on our kids' school grounds. Our children's safety should be the city's primary focus and responsibility when considering this proposal for an exemption and deny this request! We DO NOT want this in our neighbourhood!!!

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 48

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 19:06:53 pm

Last Seen: Apr 13, 2021 19:06:53 pm

IP Address: n/a

Q1. Your comments:

There is no need for another liquor store in this area as there is already one 10 minutes away on East Broadway. I would like to see this retail space support affordable small local businesses. I think that it is hugely inappropriate to be establishing a liquor store across the street from an elementary school. What does this say to the children? How does this impact the community? I would like to see the City of Vancouver make an effort to consult the local people on what they think is needed for this space. It is disheartening to see the gentrification of our community. To ensure that our community stays vibrant and liveable for the local people, the city of Vancouver needs to take action.

Q2. Street address

7th Ave and Rupert

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 49

Login: s.22(1)

Email: s.22(1)

m

Responded At: Apr 13, 2021 19:07:53 pm

Last Seen: Apr 13, 2021 19:07:53 pm

IP Address: n/a

Q1. Your comments:

I do not think a liquor store is appropriate for that location as it is very close to schools with kids ages 5 to 17 all of which are underage. Preferably, a shop where kids can order food or drinks that they can enjoy. There are little food places in walking distance to these schools so it would be nice to have a bubble tea shop as well or a local mom and pop shop would be nice. We should think of how many kids are in this community and what they would like instead of adults who have liquor stores everywhere (east Broadway, 1st ave, kingsway).

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 50

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 19:20:21 pm

Last Seen: Apr 13, 2021 19:20:21 pm

IP Address: n/a

Q1. Your comments:

??? I am very confused why a liquor store needs to be there. There is one already up from there on Rupert and also one on Nanaimo and Kingsway. Really unnecessary for our neighborhood to have another one. Would MUCH prefer some small owned cafe or bakery. Makes way more sense considering there's also a elementary school across the street and also a highschool just down the road. Some sort of food establishment is the best route by FAR.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 51

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 19:35:22 pm

Last Seen: Apr 14, 2021 04:15:39 am

IP Address: s.22(1)

Q1. Your comments:

There is an elementary school across the street. This is a terrible idea. This is affecting all families and communities in the area and would make people feel unsafe. This area has always felt safe for children but adding a liquor store into it will displace it with gentrification. There is already a liquor store on Rupert and Broadway and Renfrew and 1st Ave. There simply is no need for one in that area. There is also a high school near by and would really be a bad message for high school students. There used to be a cafe and convenience store there where students could go to enjoy their time. This space needs to be able to be used by all people in an inclusive manner.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 52

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 19:55:03 pm

Last Seen: Apr 13, 2021 19:55:03 pm

IP Address: n/a

Q1. Your comments:

not good for being right across the street from an elementary and 10 minutes away from a highschool! there are already about 3 liquor locations in this area

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 53

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 20:06:39 pm

Last Seen: Apr 13, 2021 20:06:39 pm

IP Address: n/a

Q1. Your comments:

The replacement of this plaza with a liquor store is an inappropriate idea especially because of the location. There is a elementary school right across the street of this plaza and placing a liquor store across the street of the elementary school is not a smart move by the government. I believe keeping small restaurant businesses is more suitable for the location where children and their parents can grab a bite to eat for lunch or even after school.

Q2. Street address

Spencer Street

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 54

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 20:51:34 pm

Last Seen: Apr 13, 2021 20:51:34 pm

IP Address: n/a

Q1. Your comments:

Sounds like a good development. A new modern multi use building should help the area

Q2. Street address

64th ave e

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 55

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 21:15:39 pm

Last Seen: Apr 14, 2021 04:15:39 am

IP Address: s.22(1)

Q1. Your comments:

There needs to be a child care space at this address. We do not have enough child care spaces in this area. Waitlist are 3 years at most centres in this area. It is important for the city of Vancouver to open new spaces in new developments. Without child care, parents will not be able to go back to work to help pay for taxes and run the economy. Child care is the foundation of our society and economy.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 56

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 21:26:09 pm

Last Seen: Apr 13, 2021 21:26:09 pm

IP Address: n/a

Q1. Your comments:

Why would you put a 3000sq ft liquor store directly across the street from a children's elementary school? Doesn't seem safe, or in the community's benefit. It is also in close proximity to a high school and I can guarantee teenagers will be standing outside that liquor store looking for someone to buy them alcohol.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 57

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 22:03:32 pm

Last Seen: Apr 13, 2021 22:03:32 pm

IP Address: n/a

Q1. Your comments:

Please ensure change and development without harmful displacement.

Q2. Street address

s.22(1)

Q3. Postal code

Burnaby, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 58

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 22:03:57 pm

Last Seen: Apr 13, 2021 22:03:57 pm

IP Address: n/a

Q1. Your comments:

I don't agree with this development project because there's an elementary school right next to where a liquor store would be, which doesn't seem right or safe. Also, these small family-owned stores would be put out of business, making it tough for those families.

Q2. Street address

s.22(1)

Q3. Postal code

Burnaby, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 59

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 22:07:45 pm

Last Seen: Apr 13, 2021 22:07:45 pm

IP Address: n/a

Q1. Your comments:

Growing up and going to school in this neighbourhood, the businesses at this location were notable hangout spots for me and my friends. When the redevelopment proposal went through, I felt like my key memories were taken away from me. I remember asking the owner of the restaurant if they would be open after the building was redeveloped and they responded, "hopefully". This area is full of families that send their kids to the nearby elementary school across the street from this location but also the nearby high school a few blocks up. I want the city to reconsider what the consequences and impact would be if there was a development of a liquor store within close proximity to an elementary and high school would be. People of age should have no issues going a few blocks up to the BC Liquor store on East Broadway or to the one on First Avenue. The last thing this neighbourhood needs is a liquor store to replace Asian owned businesses.

Q2. Street address

East 23rd Ave

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 60

Login: s.22(1)

Email: s.22(1)

om

Responded At: Apr 13, 2021 22:12:41 pm

Last Seen: Apr 13, 2021 22:12:41 pm

IP Address: n/a

Q1. Your comments:

Taking away local stores and businesses that have been there for years is unacceptable. It's displacing these small businesses and the location is a terrible influence for the elementary school students nearby

Q2. Street address

s.22(1) Vancouver

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 61

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 22:38:54 pm

Last Seen: Apr 13, 2021 22:38:54 pm

IP Address: n/a

Q1. Your comments:

My main concern is that students from the nearby high school would try and buy liquor from this location, especially since it is within close walking distance. I had previously attended said highschool, and easy access to liquor is just not something that should be in walking distance. Furthermore, a liquor store just across an elementary school does not send a good message.

Q2. Street address

e27th ave

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 62

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 22:42:24 pm

Last Seen: Apr 13, 2021 22:42:24 pm

IP Address: n/a

Q1. Your comments:

Liquor store won't make enough compared to the etea restaurant and 7/11. Windemere Secondary and Renfrew loved the fact that a restaurant and store was close by for food and drinks. In my opinion rebuild the property and have etea and 7/11 up again. Beneficial for students and for the workers.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 63

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 22:43:59 pm

Last Seen: Apr 13, 2021 22:43:59 pm

IP Address: n/a

Q1. Your comments:

I feel it's a shame to see a diverse and culturally significant neighbourhood hub destroyed only to be replaced by a liquor store. Something I've loved about Vancouver and the lower mainland is the cross culturalism and ethnic inclusiveness that makes such a wonderful community for us to live and raise our families. To replace these shops and displace these community hubs with a government liquor store is telling and truly a loss for the community.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 64

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 23:04:49 pm

Last Seen: Apr 13, 2021 23:04:49 pm

IP Address: n/a

Q1. Your comments:

I'm opposed to the liquor store. With so much gentrification already happening in Vancouver, I think that these businesses are essential to the culture and well-being of the community. We should be supporting small businesses not replacing them.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 65

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 23:18:58 pm

Last Seen: Apr 13, 2021 23:18:58 pm

IP Address: n/a

Q1. Your comments:

I think this is an awful idea. Gentrification and taking away space for Asian community members and allies. And for what? A liquor store? That doesn't add to the beauty and diversity of Vancouver at all.

Q2. Street address

s.22(1)

Q3. Postal code

Richmond, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 66

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 23:24:30 pm

Last Seen: Apr 13, 2021 23:24:30 pm

IP Address: n/a

Q1. Your comments:

I'm extremely disappointed to hear that Asian owned small businesses are being replaced by a liquor store. Development must be done without displacing individuals and their livelihoods, and consultation and information must be accessible to people who speak different languages.

Q2. Street address

s.22(1)

Q3. Postal code

Coquitlam, BC, s.22(1)

Q4. Your overall position about the application:

not answered



Respondent No: 67

Login: s.22(1)

Email: s.22(1)

om

Responded At: Apr 13, 2021 23:28:26 pm

Last Seen: Apr 13, 2021 23:28:26 pm

IP Address: n/a

Q1. Your comments:

There's literally an elementary school across the street. Having a liquor store does not help develop a community. Instead, replace it with family owned businesses or something.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 68

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2021 23:34:45 pm

Last Seen: Apr 13, 2021 23:34:45 pm

IP Address: n/a

Q1. Your comments:

I don't believe replacement of local shops with a liquor store across the street from an elementary school is appropriate.

Q2. Street address

East 6th ave

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 69

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 14, 2021 00:08:39 am

Last Seen: Apr 14, 2021 00:08:39 am

IP Address: n/a

Q1. Your comments:

I'm disappointed that a liquor store is being built near the Renfrew Community School. I know a lot of friends and family who cherish and are proud of their Renfrew community, so to see a liquor store being built makes me feel ashamed that my family lives here. Building a liquor store does not suit the community around it, such as an elementary school and other family-owned businesses. Regardless of how many advertising and age restrictions are held to ensure youth do not enter the liquor store, the presence of the building has a negative influence on youth. Additionally, s.22(1) knows that it feels unsafe and scary at times when robbery and theft can occur, especially at night. It's important to build a safe community near elementary schools, but constructing a liquor store diminishes everything a community strives for to ensure children feel safe.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 70

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 14, 2021 00:14:40 am

Last Seen: Apr 14, 2021 00:14:40 am

IP Address: n/a

Q1. Your comments:

I do not support this at all. How could you expect to put a liquor store right beside an elementary school and expect it to be okay? My concerns are that the children may not be safe, as some people may be very intoxicated around the area if the store is built there. Maybe the people who approved of this idea was intoxicated themselves... Not only that but what about the other small businesses that the liquor store would be taking over? One would think that the city of Vancouver would want to help the local communities and small businesses in a pandemic. Rethink your development plans. This is unacceptable.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 71

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 14, 2021 01:49:05 am

Last Seen: Apr 14, 2021 01:49:05 am

IP Address: n/a

Q1. Your comments:

This is a terrible location for a liquor store. The community does not need one so close to a high school, yet alone across the street from an elementary school. To add on, the BC Liquor Store located on E Broadway just down Rupert Street is already quite accessible. The businesses that previously occupied the space were significant pieces of our community and should be offered to reopen but if not, replaced by new Asian based businesses at the least.

Q2. Street address

s.22(1)

Q3. Postal code

New Westminster, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 72

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 14, 2021 03:36:06 am

Last Seen: Apr 14, 2021 03:36:06 am

IP Address: n/a

Q1. Your comments:

I am against a liquor store opening across a elementary school and only a couple blocks away from a high school.

Q2. Street address

East 16th Avenue

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 73

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 14, 2021 09:17:50 am

Last Seen: Apr 14, 2021 09:17:50 am

IP Address: n/a

Q1. Your comments:

s.22(1) and think a liquor store is a terrible idea. There already is one in the Joyce Kingsway area, 5 minutes away by the Safeway. We had such a great collection of little stores and services in the location originally. They served the community by providing food and take out, convenience items, and hair cutting services. Students were customers, too. It would be better for diversity and small business support to prioritise a return of those types of businesses.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 74

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 14, 2021 11:09:37 am

Last Seen: Apr 14, 2021 11:09:37 am

IP Address: n/a

Q1. Your comments:

This development would displace important, small, Asian-owned businesses. Putting in a BC liquor store would be a detriment to the small business community. The city should focus more on supporting these businesses which belong to marginalized communities instead of putting up more crown corps. There is already a BCL within 3 minutes by car or 20 minutes by walking, this area simply does not need another BCL especially in favour of businesses that need more support.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 75

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 14, 2021 11:35:44 am

Last Seen: Apr 14, 2021 11:35:44 am

IP Address: n/a

Q1. Your comments:

If this is done it needs to be done with the need of the businesses who are currently theres needs met and that is the only way it should be done

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 76

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 14, 2021 11:45:48 am

Last Seen: Apr 14, 2021 11:45:48 am

IP Address: n/a

Q1. Your comments:

Hey this is gentrification! You can have development without displacement. Please consider meeting with community members to further discuss this issue.

Q2. Street address

s.22(1)

Q3. Postal code

Burnaby, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 77

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 14, 2021 11:48:12 am

Last Seen: Apr 14, 2021 11:48:12 am

IP Address: n/a

Q1. Your comments:

The project should not neglect the community values that once relied on the business that existed by turning the entire retail space into a liquor store - rather the community should be able to have a say and ensure that the new businesses will bring the same values.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Mixed



Respondent No: 78

Login: s.22(1)

Email: s.22(1)

m

Responded At: Apr 14, 2021 11:48:41 am

Last Seen: Apr 14, 2021 11:48:41 am

IP Address: n/a

Q1. Your comments:

I grew up in this community for 15 years and still spend time in the area, s.22(1) from this application. Placing a liquor store beside an elementary school is a huge concern, especially when children often play on the school grounds after school hours. This doesn't align with the City's goals and priorities of providing a safe environment for children to grow up in.

Q2. Street address

s.22(1)

Q3. Postal code

Coquitlam, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 79

Login: s.22(1)

Email: s.22(1)

m

Responded At: Apr 14, 2021 12:25:49 pm

Last Seen: Apr 14, 2021 12:25:49 pm

IP Address: n/a

Q1. Your comments:

Because this plaza is across the street from an elementary school and walking distance from a high school, businesses there should cater to children, youth and families. They should be places where kids and families can connect and make memories. A restaurant, coffee shop, daycare/preschool, bookstore, or convenience store owned by people who reflect the diversity of the neighbourhood would be ideal. I would much prefer to support businesses that foster community and are owned and operated by people who represent the neighbourhood, speak our languages, and share our values. We need to see more small businesses that enrich our communities. In my opinion, a liquor store would not serve us well, nor would it thrive in this area.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 80

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 14, 2021 12:41:01 pm

Last Seen: Apr 14, 2021 20:06:59 pm

IP Address: s.22(1)

Q1. Your comments:

I have received a letter today addressed to Dear Resident asking for support West Coast Liquor Company to establish a liquor store at 3281 East 22nd Avenue. I am opposed to a liquor store in this location. It is across the street from an elementary school and traffic is already a problem at the intersection of Rupert Street and East 22nd Avenue

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 81

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 14, 2021 12:55:19 pm

Last Seen: Apr 14, 2021 12:55:19 pm

IP Address: n/a

Q1. Your comments:

While on-paper it is outside of the 150 m zone set forth in the City of Vancouver Liquor Store Guidelines (adopted 2004, amended 2018), the proximity still seems too close. While the measure of the rule is being met, I do not believe the spirit of the rule is being taken seriously.

Q2. Street address

s.22(1) Vancouver BC

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 82

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 14, 2021 13:10:28 pm

Last Seen: Apr 14, 2021 20:10:29 pm

IP Address: s.22(1)

Q1. Your comments:

I am against this development. We must value and protect Asian small business-owners in this city and this development would displace these businesses.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 83

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 14, 2021 13:21:29 pm

Last Seen: Apr 14, 2021 13:21:29 pm

IP Address: n/a

Q1. Your comments:

Don't open a liquor store right next to an elementary school. Don't open a liquor store a few blocks from a high school. Why not open something where all ages can go like a convenience store or a bakery for after school.

Q2. Street address

East 22nd Avenue

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 84

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 14, 2021 13:45:36 pm

Last Seen: Apr 14, 2021 13:45:36 pm

IP Address: n/a

Q1. Your comments:

I think the neighbourhood would benefit from a retail store instead a liquor store. In addition, it is in poor taste to building a liquor store across an elementary school and be near a local high school. I would be saddened if a liquor store were to be built there. Previously there was establishments that would be useful to the community such as the 7-eleven, local bakery and restaurant that kids and parents would be able to go to. Please do not build a liquor store there it would not benefit for those who would rather have an establishment that is appropriate for the general public.

Q2. Street address

25th Ave E

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 85

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 14, 2021 13:53:15 pm

Last Seen: Apr 14, 2021 13:53:15 pm

IP Address: n/a

Q1. Your comments:

Don't need a liquor store need an asian restaurant

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 86

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 14, 2021 14:37:29 pm

Last Seen: Apr 14, 2021 14:37:29 pm

IP Address: n/a

Q1. Your comments:

I think having a liquor store open up right beside an elementary school is not the brightest idea and not very suitable for the kids. Although there may not be a liquor store in that neighbourhood, it does not mean that having a liquor store there must be a necessity. There is also a liquor store not too far from there on Broadway in between Rupert and renfrew st. I may not be a resident in the vicinity of Rupert st & E 22nd Ave, I did however spend most of my teen years in that neighbourhood hanging out with my friends. We would always help out the local businesses in that plaza and purchase food from Etea and Lucky bakery. I really miss those places now that it's gone and I would really love it if those businesses can be implemented into the new retail space below the new apartment that's developing. I am sure the whole community that resides in the area can agree with me when I say those local businesses were a big part of a lot of our adolescent years and also what made the community so great. Bring Etea and Lucky bakery back !

Q2. Street address

s.22(1)

Q3. Postal code

Burnaby, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 87

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 14, 2021 15:46:00 pm

Last Seen: Apr 14, 2021 15:46:00 pm

IP Address: n/a

Q1. Your comments:

I am a s.22(1) s.22(1) and have participated in the neighbourhood block watch and love the area. We are quite concerned that the proposed liquor store will be across the street (less than 150m) from Renfrew Elementary School. We are concerned about the possible negative impact the store will have on children and the community . As prescribed in the City of Vancouver Liquor Store guidelines amended May 2, 2018 "4 Separation from Family oriented uses (a) No liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house. The proposed location is clearly within 150m. Additionally the proposed store is also very close to a park, another elementary school and a high school. We are also extremely concerned over the public drunkenness, disturbing the peace and vandalism near a liquor store. Furthermore we are concerned that a large 3600sq foot liquor store open from 9am to 11pm would negatively impact the family friendly characteristics of the neighbourhood. This location will cause problems in traffic and the neighbors we have spoken to have expressed concerns over adequate parking for such a large store that is open . Furthermore reasonable access to a liquor store is less than a 5 minute drive away at the government liquor store at 3150 Broadway.

Q2. Street address

s.22(1) Vancouver BC

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 88

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 14, 2021 16:37:05 pm

Last Seen: Apr 14, 2021 16:37:05 pm

IP Address: n/a

Q1. Your comments:

I oppose the redevelopment proposal because it displaces the independent , Asian owned small businesses already there.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 89

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 14, 2021 18:24:05 pm

Last Seen: Apr 14, 2021 18:24:05 pm

IP Address: n/a

Q1. Your comments:

It is out unthinkable to place a liquor store beside an elementary school! Such a beautiful neighborhood and and already a good little selection of food and salons. Support small businesses! I spent much time there at lunch time in high school and after school. We do not need more liquor stores. Why promote drinking? There is a store not too far away already on Broadway. Why do we need one across the street from children? At least allow those businesses to move in to this new development. Create many stores under this apartment building! Allow these stores or other independent store to thrive there. NO BC LIQUOR STORE!

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 90

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 14, 2021 18:42:35 pm

Last Seen: Apr 14, 2021 18:42:35 pm

IP Address: n/a

Q1. Your comments:

Hi there, why would you put a liquor store right next to an elementary school? 5 blocks away from a high school? What happened to bringing back ETea? Please think of the impact on the children next door to the development.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 91

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 14, 2021 19:16:12 pm

Last Seen: Apr 14, 2021 19:16:12 pm

IP Address: n/a

Q1. Your comments:

We strongly oppose having a liquor store in our family orientated neibourhood. Our elementary school is right across the site. And there is a high school nearby, we do not need a liquor store so close to our schools. We want more grocery stores, restaurants, cafe or pharmacy, medical clinics in the area. There are a lot of seniors and families in the neighborhood, It is not a suitable location for a liquor store.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 92

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 14, 2021 20:31:20 pm

Last Seen: Apr 14, 2021 20:31:20 pm

IP Address: n/a

Q1. Your comments:

I do not support the space to be used for a liquor store. I would like it to be a mixed business space like before.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 93

Login: s.22(1)

Email: s.22(1)

m

Responded At: Apr 14, 2021 20:36:43 pm

Last Seen: Apr 14, 2021 20:36:43 pm

IP Address: n/a

Q1. Your comments:

A liquor store right across from an elementary school and then 2 minutes away from a high school is not a good idea. Young children and teenagers need more restaurants available around that area since etea, 7/11, chong-lee market, caesar's pizza and more have all closed down. As someone who used to visit these stores daily for lunch or after or even just to hangout with my friends, the best decision would be to have more food options in place. A liquor store usually can have homeless people hanging around, substance abusers and overall a crowd that is just not appropriate for young children. These schools have late night events sometimes and will have children roaming around late afternoon to night time. So, it is only going to be dangerous for them to be outside during those times. Providing small businesses the chance to thrive in that community is the best choice.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 94

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 14, 2021 20:53:37 pm

Last Seen: Apr 14, 2021 20:53:37 pm

IP Address: n/a

Q1. Your comments:

The corner of Rupert and 22nd used to be so vibrant with many local businesses. Not only have two other corners already been redeveloped, the third corner is Renfrew Elementary School and I believe it is inappropriate to have a 3700+ square foot liquor store right across from it.

Q2. Street address

s.22(1)

Q3. Postal code

Burnaby, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 95

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 14, 2021 21:03:43 pm

Last Seen: Apr 14, 2021 21:03:43 pm

IP Address: n/a

Q1. Your comments:

We do not want a liquor store in the neighbourhood as there is an elementary school right in front. We want to keep this community peaceful and safe. Also, by having a liquor store in the community, there is a higher chance of noise and traffic.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 96

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 14, 2021 21:16:19 pm

Last Seen: Apr 14, 2021 21:16:19 pm

IP Address: n/a

Q1. Your comments:

We do not want a liquor store in the neighbourhood as there is an elementary school right in front. We want to keep this community peaceful and safe. Also, by having a liquor store in the community, there is a higher chance of noise and traffic.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 97

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 14, 2021 21:58:50 pm

Last Seen: Apr 14, 2021 21:58:50 pm

IP Address: n/a

Q1. Your comments:

I don't feel this would be a good fit for the area. This is directly across the street from an elementary school and two blocks from a highschool. I understand that it may not be legal to be intoxicated in public but that does not mean that liquor stores do not historically attract those who don't abide by this. Not to mention this is where the highschool kids rely on to find lunch if the cafeteria is not serving what is desired. I would highly recommend reconsidering this location for a liquor store. If you have the ability to, perhaps look into having one around Rupert SkyTrain station. I think that would be more suitable and near a college where age appropriate people would have easy access to it rather than raising our children around seeing these unhealthy behaviours. I believe it would be a mistake in city planning.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 98

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 14, 2021 22:12:06 pm

Last Seen: Apr 14, 2021 22:12:06 pm

IP Address: n/a

Q1. Your comments:

This is going to tear down long-run Asian owned businesses. They deserve equitable consultation - have materials made available in their languages and they should have access to spaces of this development at the same price should it proceed.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 99

Login: s.22(1)

Email: s.22(1)

l.com

Responded At: Apr 14, 2021 23:13:19 pm

Last Seen: Apr 14, 2021 23:13:19 pm

IP Address: n/a

Q1. Your comments:

I strongly disagree with this application! This plan would displace several local businesses (BIPOC-owned restaurants) which actually reflect the identities and needs of people LIVING in this neighbourhood. Cultural connection is SO important to well-being—as first gen, I know firsthand the pain that comes from estranged cultural connection. This application would negatively impact the majority of the people who live in this community. Presuming the City's goals are to maximize profit by continually displacing low-income, marginalized, communities of colour, I'm sure it's completely in line with the city's goals. It follows the trailblazing of gentrification in the DTES and the shameful "redevelopment" (destruction) of Hogan's Alley. I wish the City would pursue community well-being instead. My concern is that displacing these local businesses will reduce well-being of the neighbourhood, and that without preserving such places, both the vibrancy AND the people of this community will disappear. People are not disposable. This is unkind and unethical.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 100

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 14, 2021 23:15:46 pm

Last Seen: Apr 15, 2021 06:18:18 am

IP Address: s.22(1)

Q1. Your comments:

Against the liquor store, elementary school just across the street,

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 101

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 15, 2021 00:12:19 am

Last Seen: Apr 15, 2021 00:12:19 am

IP Address: n/a

Q1. Your comments:

The fact that it's even being considered to have a large liquor store across the street from a elementary school and in walking distance of a highschool is appalling. The stores that used to inhabit the area were the lifeblood and social areas of the neighborhood. The new stores don't have the same pull and people refuse to mingle together outside anymore ever since those stores got demolished. I hope the city reconsiders who they let into the new developments. This is from a citizen that lives in this neighborhood

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 102

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 15, 2021 08:04:27 am

Last Seen: Apr 15, 2021 08:04:27 am

IP Address: n/a

Q1. Your comments:

putting bipoc companies out of business is definitely a step in the wrong direction

Q2. Street address

s.22(1)

Q3. Postal code

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 103

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 15, 2021 09:49:53 am

Last Seen: Apr 15, 2021 09:49:53 am

IP Address: n/a

Q1. Your comments:

It doesn't make sense to have a liquor store directly nearby an elementary school. If there are liquor-buyers and consequently drinkers around this area, that increases the chances of drunken altercations and/or other inappropriate activities to occur. How does that honor the safety of the children in elementary schools? Please reconsider this idea with the long-term safety of families in mind; it would make more sense to have a convenience store or another grocery store.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 104

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 15, 2021 10:29:39 am

Last Seen: Apr 15, 2021 10:29:39 am

IP Address: n/a

Q1. Your comments:

I don't understand why we need another liquor store, when there is one nearby on Rupert and Broadway. I wholly disagree with having a liquor store situated across an elementary school, and minutes away from a high school. What we would rather have are local grocery stores as this is a neighborhood with a lot of working families, including young children. I would support increased accessibility to obtain basic needs (food and grocery) and NOT alcoholic beverages, which is not considered a basic need. A quick google search shows plenty of articles on increased violent activity linked to presence of alcohol outlets/retailers - are we trying to raise the stakes in a family oriented neighbourhood; directly adjacent an elementary school of young children? There other businesses that could use the space; cafes, tea shops, maybe even a dance studio. Otherwise, I oppose having a liquor store situated in the six-storey mixed-use building - they would not have my business.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 105

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 15, 2021 14:13:11 pm

Last Seen: Apr 15, 2021 14:13:11 pm

IP Address: n/a

Q1. Your comments:

The VSB planning and facilities department has been made aware of an application for development permit (DP--NNNN) or approval and the City of Vancouver is seeking our feedback. The City of Vancouver is the governing authority for these uses, and the Vancouver School District supports the relative order of importance for this governing authority as the following: 1. zoning, including related guidelines, and re-zoning where appropriate 2. direct authority from Director of Planning under the Vancouver Charter to modify or interpret City By-Laws, 3. variances to regulations through the Board of Variance, 4. building permits and licensing implementation. We appreciate your attention to this matter. Kind regards, Hayden

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 106

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 15, 2021 14:22:27 pm

Last Seen: Apr 15, 2021 14:22:27 pm

IP Address: n/a

Q1. Your comments:

We call on the city of Vancouver to ensure lasting change through meaningful engagement through development without displacement

Q2. Street address

East 23rd

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 107

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 15, 2021 14:28:57 pm

Last Seen: Apr 15, 2021 14:28:57 pm

IP Address: n/a

Q1. Your comments:

As a member of the Renfrew-Collingwood community and one of the many youth in the area, I do not want a liquor store to replace the previous Asian restaurants and businesses. It does not positively contribute to our neighbourhood, not to mention, how vital some of the previous Asian businesses were to my community before and how it served as vital meeting places to the Renfrew-Collingwood Asian community. We do not need a liquor store, we need our local businesses.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 108

Login: s.22(1)

Email: s.22(1)

m

Responded At: Apr 15, 2021 14:43:43 pm

Last Seen: Apr 15, 2021 14:43:43 pm

IP Address: n/a

Q1. Your comments:

I am opposed in building a Liquor Store right next to an elementary. Students will lose out on important gathering places like those retail stores. They are important minority owned stores and we cannot allow them to be torn down. The liquor store will not attract business and is a bad move.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 109

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 15, 2021 15:48:57 pm

Last Seen: Apr 15, 2021 15:48:57 pm

IP Address: n/a

Q1. Your comments:

Why the actual fuck would you put a liquor store right beside an Elementary school. First of all, the drinkers could be a source of danger to the kids in the school. They could be drunk or whatever and once they are, it would cause harm to the school. Secondly, it could lead the children to purchase liquor which is not a good thing. These are my comments and I hope the community will seriously take it.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 110

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 15, 2021 16:11:32 pm

Last Seen: Apr 15, 2021 16:11:32 pm

IP Address: n/a

Q1. Your comments:

No type 3 liquor store, this is right across from an elementary school. Please allow the small businesses, many of them Asian owned, to occupy the new retail spaces. These were vital sources of affordable, cultural food, and adding a liquor store while removing the existing small businesses is actively gentrifying the area.

Q2. Street address

s.22(1)

Q3. Postal code

West Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 111

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 15, 2021 16:26:59 pm

Last Seen: Apr 15, 2021 16:26:59 pm

IP Address: n/a

Q1. Your comments:

Hi, doesn't this application's proposal of a liquor store violate the City of Vancouver's liquor store guidelines? "Separation from Family oriented uses (a) No liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house. This seems pretty egregious to me, directly across from Renfrew Elementary, s.22(1) the public library and community centre and I would hate to see the make-up of clientele there change due to it's proximity to this proposed liquor store. In addition, it's disheartening to see a number of BIPOC-owned businesses (E Tea, Lucky Bakery, La Belle Salon) be replaced with something that does not (positively) contribute to the life and culture of the community.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 112

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 15, 2021 16:43:40 pm

Last Seen: Apr 15, 2021 16:43:40 pm

IP Address: n/a

Q1. Your comments:

I think the presence of the shops that were previously located here were very central to the community and especially the surrounding schools in the area. They offered a convenience store, bakery, and restaurant for students to hang out in. If this would be replaced by a liquor store, it would also traffic on already narrow and busy roads directly across from an elementary school. Not only were these stores essential to the community, but the placement of a liquor store in this area may create more safety hazards. In addition, there is already a BC Liquor Store located on Broadway, not too far from this location.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 113

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 15, 2021 16:45:05 pm

Last Seen: Apr 15, 2021 16:45:05 pm

IP Address: n/a

Q1. Your comments:

A liquor store across from an elementary school and 10min away from a high school is ridiculous. I have lived in this neighbourhood for years and loved all the retail stores that were originally there. Before the building got tore down they were told that they would be coming back so why the change to a liquor store.

Q2. Street address

Winderemere street

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 114

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 15, 2021 16:48:57 pm

Last Seen: Apr 15, 2021 16:48:57 pm

IP Address: n/a

Q1. Your comments:

The small businesses that were there I have many childhood memories from going to the elementary school across the street. The workers from all the businesses are always so kind and sometimes would give us free stuff. They don't deserve to be shut down and replaced with a liquor store beside an elementary school. I also don't think its safe to have a liquor store to be beside an elementary school. Its not because I think the students would go inside, it's because of the people who go to the store.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 115

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 15, 2021 17:34:57 pm

Last Seen: Apr 15, 2021 17:34:57 pm

IP Address: n/a

Q1. Your comments:

The plan to replace the square with a liquor store is an incredibly stupid idea. The businesses there acted as important spaces for members of the community, specifically members of the local asian community. It also served as a place for students from Renfrew Elementary and Windermere Secondary to get food at lunch or after school. A liquor store directly across from an elementary school is another problem on its own. Allow these businesses to return and scrap the idea to build a liquor store.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 116

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 15, 2021 20:21:43 pm

Last Seen: Apr 16, 2021 21:38:28 pm

IP Address: s.22(1)

Q1. Your comments:

I used to go to the restaurant E. Tea, which was situated where the new development of 3737 Rupert St, every week in elementary. To learn that the new building will now be have a 3,670 sq. ft. liquor store is not only hurtful to the business owners that once had their business thrive there, but also hurtful to the community in the area, especially youth. As someone that was a past student at Windermere Secondary, it would be highly beneficial for the students to have a place to eat, as we have limited options. From experience, there are only a few places for teens from Windermere to go to eat, as the establishments in the area have been destroyed to build new buildings. Some teens have the only option to take the sky train to Joyce station to find other food, than the school cafeteria food. This also had effected elementary students in the area, forcing them to find hangout spots further away from home. Not only does it have potential to be a safe place for youth to spend time, but also a place for room for new establishments run by community members. It also seems like a slap in the face to have a large liquor store placed in the new building, as the past establishments were thriving businesses run by BIPOC , that had hard work put into them, to be easily shut down or relocated for a liquor store. Another thing to remember is this liquor store will be very, very close to two schools, Windermere secondary and Renfrew elementary school. Should we really be advertising liquor to young children and youth? This could be the perfect place to have healthy options for youth to hangout at and feed themselves. You must rethink this decision.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 117

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 15, 2021 20:22:49 pm

Last Seen: Apr 15, 2021 20:22:49 pm

IP Address: n/a

Q1. Your comments:

It's completely absurd to be adding a liquor store to a community surrounding schools such as Renfrew Elementary, Nootka Elementary, and Windermere Secondary. This development may cause alcohol to be obtainable by high school students, and it's simply ridiculous to be introducing a substance like alcohol in the presence of children! With such a large community consisting of schools and many others, this area should be used as a place where the entire community can benefit. An example of how the building can be used to benefit the community are convenience stores and restaurants, like how the area was before the development. A liquor store next to an elementary school? Please rethink this.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 118

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 15, 2021 21:24:13 pm

Last Seen: Apr 16, 2021 05:56:56 am

IP Address: s.22(1)

Q1. Your comments:

I do NOT support this application. There is an elementary school directly across the street. Also, application doesn't meet the "Separation of family oriented uses" regulation of the Vancouver city Liquor store guidelines.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 119

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 15, 2021 21:35:49 pm

Last Seen: Apr 15, 2021 21:35:49 pm

IP Address: n/a

Q1. Your comments:

i would be very sad to see this development go forth as planned. the businesses that we have now are integral to the community, and mean so much to all who live there! i am not directly in the area and still travel to support

Q2. Street address

s.22(1)

Q3. Postal code

Burnaby, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 120

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 15, 2021 21:56:26 pm

Last Seen: Apr 15, 2021 21:56:26 pm

IP Address: n/a

Q1. Your comments:

Out with the old, in with the new

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 121

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 15, 2021 21:57:56 pm

Last Seen: Apr 16, 2021 05:58:44 am

IP Address: s.22(1)

Q1. Your comments:

I am writing to express my concerns about a Notice of Development Application I received about a proposed liquor store at 3737 Rupert St. I am VEHEMENTLY OPPOSED to this application for a liquor store directly across Renfrew Elementary school, s.22(1) and less than 1km from Windermere Secondary school. I cannot think of a worse location. A liquor store there would make this an UNSAFE PLACE for the children who attend the school and the residents of this neighbourhood. There are many academic studies that show the availability of off-site liquor consumption such as liquor stores and higher levels of disorderly conduct and violent crimes including: robbery, domestic violence, and aggravated assault. Also, alcohol consumption begins during adolescence and increases as young adults reach their late teens. Increasing the availability of alcohol to our teenagers would have socially undesirable consequences for our neighbourhood. Liquor stores enable public drinking and attract local young drinkers as well as people and traffic from out of the area at all hours of the day and night. I have friends that live by the liquor store at Kingsway and Nanaimo who experience this along with the associated noise, drug consumption, discarded cigarette butts, public urination/defecation, graffiti, vandalism, and other disorderly conduct. These same people congregate in empty lots and spaces late into the night. Renfrew elementary would be a natural place for them to do this. This is a bedroom and law abiding community and a liquor store does not fulfill any need for its local residents. Conversely, it will destroy the safety and well being of the neighbourhood. I implore you to do everything in your power to turn down this application.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 122

Login: s.22(1) ood

Email: s.22(1)

Responded At: Apr 15, 2021 22:11:51 pm

Last Seen: Apr 15, 2021 22:11:51 pm

IP Address: n/a

Q1. Your comments:

This is next to an elementary school, a liquor store is inappropriate to be here. This area has a BC liquor store down the street from here as well. It is a family-oriented neighborhood, centralized near schools, giving the impression that coping should be relieved with alcohol and not healthier alternatives or places of culture gathering that this neighborhood is filled with.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 123

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 16, 2021 08:49:52 am

Last Seen: Apr 16, 2021 08:49:52 am

IP Address: n/a

Q1. Your comments:

I used to hang out in the area and frequently went to the 7/11 there. i can't imagine the impact of a liquor store in this neighbourhood... across from an elementary school? who the hell wants to monetize the habits of the neighbourhood people. there's a liquor store like 5min drive away on kingsway and nanaimo... the implications and negative influence in the area is a heavy burden of thought to imagine. please i don't want a fucking poison store next to the kids. s.22(1)

s.22(1) please don't normalize the use of substance and that alcohol is easy to obtain. thanks.

Q2. Street address

s.22(1) Vancouver, BC

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 124

Login: s.22(1)

Email: s.22(1)

om

Responded At: Apr 16, 2021 09:13:09 am

Last Seen: Apr 16, 2021 09:13:09 am

IP Address: n/a

Q1. Your comments:

Gentrification of small businesses in vancouver is a huge problem dont contribute to it and let these small businesses and their owners suffer!!

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 125

Login: s.22(1)

Email: s.22(1)

m

Responded At: Apr 16, 2021 09:41:46 am

Last Seen: Apr 16, 2021 09:41:46 am

IP Address: n/a

Q1. Your comments:

I dont think it's really smart to have a liquor store right next to 2 schools. This is Vancouver we have students drinking at 10 do you really think it's a good idea?

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 126

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 16, 2021 12:52:39 pm

Last Seen: Apr 16, 2021 12:52:39 pm

IP Address: n/a

Q1. Your comments:

Liquor store across an Elementary school, few blocks of a high school is not an ideal place. My family is against this development.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 127

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 16, 2021 22:39:03 pm

Last Seen: Apr 16, 2021 22:39:03 pm

IP Address: n/a

Q1. Your comments:

Having a liquor store literally across the street from an elementary school? This is an absurd idea! Priority space should be given to the small businesses such as those that have been in that area for years and build true community. All of the preexisting stores/ businesses are childhood staples. From going to 7/11 after school to grab a slurpee or to the bakery for a yummy treat and next door for some bubble tea. These type of businesses should be supported, not a liquor store! If cannabis stores can't be within a certain radius of schools, why should a liquor store be?

Q2. Street address

3737 Rupert St

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 128

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 16, 2021 23:56:50 pm

Last Seen: Apr 16, 2021 23:56:50 pm

IP Address: n/a

Q1. Your comments:

Please don't take away space for Asian owned small buisnesses

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 129

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 17, 2021 08:16:21 am

Last Seen: Apr 17, 2021 08:16:21 am

IP Address: n/a

Q1. Your comments:

I do not think a liquor store is what this community needs. I think the lot should be separated into spots for multiple businesses. Community meeting spots would be ideal such as coffee shops or other food establishments run by community members. Other locally owned businesses would also be good but a chain liquor store is not what we need

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 130

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 17, 2021 12:48:04 pm

Last Seen: Apr 17, 2021 12:48:04 pm

IP Address: n/a

Q1. Your comments:

I grew up around this area and have deep roots with the community. I am writing to express my concern over the opening of a large liquor store with extended hours right across the street from Renfrew Elementary School and two playgrounds. The intersection is already quite busy and is close to Vancouver Christian School, a preschool Windermere Secondary School, and a park. I am quite worried this will have a negative impact on livability, traffic, and parking. Furthermore the proposed liquor store is also close to Renfrew Heights recovery center and will likely be a negative influence. Furthermore since there is already a government liquor store less than 2km away on East Broadway the benefits of another liquor store is limited.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 131

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 17, 2021 18:21:45 pm

Last Seen: Apr 17, 2021 18:21:45 pm

IP Address: n/a

Q1. Your comments:

not in favor to open a liquor store near the elementary schools. there are 2 elementary schools, renfrew elementary across the street and vancouver christian school on mon drive. open a liquor store might have negative impact to the youngsters . in addition, there are already 4 liquor stores open within 2 km . one of them is 1.1 km which is 4 min drive from 3737 rupert street. do we need an additional one open in this area? thank you and please take my comment as consideration

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 132

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 17, 2021 18:44:20 pm

Last Seen: Apr 17, 2021 18:44:20 pm

IP Address: n/a

Q1. Your comments:

First I need to express myself that I strongly disagree this. I don't like and think that any liquor store around the school area, it will be a good idea. One exception leads to another one. As a parents and a people lives in this neighborhood, I strongly ask let's keep the same way as what it is.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 133

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 17, 2021 19:33:31 pm

Last Seen: Apr 17, 2021 19:33:31 pm

IP Address: n/a

Q1. Your comments:

s.22(1) school across the street and I am strongly opposed to a liquor store across from our school. It is a large school that is already in a busy area and a liquor store will bring in clientele unsuitable for the amount of children and families that walk to school every day. Not only is liquor a bad influence for children, but it does not serve the children and their families. A more suitable business would be a cafe, restaurant, or a food store that could be utilized by the many families that pass by twice a day, morning and afternoon.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 134

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 17, 2021 20:11:37 pm

Last Seen: Apr 17, 2021 20:11:37 pm

IP Address: n/a

Q1. Your comments:

Our Neighbourhood elementary school, Renfrew Elementary School is directly right across the street. From this development. How is this even allowed or considered? We absolutely DO NOT want a liquor store at such a close proximity to our school. This is directly in violation of the City of Vancouver bylaws.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 135

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 17, 2021 21:07:08 pm

Last Seen: Apr 17, 2021 21:07:08 pm

IP Address: n/a

Q1. Your comments:

We are totally against the opening of a liquor store right across our kids elementary school. This is a very busy area at times morning drop off and pick up time 3pm. s.22(1) during resess and lunch, speed limit is 30 km in school zone and many people don't follow that already, having a liquor store right across means there will be more people driving drunk, fast or perhaps under the influence of drugs.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 136

Login: s.22(1)

Email: s.22(1)

m

Responded At: Apr 17, 2021 21:07:42 pm

Last Seen: Apr 17, 2021 21:07:42 pm

IP Address: n/a

Q1. Your comments:

I do not support a liquor store being across the street from an elementary school and also so close to a secondary school too (Windemere).

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 137

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 17, 2021 21:12:04 pm

Last Seen: Apr 17, 2021 21:12:04 pm

IP Address: n/a

Q1. Your comments:

It is not appropriate to open a liquor store right across an elementary school. The neighborhood has many other buildings that may be more appropriate for this purpose but not the one right across the school.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 138

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 17, 2021 21:36:14 pm

Last Seen: Apr 18, 2021 04:33:22 am

IP Address: s.22(1)

Q1. Your comments:

I am providing feedback regarding DP-2020-00937 at 3737 Rupert Street. As a nearby resident and a parent s.22(1) located on the s.22(1) I am strongly opposed to the development of a liquor store directly across the street from the school. According to the City of Vancouver's Liquor Store Guidelines, there are clear rules for where liquor stores can be located: 4. Separation from Family oriented uses (a) No liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house. The application for DP-2020-00937 is in direct contradiction to these City guidelines and is not in the best interest of the community as a whole. Please accept this feedback as strongly opposed against this development permit

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 139

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 17, 2021 22:38:21 pm

Last Seen: Apr 17, 2021 22:38:21 pm

IP Address: n/a

Q1. Your comments:

I am strongly opposed to the development of a liquor store directly across the street from Renfrew Elementary School. According to the City of Vancouver's Liquor Store Guidelines, no liquor store should be located within 150m of an elementary school. This would definitely be a violation of your bylaws. In addition, there's already main liquor distribution centres near the Broadway/Rupert, Kingsway/Nanaimo, Kingsway/Joyce corridors. We do not need more liquor stores in this community as a whole.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 140

Login: s.22(1)

Email: s.22(1)

online

Responded At: Apr 17, 2021 22:44:52 pm

Last Seen: Apr 17, 2021 22:44:52 pm

IP Address: n/a

Q1. Your comments:

As a s.22(1) I oppose having a liquor store across the street from the school. 1) attract undesirables near the school. 2) temptation for kids, 3) alcoholic containers littered in school yard, 4) Liquor store will create unsafe environment for kids. Please keep area near school and playground safe for kids during and after school hours., kids play in the playground and near by fields, and may have after school activities. liquor store may encourage people under the influence to visit those areas. Less strangers near school please.

Q2. Street address

s.22(1) Vancouver, BC

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 141

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 17, 2021 23:06:28 pm

Last Seen: Apr 17, 2021 23:06:28 pm

IP Address: n/a

Q1. Your comments:

I would like to voice my opposition to the Retail Liquor Store proposal at 3737 Rupert Street. The extremely close proximity to both an Renfrew Elementary and Windermere High School is of great concern. See City of Vancouver Liquor Store Guidelines, page 3 " Separation from Family oriented uses "

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 142

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 18, 2021 08:33:50 am

Last Seen: Apr 18, 2021 08:33:50 am

IP Address: n/a

Q1. Your comments:

There is an elementary school right across that building! s.22(1) Liquor store SHOULD NOT BE ALLOWED to operate!

Q2. Street address

McGeer Street

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 143

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 18, 2021 16:57:34 pm

Last Seen: Apr 18, 2021 16:57:34 pm

IP Address: n/a

Q1. Your comments:

Re: Change of 3670 sq. ft of Retail Store to a Liquor Store The location is situated across an elementary school with high density residential units on all three corners as well as another high density building on corner of Boundary and 22nd. The area around the proposed liquor store is a residential area with two elementary schools, one high school and the Falais Park within easy walking distance. Easy access to liquors will compromise the health and safety of children and youth who somehow find ways to access alcohol without adult guidance. Both 22nd and Rupert Street are single lane roads with bike lanes. Both streets are very busy during rush hours. Traffic is sometimes back up all the way down Grandview Highway. Traffic going in and out of the liquor store will definitely increase the gridlock and accidents, especially when it is of the large size of a 3670 sq ft. The proposed hours of operation Monday - Sunday 9:00 am to 11:00 pm will increase and extend drinking parties in this quiet family neighbourhood where many seniors live. The area is more suited for small businesses that provide family services. Liquor stores belongs to business strips on main roads, e.g. Grandview Highway, Broadway, etc. With so many people with alcoholic issues, adding longer and easier access to liquor only adds to the alcoholic population. The development was approved on the application that it will include a 3670 sq. ft of retail store. The application to change it to a liquor store now creates concerns on the sincerity and honesty of the application. Could it be the intention to apply to change it to a liquor store was already in the plan during the application process? It would be prudent for the Director of Planning to turn down the application.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 144

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 18, 2021 20:43:44 pm

Last Seen: Apr 18, 2021 20:43:44 pm

IP Address: n/a

Q1. Your comments:

The proposed liquor store is totally incompatible with the neighbourhood. It lies within mainly a residential area. Also, an elementary school is just across the street. The proposed store is an high traffic generator which will has a negative impact on an already busy intersection. I think the liquor store is the last type of business in our neighbourhood and it enjoys the lowest priorities in consideration of the application.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 145

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 18, 2021 21:49:16 pm

Last Seen: Apr 18, 2021 21:49:16 pm

IP Address: n/a

Q1. Your comments:

s.22(1) across the street. We would not like to have a liquor store across from our elementary school. This area is mostly residential. It would be more beneficial to have businesses that can be supported by the many families with children in this neighbourhood.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 146

Login: Renfrew Elementary

Alumni

Email: s.22(1)

Responded At: Apr 18, 2021 23:12:00 pm

Last Seen: Apr 18, 2021 23:12:00 pm

IP Address: n/a

Q1. Your comments:

A liquor store has no place neighbouring and in full view of an elementary school and Montessori. Not only is it an influence on impressionable youth, but it also jeopardizes the safety of the children. Would you be comfortable letting your child cross the street on their own to go home, walking past this store? Or the possibility of someone coming out of the liquor store crossing the street to your child's school? A liquor store brings nothing to this quiet, family-oriented community. There is a store near Nanaimo station, as well as one down the street near Superstore -- convenient enough as one would be shopping anyway. If appealing to younger residents in the new apartments is a concern, a restaurant that safely serves alcohol would be a better choice. This would never have been proposed for a west Vancouver school.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 147

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 18, 2021 23:49:32 pm

Last Seen: Apr 18, 2021 23:49:32 pm

IP Address: n/a

Q1. Your comments:

I am concerned with the increased risk of violence and crime with a liquor store close by, especially one situated across an elementary school with young children. Many in this neighbourhood are young families and elders. We do not need a liquor store here, and would much rather have more grocery stores or small businesses.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 148

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 07:33:44 am

Last Seen: Apr 19, 2021 07:33:44 am

IP Address: n/a

Q1. Your comments:

s.22(1) which sits across from their new development. I STRONGLY request not to give permission to this liquor store project as it will be very close to a school. I think these type of business should not be near by the kids. 1) it compromised the security of the kids, staff and parents 2) A near by liquor store isn't particularly a nice example setting for school kids in general 3) many patrons may be already intoxicated or may choose the school playgrounds to consume their alcohol. Again putting kids at risk and not giving them a good example.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 149

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 07:51:03 am

Last Seen: Apr 19, 2021 15:28:31 pm

IP Address: s.22(1)

Q1. Your comments:

Having a large liquor store directly across the street from an elementary school is inappropriate. It will also cause increased traffic (vehicle and foot) at an already very busy intersection that is heavily used by families going to and from school. I'm very surprised that a liquor store is even being considered. I can not think of anywhere else there is one next to an elementary school. s.22(1)

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 150

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 08:37:12 am

Last Seen: Apr 19, 2021 08:37:12 am

IP Address: n/a

Q1. Your comments:

We are apposed to the liquor store being beside our kids school.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 151

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 08:41:08 am

Last Seen: Apr 19, 2021 08:41:08 am

IP Address: n/a

Q1. Your comments:

There is already one (BCL) on Broadway by Rupert; we don not need another one. I am against a privately owned: -selling to minors -too much traffic for neighbourhood -way too close to Renfrew Elementary -attracting un-needed demographics to the school/area -with all the chaos around town, we do not need to attract potential chaos/risks to our schools/children/elderly

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 152

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 08:41:55 am

Last Seen: Apr 19, 2021 08:41:55 am

IP Address: n/a

Q1. Your comments:

We are a family with young kids living in this area. We strongly oppose having a liquor store in this neighbourhood, especially if it's going to be across from an elementary school. It boggles the mind that there isn't existing bylaw that stipulates at least several blocks' distance between liquor stores and elementary schools.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 153

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 08:55:51 am

Last Seen: Apr 19, 2021 08:55:51 am

IP Address: s.22(1)

Q1. Your comments:

We strongly disagree to have liquor store near Renfrew Elementary as it may cause the harmful effects to educational environment to young generation in this area.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 154

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 09:06:46 am

Last Seen: Apr 19, 2021 17:47:01 pm

IP Address: s.22(1)

Q1. Your comments:

I live in the neighborhood and s.22(1) I don't like having a liquor store near the kids as the store may attract the wrong crowd that could be a safety risk. I also don't like alcohol near the kids.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 155

Login: s.22(1)

Email: s.22(1)

m

Responded At: Apr 19, 2021 09:08:09 am

Last Seen: Apr 19, 2021 09:08:09 am

IP Address: n/a

Q1. Your comments:

I'm not worried that this will expose kids to the availability of alcohol as they see this at home. I'm concerned about the possibility of attracting the wrong kind of people to the elementary school.

Q2. Street address

s.22(1) Vancouver

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 156

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 09:09:34 am

Last Seen: Apr 19, 2021 09:09:34 am

IP Address: n/a

Q1. Your comments:

I personally believe that having a liquor store next to a elementary school is not the best idea. People in the area has grown up to previous stores including the bakery, 711 and e-tea. Having these food stops available for high school and elementary students, as well as the local community is very important. Please do not take this away from us.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 157

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 09:12:54 am

Last Seen: Apr 19, 2021 09:12:54 am

IP Address: n/a

Q1. Your comments:

I support this liquor store.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 158

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 09:13:35 am

Last Seen: Apr 19, 2021 16:17:00 pm

IP Address: s.22(1)

Q1. Your comments:

I think it's a horrible idea to open a liquor store right across the street from an elementary school. As a resident of the area with kids going to Renfrew Elementary, I strongly oppose this application and would prefer to see small businesses that can thrive in the community. Even the return of the 7-11 convenience store would be more welcome here.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 159

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 09:23:27 am

Last Seen: Apr 21, 2021 04:52:26 am

IP Address: s.22(1)

Q1. Your comments:

1. It's too closed to an elementary school which caused safety issues. 2. There's already a liquor store located at Rupert and East Broadway. It's not necessary to have another liquor store nearby.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 160

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 09:31:17 am

Last Seen: Apr 19, 2021 09:31:17 am

IP Address: n/a

Q1. Your comments:

It's too close to the elementary school. Bad bad idea

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 161

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 09:32:36 am

Last Seen: Apr 19, 2021 09:32:36 am

IP Address: n/a

Q1. Your comments:

I strongly am against having a liquor store across from my children's school and within our family neighbourhood.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 162

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 09:39:54 am

Last Seen: Apr 19, 2021 16:38:10 pm

IP Address: s.22(1)

Q1. Your comments:

Although I understand the convenience of having a liquor store in this neighbourhood, I strongly oppose. I believe there are far more cons than pros.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 163

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 09:42:40 am

Last Seen: Apr 19, 2021 09:42:40 am

IP Address: n/a

Q1. Your comments:

According to the law, "No liquor store is supposed to be allowed 150m from a school," and I don't think there should be any exception. 1) This is a very big elementary school, there are around 500 students in the school, there is a school care program that runs in the school, which means the school is open all year long from 8 am to 6:30pm even summer/winter and spring break. There is a Strong Start program which allows kids below the age where they attend school, to go to the school. It's definitely NOT safe to have a liquor store that is so near to an elementary school. 2) There is already a BC liquor store on 3150 East Broadway, which is only around 5 minute drive from this location. 3) There is Windermere high school nearby, and the high school students already like to hang out together around this location since there are restaurants, stores and a bus station. It's NOT a safe and good idea to have a liquor store here. 4) I have lived in this area for around s.22(1) and it's a very safe area, where normally young families and senior/retired people live here. There are not many party-goers living here. We want to keep this area as safe as it is.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 164

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 10:16:24 am

Last Seen: Apr 19, 2021 10:16:24 am

IP Address: n/a

Q1. Your comments:

According to the law, "No liquor store is supposed to be allowed 150m from a school," and I don't think there should be any exception.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 165

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 10:16:24 am

Last Seen: Apr 19, 2021 10:16:24 am

IP Address: n/a

Q1. Your comments:

No, not safe for the kids

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 166

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 10:00:40 am

Last Seen: Apr 19, 2021 18:38:21 pm

IP Address: s.22(1)

Q1. Your comments:

I do not agree with this application because this store too close school.

Q2. Street address

23rd

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 167

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 10:18:00 am

Last Seen: Apr 19, 2021 10:18:00 am

IP Address: n/a

Q1. Your comments:

Dear City Vancouver Urban Planning & Development, As the proposed liquor store is directly adjacent to Renfrew Elementary School, I strongly oppose the Petitioner's application to operate the said business establishment at that location. Thank you.

Q2. Street address

s.22(1) Vancouver BC

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 168

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 10:21:35 am

Last Seen: Apr 19, 2021 10:21:35 am

IP Address: n/a

Q1. Your comments:

Direct result of this would be: -Needles on ground -Can pushers loitering close to children -Homeless loitering close to children -Increased dangerous alcohol desperate traffic in single lane streets -Immediate danger for female parents As a parent of children going to Renfrew School I am appalled this is even up for consideration. Absolutely no way should a liquor store or cannabis store be located right across the stop lights. Think about the high-crime probability individuals that a liquor would attract. There is already a liquor branch on Lillooet and another in Collingwood, no where close to schools and these locations are close enough for shoppers. There's no public demand for more liquor stores here, but instead we would like stores that would be a positive and convenient benefit to the families in this neighborhood.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 169

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 10:29:38 am

Last Seen: Apr 19, 2021 10:29:38 am

IP Address: n/a

Q1. Your comments:

we do not agree with the liquor store addition

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 170

Login: s.22(1)

s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 11:00:34 am

Last Seen: Apr 19, 2021 11:00:34 am

IP Address: n/a

Q1. Your comments:

We do not agree to this change, because there is a elementary school just across the street. We prefer to have a retail store.

Q2. Street address

s.22(1)

Vancouver B.C.

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 171

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 11:40:13 am

Last Seen: Apr 19, 2021 11:40:13 am

IP Address: n/a

Q1. Your comments:

I totally % disagree to have a liquor store near Renfrew School

Q2. Street address

3737 Rupert St

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 172

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 11:50:47 am

Last Seen: Apr 19, 2021 11:50:47 am

IP Address: n/a

Q1. Your comments:

The proposed liquor store will be right across from an elementary school. It is too close. Children in the past like to hang out in front of the retail stores close by, it doesn't seem appropriate to have a liquor store where minors can hang out nearby.

Q2. Street address

3737 Rupert Street

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 173

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 11:54:48 am

Last Seen: Apr 19, 2021 11:54:48 am

IP Address: n/a

Q1. Your comments:

The worst location for a liquor store. Very bad idea. We will see an increase in traffic which is not needed in a school zone. I do not support this at all. If this goes through the city can count my vote out for the next election.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 174

Login: Parents

Email: s.22(1)

Responded At: Apr 19, 2021 11:55:17 am

Last Seen: Apr 19, 2021 11:55:17 am

IP Address: n/a

Q1. Your comments:

No liquor store should be allowed within 150 meters radius of school.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 175

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 13:18:24 pm

Last Seen: Apr 19, 2021 13:18:24 pm

IP Address: n/a

Q1. Your comments:

I believe this is a terrible idea. With the demographic of people that might be hanging around the outside of the liquor store (i.e. alcoholics, pan handlers, etc.) that are normally seen outside of liquor stores, there is a risk of harassment of children walking by. This intersection is a main intersection where most children go to and from school. Instead of putting a liquor store there, there should be convenience stores, cafes or snack shops because frequently, older children like to look for snacks after school.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 176

Login: Parents group

Email: s.22(1)

Responded At: Apr 19, 2021 13:35:50 pm

Last Seen: Apr 19, 2021 13:35:50 pm

IP Address: n/a

Q1. Your comments:

Please DECLINE the application to open a liquor store in subject development. According to City of Vancouver Liquor Store Guidelines, Section 4, Separation from Family oriented uses: (a) No liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house. Based on google map calculations, the development site is within 150 m radius of the school. Kids are our future and we all want them to grow up in a nice calm neighborhood without added worry or threat of any mishaps involving our kids or anyone living close to that development. PLEASE "reject" the application as we must be extremely considerate of: (1) the kids that are going to school and on the playground across the street; (2) added nuisances and disturbances due to extra traffic and street parking to the neighborhood; (3) higher possibilities of intoxication/ violent/ disorderly conduct occurring in and around that area. There is already a liquor store on 3150 East Broadway that people can go to. Why do we need another one especially one across from an elementary school? Thank you.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 177

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 13:58:19 pm

Last Seen: Apr 19, 2021 13:58:19 pm

IP Address: n/a

Q1. Your comments:

We would love to have this in the corner. Convenient!

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 178

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 14:07:12 pm

Last Seen: Apr 19, 2021 14:07:12 pm

IP Address: n/a

Q1. Your comments:

Liquor store should not be opened right next to the school

Q2. Street address

Renfrew elementary school

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 179

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 14:15:05 pm

Last Seen: Apr 19, 2021 14:15:05 pm

IP Address: n/a

Q1. Your comments:

It is improper/ inappropriate to give permission to a liquor store to be situated in front or beside the school.

Q2. Street address

3737 Rupert street

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 180

Login: s.22(1)

Email: s.22(1)

om

Responded At: Apr 19, 2021 14:19:00 pm

Last Seen: Apr 19, 2021 14:19:00 pm

IP Address: n/a

Q1. Your comments:

Hell no! I do not want a giant liquor store in my neighbourhood. And certainly not across a school! Also s.22(1)
I do not want to see such a store by the bus stop where I pass by every day. No no no. Instead, we need to either re-instate the Asian-owned community-centered small businesses that were displaced. And/or implement a pharmacy, convenience/drugstore, a post office, and a food market. Some of the services that have been highlighted as essential during the pandemic. This is what is needed in this area. Otherwise we have to go to Grandview Highway or Kingsway, and trust me it's not easy doing grocery shopping by bus, when you can't afford a car or home delivery.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 181

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 14:43:35 pm

Last Seen: Apr 19, 2021 14:43:35 pm

IP Address: n/a

Q1. Your comments:

I reject the Retail Store to a Liquor Store located in 3737 Rupert street.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 182

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 14:43:58 pm

Last Seen: Apr 19, 2021 14:43:58 pm

IP Address: n/a

Q1. Your comments:

Please do not put a liquor store next to an elementary school, it's not the place for it.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 183

Login: s.22(1)

Email: s.22(1)

m

Responded At: Apr 19, 2021 14:56:39 pm

Last Seen: Apr 19, 2021 14:56:39 pm

IP Address: n/a

Q1. Your comments:

s.22(1) who helps to care for many people with alcohol addictions, I feel it is an inappropriate placement for such a store. Adults have the right to purchase alcohol legally, and there are many options in the surrounding area to do so. However, given the ongoing concern of addictions and the negative impact alcohol has on many people's lives, I feel having a liquor store so close to an elementary school is complex and could send a mixed contradictory message towards alcohol and its impact on society.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 184

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 15:17:07 pm

Last Seen: Apr 19, 2021 15:17:07 pm

IP Address: n/a

Q1. Your comments:

I support business development but would find the presence of a liquor store directly opposite a school to be distasteful. I oppose it and respectfully request the city does not grant a permit for this.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 185

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 15:18:55 pm

Last Seen: Apr 19, 2021 15:18:55 pm

IP Address: n/a

Q1. Your comments:

I opposed to this application because across the street is an elementary school, it is not ideal. I don't think it is useful to the surrounding neighborhood.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 186

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 15:48:05 pm

Last Seen: Apr 19, 2021 15:48:05 pm

IP Address: n/a

Q1. Your comments:

I don't think we should have a liquor store beside a school

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Mixed



Respondent No: 187

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 15:55:54 pm

Last Seen: Apr 19, 2021 23:10:00 pm

IP Address: s.22(1)

Q1. Your comments:

My family doesn't agree there will have a Liquor Store around school . No liquor store is suppose to be allowed 150m from a school .

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 188

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 16:15:34 pm

Last Seen: Apr 19, 2021 16:15:34 pm

IP Address: n/a

Q1. Your comments:

It's dangerous for the students

Q2. Street address

s.22(1) Vancouver

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 189

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 16:19:57 pm

Last Seen: Apr 19, 2021 16:19:57 pm

IP Address: n/a

Q1. Your comments:

Having a liquor store directly across the street from an elementary school is not an acceptable decision. There is a BC liquor store down the street (less than 5 min by car, very short bus ride) and many other options a short distance away. I've grown up in this neighborhood, and am now raising my family in this neighborhood. There is no need for one. Further, having a liquor store across the street from a school with a playground is inviting patrons of said liquor store to possibly stop and reminisce/take a break and possibly enjoy their recent purchases. Will this liquor store pay for enforcement of bylaws? Will the already stretched thin budget of Renfrew Elementary be supplemented by this liquor store? How will it add to the community? Business vacancies have increased in the last year, maybe the liquor store should move further away.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 190

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 17:06:12 pm

Last Seen: Apr 19, 2021 17:06:12 pm

IP Address: n/a

Q1. Your comments:

Too close to the elementary school with children

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 191

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 20:01:17 pm

Last Seen: Apr 19, 2021 20:01:17 pm

IP Address: n/a

Q1. Your comments:

Elementary school and highschool in close proximity.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 192

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 20:01:29 pm

Last Seen: Apr 19, 2021 20:01:29 pm

IP Address: n/a

Q1. Your comments:

My concern is there are three schools in the same area as this proposed liquor store - all within walking distance. The elementary school is just across the street and a high school is a few blocks away.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 193

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 20:04:10 pm

Last Seen: Apr 19, 2021 20:04:10 pm

IP Address: n/a

Q1. Your comments:

Too close elementary school

Q2. Street address

s.22(1) Vancouver bc

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 194

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 20:48:11 pm

Last Seen: Apr 20, 2021 03:48:12 am

IP Address: s.22(1)

Q1. Your comments:

I strongly oppose this application to change use of this permit to a Liquor Store. It is directly across the street from a large elementary school, walking distance to a high school, and walking distance to supportive housing for addicts.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 195

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 21:15:06 pm

Last Seen: Apr 20, 2021 04:29:25 am

IP Address: s.22(1)

Q1. Your comments:

it is not a good idea, because it is just across the street of the school. I believe that we will see lot of broken wine bottle on the play ground. or maybe drunk guys .

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 196

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 19, 2021 22:10:10 pm

Last Seen: Apr 19, 2021 22:10:10 pm

IP Address: n/a

Q1. Your comments:

Too close to all the school, rather have a family friendly store

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 197

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 20, 2021 00:30:49 am

Last Seen: Apr 20, 2021 00:30:49 am

IP Address: n/a

Q1. Your comments:

I oppose to the new development of adding a liquor store to this area. I don't think it will be beneficial to this neighborhood. It's a very family oriented neighborhood and It will drive in the wrong crowd of people. It's more concerning when there is an elementary school right across the street and a Secondary school couple blocks away. It just doesn't sit right when there's so many kids going in and out this area and we add a liquor store right by them.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 198

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 20, 2021 06:52:47 am

Last Seen: Apr 20, 2021 06:52:47 am

IP Address: n/a

Q1. Your comments:

Not appropriate near the school.

Q2. Street address

Boundary Road

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 199

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 20, 2021 16:22:28 pm

Last Seen: Apr 21, 2021 22:53:29 pm

IP Address: s.22(1)

Q1. Your comments:

I am writing to oppose the development application at 3737 Rupert Street for 3,670 sq. ft. of Retail Store to a Liquor Store - Type 3 in the existing six-storey, mixed-use building. According to the City's liquor store guidelines , Section 4 - Separation from Family oriented uses (a) No liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house. s.22(1) school across the street and it does not fit the family and community vision of that neighbourhood. While it is outside the 150M, Windermere Secondary School is located 800 m, a mere 10 min walk to the liquor store. There have been many studies that show that exposure to alcohol advertising increases underage drinking by youth. While the establishment of a store is not advertising it is the same exposure to perceptions of alcohol. Additionally the Sarah Ross House, the temporary modular housing building is located at 4480 Kaslo St, just over a 1km or 20 min walk away. These homes were established to help Vancouver's housing crisis and people experiencing homelessness and hoping to regain control of their life again. If a liquor store was approved in this location, it would be detrimental to those who are trying to rehabilitate or recover from alcohol or substance abuse.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 200

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 20, 2021 20:51:33 pm

Last Seen: Apr 20, 2021 20:51:33 pm

IP Address: n/a

Q1. Your comments:

I oppose this request to change the usage to liquor store. This is a family neighborhood and it's not appropriate to be this close to a school. The city liquor store guidelines even state this in point 4. Please follow these guidelines. The BC liquor store at Lillooet and Broadway is close enough

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 201

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 21, 2021 00:50:39 am

Last Seen: Apr 21, 2021 00:50:39 am

IP Address: n/a

Q1. Your comments:

I live a few blocks away, s.22(1) I personally am totally okay with the proposal for a liquor store. There is nothing in this area and needs to have more retail stores, for other things other than sushi.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 202

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 21, 2021 08:01:46 am

Last Seen: Apr 21, 2021 08:01:46 am

IP Address: n/a

Q1. Your comments:

Displaced small businesses for a giant liquor store? Seems a little tone deaf. There should be options in place to give those small businesses a discounted rate in the new buildings going up. Very disappointed in this.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 203

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 21, 2021 10:04:23 am

Last Seen: Apr 21, 2021 17:09:51 pm

IP Address: s.22(1)

Q1. Your comments:

1. Make the feedback forms and development applications available in multiple languages, especially in cases like these where you are displacing tens of Asian-owned businesses which are culturally valuable and often centre around a shared language which is not English 2. recognise the value of small businesses, rather than always deciding that big box stores are inherently more valuable to the city. 3. The consultation process should enable ALL community members to identify the types of services, housing and infrastructure needed in our neighbourhood. It should engage and align itself with the visions and dreams of the community. It should return the power of decision-making to the community, not yuppies and developers.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 204

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 21, 2021 10:28:22 am

Last Seen: Apr 21, 2021 21:19:03 pm

IP Address: s.22(1)

Q1. Your comments:

This is not a good location for a liquor store because: 1. It is in a 6 storey family rental building and across the street from a 10 storey family rental building. 2. It is opposite Renfrew Elementary School and a few blocks from Windermere Secondary School, Vancouver Christian School, Grenfell Elementary School, Nootka Elementary School, Happy Corner Preschool and several day cares. Even if the children attending these schools are unlikely to be sold liquor, some of the people buying liquor there are likely to take it to nearby school property and parks to drink and party in this family neighbourhood, disturbing the residents and leaving their bottles and cans around. 3. There is not enough designated parking space for such a store. 4. The proposed store hours of 9 AM - 11 PM are not suitable for a family neighbourhood. 5. There is a B.C.L.B. store nearby on Broadway.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 205

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 21, 2021 12:14:17 pm

Last Seen: Apr 21, 2021 12:14:17 pm

IP Address: n/a

Q1. Your comments:

DO YOU NOT KNOW THAT THERE IS A LIQUOR DISTRIBUTION AND STORE A COUPLE OF BLOCKS DOWN THE STREET ON GRANDVIEW HIGHWAY

Q2. Street address

23RD avenue

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 206

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 21, 2021 13:43:49 pm

Last Seen: Apr 21, 2021 13:43:49 pm

IP Address: n/a

Q1. Your comments:

I have lived in this community for the s.22(1) In the s.22(1) I have not seen a need for a liquor store. My concern with having a liquor store would be the type of clientele it would bring, along with the crime and the garbage that will be found at the playground (beer bottles, broken bottles, condoms, needles). Who would be responsible to ensure there is not loitering at the playground/ school.. who would clean the garbage/ mess/ crime. This has been so far a safe neighborhood and a clean one- I would NOT like to see that change.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 207

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 21, 2021 17:48:14 pm

Last Seen: Apr 21, 2021 17:48:14 pm

IP Address: n/a

Q1. Your comments:

I am completely against changing the use from Retail Store to a Liquor Store. It is right across the street from an Elementary School and long 3 short blocks from a highschool. Store hours till 11pm at night 7 days a week is unacceptable for a primarily single family residential area such as this. Plus we do need more retail business for groceries and necessity at this location. The 7-Eleven, ET Cafe, Bakery, Hairdress was well used by everyone in this neighbourhood. I know me and my neighbours frequented these local businesses. We don not need a Liquor Store.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 208

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 21, 2021 18:48:17 pm

Last Seen: Apr 21, 2021 18:48:17 pm

IP Address: n/a

Q1. Your comments:

I am strongly opposed to the application for a retail liquor store in this location. There is an elementary school (Renfrew Elementary) directly across from the proposed location of this liquor store. s.22(1) and the children at this wonderful school are often outside playing throughout the day. There is also an after-school care program that many children attend from 3 to 6pm. This is a completely inappropriate location for a retail liquor store to be situated and I strongly oppose it.

Q2. Street address

s.22(1)

Vancouver

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 209

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 21, 2021 20:54:00 pm

Last Seen: Apr 24, 2021 20:01:07 pm

IP Address: s.22(1)

Q1. Your comments:

Thank you for the opportunity to submit comments on this application at 3737 Rupert Street. Prior to the redevelopment of this building, the lot was home to several longstanding BIPOC-owned and operated businesses. These locations acted as gathering places for local families and youth from local schools, as well as cultural hubs for the large immigrant community. I recognize that the new tenants of the building will depend on operators willing to fill in the space, however, it is my hope that whatever business comes in can build on the social capital and legacy that has long served the community. To this end, I am hoping the application to operate a liquor store at this location is not approved. Furthermore, I believe this application should not move forward for the following reasons: - The local area is home to numerous families and youth of varying ages. Youth have been one of the most negatively impacts groups as a result of the COVID-19 pandemic and have lost many economic opportunities. A non-liquor-related business will allow for economic opportunities for local high school students. - COVID-19 has impacted various aspects of our health, and as noted in several studies, alcohol consumption has increased during the pandemic, and that trajectory can very well continue beyond the pandemic as the economic fallout continues to settle. This neighbourhood has two existing liquor stores, just several minutes of drive away from each other. The addition of another liquor store within close proximity and high visibility could contribute to undue burden on folks who may use alcohol in an unhealthy manner. - Similarly, social isolation is another problem that has been exacerbated by the COVID-19 pandemic. Businesses, such as cafes or restaurants, can act as a space for socializing with others and become a valued community asset and amenity Spaces like these will become even more valuable once the added residents of this building and the building across the street move in. A liquor store cannot offer the similar - Lastly, this location is also within 150 metres of Renfrew Elementary School, and just a few blocks away from a local church and Windermere Secondary School. While the latter two locations are beyond 150m of the location, the proximity to Renfrew School would contravene the Vancouver Liquor Store Guidelines. This location has the potential to contribute to the local COVID-19 recovery in the short-term, and become a longstanding community asset for years to come. Thank you for your consideration of these comments.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 210

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 21, 2021 21:40:46 pm

Last Seen: Apr 21, 2021 21:40:46 pm

IP Address: n/a

Q1. Your comments:

A liquor store next to an elementary school, as well as closeby to a highschool may have a negative impact on children and the community. Concerns with loitering on school property, public drunkenness, pan handling, disturbing peace and vandalism near a liquor store may result in more policing. Concerns with single lane traffic congestion, problems with greater difficulty finding adequate parking and traffic overflowing in residential areas. We don't see the need for another liquor store as there is a government liquor store within 1.3km northbound and two more private liquor stores 2km southbound.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 211

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 21, 2021 22:45:59 pm

Last Seen: Apr 21, 2021 22:45:59 pm

IP Address: n/a

Q1. Your comments:

My family and I have been residents since s.22(1) this neighborhood. I would hate to see a liquor store here and especially across the street from my old elementary school. A school that s.22(1) Renfrew elementary. Furthermore, a neighbor only informed me of the application yesterday. That's horrible. Nothing in my mailbox informing me about the possible changes.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 212

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 22, 2021 04:41:23 am

Last Seen: Apr 22, 2021 11:50:35 am

IP Address: s.22(1)

Q1. Your comments:

A definite NO for this. It's across the street from a school. This is a quiet residential neighborhood. A liquor store will increase traffic, out of neighborhood people, and panhandlers. There is also a new youth home just a few blocks away at boundary and 22nd and they certainly don't need to be within easy access to temptation.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 213

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 22, 2021 09:26:47 am

Last Seen: Apr 22, 2021 09:26:47 am

IP Address: n/a

Q1. Your comments:

I do not agree with having a liquor store opening right across the street from an elementary school.

Q2. Street address

3737 Rupert street

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 214

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 22, 2021 10:12:36 am

Last Seen: Apr 22, 2021 10:12:36 am

IP Address: n/a

Q1. Your comments:

This type of business is not suited for the location across the street from school. we are putting our kids at risk. Especially having a child that attends that school i am vehemently opposed to it.

Q2. Street address

Rupert St

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 215

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 22, 2021 12:26:26 pm

Last Seen: Apr 22, 2021 12:26:26 pm

IP Address: n/a

Q1. Your comments:

We do not think it suitable to set a liquor store near the school. In China, liquor store and tobacco store are prohibited to from being set within a kilometer of school there is law special for that the liquor store too near the school is not good for the security for the students it might become temptation for the teenagers.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 216

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 22, 2021 20:35:43 pm

Last Seen: Apr 22, 2021 20:35:43 pm

IP Address: n/a

Q1. Your comments:

What if my daughter found a bottle of beer left out at the playground area? s.22(1) right now at Renfrew School, s.22(1) this upcoming September. I do not want them or any kids to see any bottles or cans of beer, or any related things left at school area. They have no or just little knowledge of those items and might be curious to touch those items, which could ruin the kids. It is quite ironic to allow a liquor store around a school. Everyday, kids seeing people buying drinks from the store will perceive that drinking alcohol is totally fine and just like buying a snack. Seeing a liquor store everyday will potentially enhance the kids' curiosity. When the kids get older or get into adolescence, no one can guarantee no alcohol will be leaked to the kids. I believe every parent who have kids attending Renfrew School or nearby schools will more or less have the similar concerns.

Q2. Street address

s.22(1) Vancouver, BC

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 217

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 22, 2021 21:10:42 pm

Last Seen: Apr 22, 2021 21:10:42 pm

IP Address: n/a

Q1. Your comments:

I don't want a liquor store!!

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 218

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 22, 2021 21:42:49 pm

Last Seen: Apr 22, 2021 21:42:49 pm

IP Address: n/a

Q1. Your comments:

After the application documents posted on the City of Vancouver, I am opposed to the approval to change the use to a Liquor Store the following reasons: 1) there are at least 4 liquor stores nearby neighbourhood (includes one in Burnaby) with reasonable driving distance, close to public transit and on the bike route, 2) the location is too close (next to) Renfrew Elementary School, I could not find any other Liquor Stores so close to the school and will open during the school time, 3) I could not see how the application will fit with the City's goals and priorities in the 2020 Corporate Plan, 4) the opening hours are longer than other Liquor Stores, 5) Now that the B.C. government has granted permanent permission for restaurants and pubs to be able to sell and deliver sealed or packaged wine, beer and spirits alongside meals, the placement of such liquor store is unnecessary. Thank you.

Q2. Street address

East 21st Ave

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 219

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 22, 2021 22:34:57 pm

Last Seen: Apr 22, 2021 22:34:57 pm

IP Address: n/a

Q1. Your comments:

I have no problem with a liquor store at this address. I am concerned about the hours of operation. 9 am to 11 pm, 7 days a week seems excessive given the location.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Mixed



Respondent No: 220

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 22, 2021 22:58:51 pm

Last Seen: Apr 22, 2021 22:58:51 pm

IP Address: n/a

Q1. Your comments:

Our family is opposed to the proposed development application for a liquor store, which would be located directly across the street from an elementary school. Firstly and most importantly, this application contravenes the City of Vancouver liquor store guideline 4a which states that no liquor store should be within 150 m of a church, park, elementary school or secondary school, community centre or neighbourhood house. There is an elementary school across the street and a Collingwood Neighbourhood house childcare centre within the school. The door to the neighbourhood house childcare centre would face the proposed liquor store. There are also several parks, such as Renfrew park and Falaise Park, and Renfrew community centre some short blocks away. There are other elementary schools and Windermere highschool and Vancouver Christian elementary and highschool as well. We feel that a liquor store in that location is not an appropriate fit for a family friendly neighbourhood. The close proximity of the liquor store to places where families, children and teenagers frequent is very concerning. As a parent with children attending the school, it also makes me very uncomfortable, knowing there possibly could be a liquor store steps away from where my children learn and play. As such, I would like you to please take all my comments, as well as all the other comments of many concerned parents and citizens, when making a decision regarding the development application of this liquor store.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 221

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 22, 2021 23:22:18 pm

Last Seen: Apr 22, 2021 23:22:18 pm

IP Address: n/a

Q1. Your comments:

This application goes against City of Vancouver's "Liquor Store Guidelines" Section 4(a) of not having a liquor store within 150 m. of family oriented spaces. As a parent I'm concerned, as Renfrew Elementary School is situated directly across from this development; less than 100 m. sidewalk walking distance. The 150 m. guideline was adopted in 2004 to allow for a good separation family spaces to liquor stores. Please do not allow for this permit to proceed.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 222

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 22, 2021 23:38:47 pm

Last Seen: Apr 22, 2021 23:38:47 pm

IP Address: n/a

Q1. Your comments:

liquor store shouldn't be allowed within 2km distance from elementary education. Providing healthy education environment is super important for the community. It will help improve the quality of the population in the community.

Q2. Street address

normandy drive

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 223

Login: s.22(1)

Email: s.22(1)

e.com

Responded At: Apr 22, 2021 23:44:21 pm

Last Seen: Apr 22, 2021 23:44:21 pm

IP Address: n/a

Q1. Your comments:

How does the application affect the immediate surroundings? - s.22(1) across the street from a liquor store. It was not a pleasant experience. There were a lot altercations nearby . -I feel liquor stores will attract pan handlers, smokers, vapers, drug users and irresponsible drinkers to the community. - broken glass bottles and beer cans left around the school will also be a problem. - early exposure and temptation to kids are also a worry. How does the application fit with the City's goals and priorities? - This application does NOT fit with city's goals and priorities! - The city should provide healthy safe neighborhoods for kids. Having a liquor store across the street from an elementary school and near a bus stop is NOT appropriate. - This application does not comply with the Liquor Store Guidelines provided by City of Vancouver Land Use and Development Policies. -As per the document : <https://vancouver.ca/files/cov/liquor-store-guidelines.pdf> In section 4 under "Separation From Family Oriented Uses", it clearly states that "NO liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house." The suggested location is across the street from an Elementary school and walking distance to Renfrew Community Center, Library and Park! If a liquor store is located there, it would not be a safe place for kids to walk home alone, wait for the bus at the bus stop, or play after school. Therefore, it should not be allowed. What are your concerns about the application and how should they be addressed? - I am concerned that there will be a liquor store across from Renfrew Elementary school right in front of existing bus stop . - I am afraid it ll no longer be safe for my kids to wait for the bus to go home. The bus wait is usually 15 to 30 minutes. It will also be unsafe for them to be at school playground. It should be addressed by refusing permission to rezone.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 224

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 06:42:00 am

Last Seen: Apr 23, 2021 06:42:00 am

IP Address: n/a

Q1. Your comments:

I don't believe that having a liquor store across the street from an elementary school is the best idea. Regardless of how experienced or responsible the owners appear to be, it doesn't seem to be the best use of space. A liquor store has a narrow audience target and has limited benefit to the community as a whole. The neighbourhood would be better served with more family-friendly businesses and additional services (such as coffee shops, bakeries, pharmacy, medical or dental office), especially with a more senior population.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 225

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 07:59:19 am

Last Seen: Apr 23, 2021 07:59:19 am

IP Address: n/a

Q1. Your comments:

Against the liquor store as is just accross from elementary school

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

not answered



Respondent No: 226

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 09:27:14 am

Last Seen: Apr 23, 2021 09:27:14 am

IP Address: n/a

Q1. Your comments:

I disagreed to open a liquor store so closed to Renfrew Elementary School, which could give children in such a young age with bad influence and could expose vulnerable children to possible dangers with alcoholic.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 227

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 09:27:35 am

Last Seen: Apr 23, 2021 09:27:35 am

IP Address: n/a

Q1. Your comments:

I am 100% against having a liquor store right next to an Elementary School! It is wrong. It will bring in all types of strangers to the neighborhood. There all young children playing on the playgrounds everyday.

Q2. Street address

Boundary Road

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 228

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 10:02:23 am

Last Seen: Apr 23, 2021 18:05:43 pm

IP Address: s.22(1)

Q1. Your comments:

I really don't agree to have it besides elementary school.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 229

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 10:55:25 am

Last Seen: Apr 23, 2021 10:55:25 am

IP Address: n/a

Q1. Your comments:

We don't need another liquor store. There is already a BC liquor branch at Broadway near Rupert. Besides this neighborhood is family oriented. There should be more shops for families like a bakery, convenience store or service shops like hairdresser, bank to name a few. We have an elementary school right across the street and a secondary school few blocks south. This would be a bad idea to put in a liquor store!

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 230

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 12:09:07 pm

Last Seen: Apr 23, 2021 12:09:07 pm

IP Address: n/a

Q1. Your comments:

Consideration should be given for the proximity to the elementary school. We do not need any alcohol consumption influence for the children. If cannabis distributions have a radius restriction to schools and tobacco sales cannot be visible to minors, then liquor retail establishments should be mandated under similar guidelines. In addition to the constant pan-handling there will be increased traffic. The school playground is in use even when school is not in session. Traffic will be an extreme hazard to the children and their families when they walk or bike to the school grounds on weekends and evenings. We also have numerous seniors that take strolls in the vicinity. They do not want to be harassed by the vagrants and panhandlers either. These Asian seniors are scared to be out and about already due to recent Asian-hate crimes. They do not wish to have their only safe haven, their only joy to walk around the area that they live, to be taken away. The demographics in the area is not suitable for a liquor store. The area has a large Asian population. These multigenerational families are not your target alcohol-consuming clientele. Another consideration is the rush hour traffic on Rupert. It is already congested due to traffic access for the Iron workers memorial bridge. Rupert is the major road between the north shore and SW Marine Drive. There's no need to add additional liquor store traffic to fuel the daily road rage. There is a BC liquor distribution branch within walking distance at Broadway and Rupert. There is no need for this establishment.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 231

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 14:02:10 pm

Last Seen: Apr 23, 2021 14:02:10 pm

IP Address: n/a

Q1. Your comments:

I'm worried about a licor store being in place so close to an elementary school. I'm a parent to one of the students at Renfrew Elementary.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 232

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 14:06:25 pm

Last Seen: Apr 23, 2021 14:06:25 pm

IP Address: n/a

Q1. Your comments:

I don't think that a liquor store should be located next to an elementary school.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 233

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 14:14:11 pm

Last Seen: Apr 23, 2021 14:14:11 pm

IP Address: n/a

Q1. Your comments:

It's not ideal to have a liquor store directly across the street from Renfrew Elementary School and a few short blocks from Windermere Secondary School. The very nature of a liquor store makes it conducive to crime and creates opportunity for people to congregate especially with long hours of operation (till 11 pm) that tends to attract nighttime activities in a quiet neighbourhood and may potentially lead to higher crime rates and burglaries. We would like to see more stores such as grocery, bakery, hair salons, 7/11 etc. which fit the needs of this neighbourhood rather than a liquor store.

Q2. Street address

20th Avenue

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 234

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 14:58:43 pm

Last Seen: Apr 23, 2021 14:58:43 pm

IP Address: n/a

Q1. Your comments:

The proposal is ridiculous. There's an elementary school directly across the street. That's the last thing we need, more drinkers around where kids play. And the kids will have a front row view of a liquor store before school, at recess, at lunch, after school, on weekends while they play outside. We don't need to have our kids exposed to that. They can even see the Liquor Store sign from their classrooms all day! There's a liquor store at Rupert and Broadway, at Renfrew and 1st Ave, at Kingsway and Nanaimo, at Kingsway and Tyne. We're surrounded by liquor stores. Why would we need another one.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 235

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 15:05:42 pm

Last Seen: Apr 23, 2021 15:05:42 pm

IP Address: n/a

Q1. Your comments:

This application is ridiculous! You are DIRECTLY right across FROM AN ELEMENTARY SCHOOL!! This 1000% is contravenes the City Of Vancouver's OWN BYLAWS regarding proximity of liquor stores to schools Why is this even in the application process? How in the world would this happen?

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 236

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 15:17:56 pm

Last Seen: Apr 23, 2021 15:17:56 pm

IP Address: n/a

Q1. Your comments:

Rupert is a single lane street. 22nd avenue is a single lane street. Rupert is absolutely congested everyday during rush hours. We don't need a liquor store attracting more traffic to that intersection. It is very dangerous for the pedestrians in the area already. Crossing the street is a hazard. Children are already at risk walking to and from school each day. Cars don't slow down in the school zone. Drivers don't stop when people try to cross at the crosswalk. The crosswalk at 20th and Rupert is marked, cars still go at full speeds down the hill. Potential patrons driving into and out of the proposed complex will only exacerbate the chaos and congestion in the area.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 237

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 16:16:28 pm

Last Seen: Apr 23, 2021 16:16:28 pm

IP Address: n/a

Q1. Your comments:

Liquor store is very bad idea. Directly across an elementary school makes zero sense. There are children playing across the street every day. In the day time, in the evenings and on the weekends. Children should not be exposed to alcohol sale. Just like cigarettes have to be hidden. Just like marijuana has to be several blocks away from schools. The proposed store should not be allowed to operate in front of minors. Liquor is for adults. The majority of the children that go to the elementary school directly across the street are aged 5 to 12. They will be walking pass the liquor store everyday to and from school. They will be looking at the liquor store everyday from their classrooms. They will see adults buying liquor everyday during recess and lunch time. Last thing we need is the insecurity that patrons living outside this area while visiting the store may be watching our children play. The thought just makes me sick...

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 238

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 16:02:12 pm

Last Seen: Apr 23, 2021 16:02:12 pm

IP Address: n/a

Q1. Your comments:

s.22(1) and we live in this community too, strongly disagrees with the proposal to allocate a liquor store at 3737 Rupert St. It is totally violating the law of "No liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house".

Q2. Street address

27TH AVE

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 239

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 16:04:48 pm

Last Seen: Apr 23, 2021 23:06:27 pm

IP Address: s.22(1)

Q1. Your comments:

Dear Vancouver Planning, It is come to my attention that one of the retail sites at this location is being turned into a liquor store. I am vehemently apposed to this idea and use of the site because of the elementary school that is right across the street from this location. This would be sending the wrong message to children and I believe there are much better locations in this neighbourhood. Moreover, I am told that this is against the Vancouver Park Board guidelines set for liquor store locations as the school is within 150m of the proposed liquor store. I urge you to strongly reconsider the location of this liquor store and move it to another location. Thank you, s.22(1)

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 240

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 16:20:13 pm

Last Seen: Apr 23, 2021 16:20:13 pm

IP Address: n/a

Q1. Your comments:

A liquor store next to a school is already a bad idea, but next to an elementary school, that just might set bad examples for young children. The placement of this is also unnecessary, with many other liquor stores nearby. There will be many other opportunities for liquor store to placed elsewhere. Again a liquor store next to a school is not only possibly dangerous, but we don't need bad influences on young minds. If anything, bring back some restaurants or fast food/markets, it won't effect people as much as alcoholic drinks do.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 241

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 17:16:37 pm

Last Seen: Apr 23, 2021 17:16:37 pm

IP Address: n/a

Q1. Your comments:

No. Don't need any liquor store. BC Liquor is a few blocks away. Children close by go to the elementary school. Liquor meant for adults, not for kids. Children should not see alcohol being sold. Just like cigarettes, marijuana and XXX. It is quiet residential area. No need for retail store that opens till 11 pm every night. It will be a disruption to traffic at that already busy intersection.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 242

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 16:32:19 pm

Last Seen: Apr 23, 2021 16:32:19 pm

IP Address: n/a

Q1. Your comments:

Liquor store is not a suitable business entity at this location as there is an elementary school right across the street.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 243

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 16:33:11 pm

Last Seen: Apr 23, 2021 16:33:11 pm

IP Address: n/a

Q1. Your comments:

Opening a liquor store next to an elementary school is not something I want for our community. The cultural value of having the previous small Asian businesses shaped what Renfrew Collingwood is today. With the now displaced small businesses being replaced by a liquor store would not contribute to the community whatsoever. The area surrounding the potential liquor store is occupied by 2 elementary schools and a high school. The placement of the private liquor store is not the best influence for the children residing in the area.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 244

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 17:57:46 pm

Last Seen: Apr 24, 2021 01:02:40 am

IP Address: s.22(1)

Q1. Your comments:

We are strongly against the opening of a liquor store in our neighbourhood which could have negative impacts on the public health and safety. 1. A number of studies have found that alcohol outlets are linked to higher rate of violence in a neighbourhood. There are already 3 liquor stores within a 3 km diameter of the proposed location. 2. The proposed liquor store will be in direct view of the Renfrew Elementary School and 2 blocks away from the Windermere Secondary School, meaning a lot of the minors would see this business daily during a school year. This could potentially contribute to an increase in underage drinking problem and alcohol use in adolescents. 3. A liquor store is very likely to promote nuisance activities in the nearby area, including public drunkenness, disturbing the peace, assault, theft and vandalism. Especially the proposed location is surrounded by residence. In addition, the close proximity to the Renfrew Elementary School playground and the Renfrew Community Park provides convenient locations for potential irresponsible public drinking, which could lead to reckless behaviour or noises in the neighbourhood. 4 . It will draw a lot more vehicle traffic into the neighbourhood.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 245

Login: s.22(1)

Email: s.22(1)

m

Responded At: Apr 23, 2021 18:56:05 pm

Last Seen: Apr 24, 2021 01:54:23 am

IP Address: s.22(1)

Q1. Your comments:

I am NOT in favour of the proposed liquor store across Renfrew elementary school.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 246

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 19:32:54 pm

Last Seen: Apr 23, 2021 19:32:54 pm

IP Address: n/a

Q1. Your comments:

I object to the proposal for a liquor store across the street from my children's elementary school, Renfrew. Before this new construction, many children from the school would cross the street to go to the 7-11 and Little Caesar's for afterschool snacks. Children will likely shop at any convenience stores nearby after school for snacks. The City of Vancouver bylaws prohibit the sale of alcohol within 150 meters of a school. The proposed liquor store will be within 150 meters of Renfrew Elementary. Unfortunately, liquor stores attract less than desirable clientele who loiter outside. I would not want my children to associate with these people. I hereby request that the city to protect our children. There are plenty of commercial venue options on Grandview where most people shop for food. It would be great to do one-stop shopping for groceries and alcohol on Grandview.

Q2. Street address

s.22(1)

Q3. Postal code

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 247

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 20:15:54 pm

Last Seen: Apr 23, 2021 20:15:54 pm

IP Address: n/a

Q1. Your comments:

I object to the proposal for a liquor store across the street from my children's elementary school, Renfrew. Before this new construction, many children from the school would cross the street to go to the 7-11 and Little Caesar's for afterschool snacks. Children will likely shop at any convenience stores nearby after school for snacks. The City of Vancouver bylaws prohibit the sale of alcohol within 150 meters of a school. The proposed liquor store will be within 150 meters of Renfrew Elementary. Unfortunately, liquor stores attract less than desirable clientele who loiter outside. I would not want my children to associate with these people. I hereby request that the city to protect our children. There are plenty of commercial venue options on Grandview where most people shop for food. It would be great to do one-stop shopping for groceries and alcohol on Grandview.

Q2. Street address

s.22(1)

Q3. Postal code

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 248

Login: s.22(1)

Email: s.22(1)

m

Responded At: Apr 23, 2021 21:28:56 pm

Last Seen: Apr 24, 2021 04:31:15 am

IP Address: s.22(1)

Q1. Your comments:

I do not support the change of use for 3737 Rupert Street to allow for a liquor store on the property. The City's own zoning regulations prohibit operation of a liquor store within 150 metres of an elementary school and this would clearly violate those regulations. Even if there were no such regulations in effect, placement of a liquor store in such close proximity to an elementary school with be unethical at best. Most liquor stores draw panhandlers, increased traffic and pollution to the area in which it exists. These are not good influences on an elementary school population. I hope the City of Vancouver will reject this proposal and encourage the application to re-apply in a more suitable location.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 249

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 22:06:56 pm

Last Seen: Apr 23, 2021 22:06:56 pm

IP Address: n/a

Q1. Your comments:

This is a neighbourhood with many young families, located right across an elementary school. We already have a liquor store on Rupert and Broadway. Having this additional liquor store can potentially cause negative effects on the children, safety of the neighbourhood, and also landscape of the surroundings. There is also a concern of littering of alcohol bottles/cans, people drinking across the street and throwing beer cans into the school grounds, or loitering around the school grounds at night time. The other businesses would be family friendly places, so the liquor store would be out of place.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 250

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 22:17:21 pm

Last Seen: Apr 23, 2021 22:17:21 pm

IP Address: n/a

Q1. Your comments:

a liquor store across from an elementary school? how is this request even being considered?? OPPOSED!

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 251

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 23:16:22 pm

Last Seen: Apr 23, 2021 23:16:22 pm

IP Address: n/a

Q1. Your comments:

4. Separation from Family oriented uses (a) No liquor store should be located within 150 m of an elementary school.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 252

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 23:13:23 pm

Last Seen: Apr 23, 2021 23:13:23 pm

IP Address: n/a

Q1. Your comments:

At Rupert Street and East 22nd Avenue, a mid-rise development is going up where a plaza of small Asian-owned restaurants and businesses once existed, all of which have since closed or relocated as a result of the development. These businesses (E.Tea., La Belle Salon, and Lucky Bakery) were vital cultural meeting spaces, particularly for those of Renfrew-Collingwood's Asian community. This rezoning application proposes the replacement of these small businesses with a 3,670 sq. liquor store. Many people are still discovering the plan, plans and feedback materials are only available in English, and we have seen limited non-digital alternatives for filling out the survey. The consultation process should enable ALL community members to identify the types of services, housing and infrastructure needed in our neighbourhood. It should engage and align itself with the visions and dreams of the community. It should return the power of decision-making to the community. We call on the City of Vancouver to ensure lasting change through meaningful engagement. Through development without displacement.

Q2. Street address

s.22(1)

Q3. Postal code

Richmond, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 253

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 23:24:59 pm

Last Seen: Apr 23, 2021 23:24:59 pm

IP Address: n/a

Q1. Your comments:

As a parent s.22(1) I am concern the overall impact of having a liquor store near the school. A liquor store that operates throughout the day will attract undesirable patrons to the area

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 254

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 23:34:57 pm

Last Seen: Apr 24, 2021 06:34:57 am

IP Address: s.22(1)

Q1. Your comments:

A liquor store across from an elementary is very inappropriate. It is concerning to think about how that will affect young people growing up in the area. The neighbourhood needs more local businesses as opposed to chain stores.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 255

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 23, 2021 23:36:57 pm

Last Seen: Apr 24, 2021 06:34:57 am

IP Address: s.22(1)

Q1. Your comments:

Liquor store across from an elementary school is very inappropriate. Encourage more local businesses as opposed to chain stores in the neighbourhood

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 256

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 24, 2021 00:20:39 am

Last Seen: Apr 24, 2021 00:20:39 am

IP Address: n/a

Q1. Your comments:

The city is building a reputation for displacing BIPOC community members by considering my projects such as these. I would recommend that the city get in touch with BIPOC community members and leaders to have a dialogue on what is really needed to ensure the city aligns with its goals for diversity and inclusion.

Q2. Street address

s.22(1)

Q3. Postal code

Burnaby, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 257

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 24, 2021 12:39:53 pm

Last Seen: Apr 24, 2021 12:39:53 pm

IP Address: n/a

Q1. Your comments:

The location of the proposed liquor store at 3737 Rupert Street is directly across the street from Renfrew Elementary school along a route that is well traveled by children on their way to/from school. The playgrounds and fields at the school are frequented by children not only during school hours, but also during evenings and weekends. A liquor store in such close proximity to a school is not a good idea. It also contravenes current CofV liquor store guidelines: "City of Vancouver May 2018 Liquor Store Guidelines Page 3 4) Separation from Family oriented uses (a) No liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house." The green space on school grounds may be viewed by patrons of the liquor store as a nice place to sit and have drinks on a hot and sunny day (evenings and weekends), which is also not ideal. Please do not approve this store, our family s.22(1) firmly opposed!

Q2. Street address

3737 Rupert Street

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 258

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 24, 2021 21:20:09 pm

Last Seen: Apr 24, 2021 21:20:09 pm

IP Address: n/a

Q1. Your comments:

Please no liquor store right beside a elementary school, that's way to close to a school

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



3737 Rupert St (DP-2020-00937) Development Petition Opposing Change of Use for a Liquor Store

Please find enclosed a petition from very concerned residents within the immediate community around the proposed change of use at 3737 Rupert St, Vancouver, BC of approximately 3670 sq. ft of Retail Store to a Liquor Store -Type 3 in the existing six-story mixed-use building with proposed hours of operation: Monday -Sunday, 9am to 11pm.

We are opposed to the change of use to a liquor store for the following reasons;

1. It is across the street from Renfrew Elementary School and playgrounds. We are afraid it will have a negative impact on children and the community. Furthermore, the City of Vancouver Liquor Store guidelines amended May 2, 2018 prescribe "4 Separation from Family oriented uses (a) No liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house." The proposed location is clearly within 150m of Renfrew Elementary School
2. Vancouver Christian School, Happy Corner preschool, Renfrew Child Care Centre, and Windermere Secondary School are also close by and would be negatively impacted
3. Windermere Secondary School students frequently walk through this area daily to restaurants and retail stores maybe negatively influenced
4. Renfrew Heights Recovery House is close by and houses vulnerable young adults requiring and providing support and a substance free environment
5. Concerns with loitering on school property, public drunkenness, pan handling, disturbing the peace and vandalism near a liquor store that may result in more policing
6. Concerns with single lane traffic congestion, problems with greater difficulty finding adequate parking and traffic overflowing in residential areas
7. Instead of a liquor store the community would be better served by other high demand retail stores and services such as medical offices, post services, learning centres, bakery, and after school facilities
8. We don't see the need for another liquors store as there is a government liquor store within 1.3km northbound and two more private liquor stores 2km southbound

RECEIVED
CITY OF VANCOUVER

APR 21 2021

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	Name	Signature	COMMUNITY SERVICES PLANNING & DEVELOPMENT SERVICES	Address		Phone Number
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	NAME	SIGNATURE	ADDRESS	PHONE NUMBER
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NAME

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ADDRESS

PHONE NUMBER

s.22(1)

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	NAME	SIGNATURE	ADDRESS	PHONE NUMBER
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	NAME	Signature	ADDRESS	PHONE NUMBER
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NAME SIGNATURE ADDRESS PHONE NUMBER

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April 19/2021 -

I s.22(1) do not agree to this
Legion House at this said address

3737 building.

I oppose as there is enough congestion
with new buildings being ~~built~~
built around our location.

The schools a community will be
affected.

s.22(1)

Vancouver B.C

I oppose to have liquor store
in the area 'cause of
big business coming up
here in our area
& the schools around a
late hours opened.

s.22(1)



VANCO. B.C.

s.22(1)



Signed

Apr. 20 / 21

Letter of Support

We, the immediate neighbours of the Rupert Street and East 22nd Avenue commercial area in Vancouver, are in support of a specialty beer and wine store to be located at 3737 Rupert Street.

We support the development permit application DP-2021-00937 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)		
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Letter of Support

We, the immediate neighbours of the Rupert Street and East 22nd Avenue commercial area in Vancouver, are in support of a specialty beer and wine store to be located at 3737 Rupert Street.

We support the development permit application DP-2021-00937 and agree that a Liquor Store should be approved to operate at this location.

#	First and Last Name	Phone Number	Address
18	s.22(1)		
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Letter of Support

We, the immediate neighbours of the Rupert Street and East 22nd Avenue commercial area in Vancouver, are in support of a specialty beer and wine store to be located at 3737 Rupert Street.

We support the development permit application DP-2021-00937 and agree that a Liquor Store should be approved to operate at this location.

#	First and Last Name	Phone Number	Address
35	[Redacted Content]		
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s.22(1)

124

Letter of Support

We, the immediate neighbours of the Rupert Street and East 22nd Avenue commercial area in Vancouver, are in support of a specialty beer and wine store to be located at 3737 Rupert Street.

We support the development permit application DP-2021-00937 and agree that a Liquor Store should be approved to operate at this location.

#	First and Last Name	Phone Number	Address
52	[Redacted Content]		
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s.22(1)

Letter of Support

We, the immediate neighbours of the Rupert Street and East 22nd Avenue commercial area in Vancouver, are in support of a specialty beer and wine store to be located at 3737 Rupert Street.

We support the development permit application DP-2021-00937 and agree that a Liquor Store should be approved to operate at this location.

#	First and Last Name	Phone Number	Address
69	s.22(1)		
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Letter of Support

We, the immediate neighbours of the Rupert Street and East 22nd Avenue commercial area in Vancouver, are in support of a specialty beer and wine store to be located at 3737 Rupert Street.

We support the development permit application DP-2021-00937 and agree that a Liquor Store should be approved to operate at this location.

#	First and Last Name	Phone Number	Address
86	s.22(1)		
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Letter of Support

We, the immediate neighbours of the Rupert Street and East 22nd Avenue commercial area in Vancouver, are in support of a specialty beer and wine store to be located at 3737 Rupert Street.

We support the development permit application DP-2021-00937 and agree that a Liquor Store should be approved to operate at this location.

#	First and Last Name	Phone Number	Address
103	s.22(1)		
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Letter of Support

We, the immediate neighbours of the Rupert Street and East 22nd Avenue commercial area in Vancouver, are in support of a specialty beer and wine store to be located at 3737 Rupert Street.

We support the development permit application DP-2021-00937 and agree that a Liquor Store should be approved to operate at this location.

#	First and Last Name	Phone Number	Address
120	s.22(1)		
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122			
123	s.22(1)		
124	s.22(1)		
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Letter of Support

We, the immediate neighbours of the Rupert Street and East 22nd Avenue commercial area in Vancouver, are in support of a specialty beer and wine store to be located at 3737 Rupert Street.

We support the development permit application DP-2021-00937 and agree that a Liquor Store should be approved to operate at this location.

#	First and Last Name	Phone Number	Address
137	s.22(1)		
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Letter of Support

We, the immediate neighbours of the Rupert Street and East 22nd Avenue commercial area in Vancouver, are in support of a specialty beer and wine store to be located at 3737 Rupert Street.

We support the development permit application DP-2021-00937 and agree that a Liquor Store should be approved to operate at this location.

#	First and Last Name	Phone Number	Address
154	s.22(1)		
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Letter of Support

We, the immediate neighbours of the Rupert Street and East 22nd Avenue commercial area in Vancouver, are in support of a specialty beer and wine store to be located at 3737 Rupert Street.

We support the development permit application DP-2021-00937 and agree that a Liquor Store should be approved to operate at this location.

#	First and Last Name	Phone Number	Address
171	s.22(1)		
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Letter of Support

We, the immediate neighbours of the Rupert Street and East 22nd Avenue commercial area in Vancouver, are in support of a specialty beer and wine store to be located at 3737 Rupert Street.

We support the development permit application DP-2021-00937 and agree that a Liquor Store should be approved to operate at this location.

#	First and Last Name	Phone Number	Address
188	s.22(1)		
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Letter of Support

We, the immediate neighbours of the Rupert Street and East 22nd Avenue commercial area in Vancouver, are in support of a specialty beer and wine store to be located at 3737 Rupert Street.

We support the development permit application DP-2021-00937 and agree that a Liquor Store should be approved to operate at this location.

#	First and Last Name	Phone Number	Address
205	s.22(1)		
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Letter of Support

We, the immediate neighbours of the Rupert Street and East 22nd Avenue commercial area in Vancouver, are in support of a specialty beer and wine store to be located at 3737 Rupert Street.

We support the development permit application DP-2021-00937 and agree that a Liquor Store should be approved to operate at this location.

#	First and Last Name	Phone Number	Address
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Letter of Support

We, the immediate neighbours of the Rupert Street and East 22nd Avenue commercial area in Vancouver, are in support of a specialty beer and wine store to be located at 3737 Rupert Street.

We support the development permit application DP-2021-00937 and agree that a Liquor Store should be approved to operate at this location.

#	First and Last Name	Phone Number	Address
239	s.22(1)		
240			
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Letter of Support

We, the immediate neighbours of the Rupert Street and East 22nd Avenue commercial area in Vancouver, are in support of a specialty beer and wine store to be located at 3737 Rupert Street.

We support the development permit application DP-2021-00937 and agree that a Liquor Store should be approved to operate at this location.

#	First and Last Name	Phone Number	Address
249	s.22(1)		
250			
251			
252			
253			
254			

Roger Gibson

From: s.22(1)
Sent: Wednesday, April 14, 2021 12:10 PM
To: Roger Gibson
Subject: Re: E22nd Ave

No problem!

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

Thanks

Sent from my iPhone

> On Apr 14, 2021, at 12:08 PM, Roger Gibson <roger@gibsonhospitality.com> wrote:
>
> Hi s.22(1) thank you for your support, would you please provide your address for the city. Thank you
>
> -----Original Message-----
> From: s.22(1)
> Sent: Tuesday, April 13, 2021 10:11 AM
> To: Roger Gibson <roger@gibsonhospitality.com>
> Subject: E22nd Ave
>
> Hi Roger,
>
> I am in support of your efforts to add a West Coast Liquor Store in the Renfrew Collingwood area.
>
> Thank you
>
> s.22(1)
>
> Sent from my iPhone

Roger Gibson

From: s.22(1)
Sent: Tuesday, April 20, 2021 2:52 AM
To: Roger Gibson
Subject: Re: New Establishment on 22nd Ave.

s.22(1)

Cheers

On Mon, 19 Apr 2021 at 11:34, Roger Gibson <roger@gibsonhospitality.com> wrote:

Hi s.22(1), thank you for your support, would you please send me your address, this is a requirement of the city of Vancouver, thanks again

From: s.22(1)
Sent: Sunday, April 18, 2021 2:15 PM
To: john@gibsonhospitality.com; Roger Gibson <roger@gibsonhospitality.com>
Subject: Re: New Establishment on 22nd Ave.

Good Day,

We're a house of s.22(1). We would all welcome a liquor store in the area.

Cheers,

s.22(1)

John Teti

From: s.22(1)
Sent: Saturday, April 17, 2021 1:06 PM
To: John Teti
Subject: Re: Yes please!

s.22(1)

Enjoy your weekend.

Sent from my iPhone

> On Apr 17, 2021, at 10:29 AM, John Teti <john@gibsonhospitality.com> wrote:

>

> Thank you for your support. The City requires an address for your support to be counted. Would you please include your address with your email?

> Thank you,

> John Teti

>

> Sent from my iPhone

>

>> On Apr 17, 2021, at 9:12 AM, s.22(1) wrote:

>>

>> Please establish a liquor store s.22(1) Support is in!

>>

>> Sent from my iPhone

Roger Gibson

From: s.22(1)
Sent: Friday, April 16, 2021 2:40 PM
To: Roger Gibson
Subject: Re: I support

Sure.

s.22(1)

s.22(1)

From: roger@gibsonhospitality.com
Sent: 16 April 2021 2:30 pm
To: s.22(1)
Subject: RE: I support

Hi s.22(1), would it possible to supply your address it is required by the city. Thanks again for your support

From: s.22(1)
Sent: Wednesday, April 14, 2021 7:40 PM
To: John Teti <john@gibsonhospitality.com>
Cc: Roger Gibson <roger@gibsonhospitality.com>
Subject: I support

I would absolutely like to have and support a liquor store in my area. It would definitely be convenient as I live about 5 blocks away.

Good luck in getting it open.

Cheers,

s.22(1)

Roger Gibson

From: s.22(1)
Sent: Friday, April 16, 2021 1:03 PM
To: John Teti
Cc: Roger Gibson
Subject: 22nd and Rupert

Hi John,

My name is s.22(1) We spoke briefly outside my house yesterday. I'd like to add my name in support of West Coast Liquor's new location in my neighborhood.

Full name s.22(1)
Address -

Additionally, I also mentioned that I work for the s.22(1) I'll also be sending you a quick email shortly from my office email if you and your business partner Roger wish to connect in the future.

Cheers,
Chris

--
s.22(1)

John Teti

From: s.22(1)
s.22(1)
Sent: Wednesday, April 14, 2021 11:24 AM
To: John Teti
Subject: RE: new liquor store 3281 E. 22nd Ave Vancouver

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



From: John Teti <john@gibsonhospitality.com>
Sent: Wednesday, April 14, 2021 11:08 AM
To: s.22(1)
Subject: RE: new liquor store 3281 E. 22nd Ave Vancouver

Hi s.22(1)

Thank you for your support, for our application to open a WEST Coast Liquor Store at 22nd and Rupert. s.22(1) your support is greatly appreciated. The City requires an address for all people in support or opposed. Would you please include your address so that we might use your wife's and your support.

THANK YOU,
John Teti

From: s.22(1)
Sent: Tuesday, April 13, 2021 4:45 PM
To: Roger Gibson <roger@gibsonhospitality.com>
Cc: John Teti <john@gibsonhospitality.com>
Subject: new liquor store 3281 E. 22nd Ave Vancouver
Importance: High

Dear Sirs,

My wife s.22(1) and I are in receipt of your letter today re: your proposed store at the address above.

As residents in the area s.22(1) we are more than happy to lend our support to your venture.

Please consider this email as 2 x YES votes!

All the best...stay safe!

Regards,

s.22(1)

Roger Gibson

From: s.22(1)
Sent: Thursday, April 15, 2021 11:14 AM
To: Roger Gibson
Subject: Re: E 22 liquor store

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

On Thu., Apr. 15, 2021, 11:11 a.m. Roger Gibson, <roger@gibsonhospitality.com> wrote:

Hi s.22(1) good to hear from and thank you for your support, would you please supply your address it is required by the City . thanks again

From: s.22(1)
Sent: Wednesday, April 14, 2021 3:24 PM
To: Roger Gibson <roger@gibsonhospitality.com>
Subject: E 22 liquor store

Hello Roger it's s.22(1)

Welcome to the neighbourhood I'm ecstatic. That you are bringing a well-established liquor store to the neighbourhood. I have lived here for over 5 years, and the closest liquor store is about a 10-minute Drive. I will be talking to the other Neighbors and try to push forward so you can have your liquor store in a neighbourhood you are more than welcome to reach out to me on my personal cell phone at s.22(1)

Have a great day

Roger Gibson

From: s.22(1)
Sent: Friday, April 16, 2021 1:19 PM
To: Roger Gibson
Subject: Re: liquor store at 22nd rupert

s.22(1) vancouver s.22(1)

On Fri, Apr 16, 2021 at 11:25 AM Roger Gibson <roger@gibsonhospitality.com> wrote:

Hello s.22(1) thank so much for your letter of support, would you please supply your address, this is a condition of the city of Vancouver, thank you again for your support

From: s.22(1)
Sent: Thursday, April 15, 2021 3:48 PM
To: Roger Gibson <roger@gibsonhospitality.com>
Subject: liquor store at 22nd rupert

my wife and I have lived near s.22(1) for almost s.22(1) and fully endorse a liquor store at this location!!

John Teti

From: s.22(1)
Sent: Friday, April 16, 2021 10:58 AM
To: John Teti
Subject: Re: New liquor store

Of course. Address is below.

s.22(1)

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

On Fri, 16 Apr 2021 at 10:50, John Teti <john@gibsonhospitality.com> wrote:

Hi s.22(1)

Thank you for your support it is greatly appreciated, s.22(1) the City requires an address in order for your email to be considered a yes. Would you please resend your email with your address and contact please?

Thank you,
John Teti

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

From: s.22(1)
Sent: Thursday, April 15, 2021 3:41 PM
To: John Teti <john@gibsonhospitality.com>; Roger Gibson <roger@gibsonhospitality.com>
Subject: New liquor store

Hello,

s.22(1) and received your letter yesterday. I certainly miss having liquor stores with a good selection of craft beer nearby, and would be very supportive of having a West Coast Liquor Store nearby. I have never been to one of your stores before, but I look forward being a customer if you move into our neighborhood.

Sincerely,

s.22(1)

Sent from my iPhone

John Teti

From: s.22(1)
Sent: Friday, April 16, 2021 10:39 AM
To: John Teti
Subject: Support for rupert store

Hi John,

My wife sent an email, and so now am i. I am very happy to support your new liquor store on Rupert street.

Our address is s.22(1)

--

s.22(1)

John Teti

From: s.22(1)
Sent: Thursday, April 15, 2021 4:39 PM
To: John Teti
Subject: Rupert liquor store support

Hi John,

Welcome to the neighborhood. My husband and I moved to the rupert neighbourhood s.22(1) ago. Before that we lived s.22(1). They were great neighbours and me and my neighbors had nothing bad to say about the store 😊 count us in for any needed support.

Our address is s.22(1)

Cheers,

s.22(1)

John Teti

From: s.22(1)
Sent: Friday, April 16, 2021 1:11 PM
To: John Teti

Hi John, I live at s.22(1) I lived close to the royal oak branch before and would be in support of your new store on rupert.

John Teti

From: s.22(1)
Sent: Thursday, April 15, 2021 4:56 PM
To: John Teti
Subject: Re: New location

s.22(1)

Vancouver, BC
s.22(1)

Sent from my iPhone

> On Apr 15, 2021, at 7:39 AM, John Teti <john@gibsonhospitality.com> wrote:

>

> Would you please provide a name and address so we can use your support with the City.

> Thank you,

> John Teti

>

> Sent from my iPhone

>

>> On Apr 15, 2021, at 6:58 AM, s.22(1) wrote:

>>

>> Yes we support a liquor store at 22nd and Rupert.

>>

>> Thank you,

>>

>>

>>

>> Sent from my iPhone

John Teti

From: s.22(1)
Sent: Monday, April 12, 2021 7:35 PM
To: John Teti
Subject: Re: West Coast Liquor Stores at E22nd and Rupert

s.22(1)

Good luck

On Mon, Apr 12, 2021 at 6:29 PM s.22(1) wrote:
Hey John

Just a note to say that I would support and welcome your liquor store to set up business in this neighbourhood. There shouldn't be an issue with minors if you have screening procedures in place.

s.22(1)

John Teti

From: s.22(1)
Sent: Wednesday, April 14, 2021 2:06 PM
To: John Teti
Subject: Re: West Coast Liquor Company

Of course. s.22(1) Vancouver BC

On Wed, Apr 14, 2021 at 12:57 PM John Teti <john@gibsonhospitality.com> wrote:
Hi s.22(1)

Thank you for your support of our proposal to open a West Coast Liquor Store at Rupert and 22nd. s.22(1) we appreciate your support. The City requires that an address be attached to all forms of support or disapproval. Would you please include your address so that we might include your support?

Thank you,
John Teti

Sent from my iPhone

> On Apr 14, 2021, at 12:43 PM, s.22(1) wrote:

>

>

> I'm very supportive of the opening of a West Coast Liquor Company in our area at 3281 East 22nd. We would be frequent customers.

John Teti

From: s.22(1)
Sent: Wednesday, April 14, 2021 9:31 PM
To: John Teti
Subject: RE: Rupert & 22nd Ave E Application

Hi John:

My address is: s.22(1) Vancouver, BC s.22(1)

s.22(1)

From: John Teti <john@gibsonhospitality.com>
Sent: Wednesday, April 14, 2021 11:17 AM
To: s.22(1)
Subject: RE: Rupert & 22nd Ave E Application

Hi s.22(1)

Thank you for your support in our effort to open a West Coast Liquor Store at 22nd and Rupert. Your support s.22(1) and your comments is greatly appreciated. The City requires an address for all those in support or opposed. Would you please include your address in order that we may use your support.

Thank you,
John Teti

From: s.22(1)
Sent: Tuesday, April 13, 2021 4:00 PM
To: John Teti <john@gibsonhospitality.com>
Cc: Roger Gibson <roger@gibsonhospitality.com>
Subject: Rupert & 22nd Ave E Application

I definitely support your intention to open a location in Renfrew Heights. However, you should be aware of the following:

The website included in your letter to residents is wrong. It's given as www.westcoastliquorstore.com; it should be www.westcoastliquor.com. The incorrect domain is for sale if you want to rescue the misprint and redirect people to the correct site.

About 8 – 10 years ago, someone tried to open a liquor store at 5033 Joyce Street, without success. You may want to find out why.

More recently, someone tried to open a cannabis outlet at 4423 Boundary Road, also without success.

Taken together, this suggests you may have an uphill battle, especially with an elementary school across the street from your intended location.

s.22(1)

John Teti

From: s.22(1)
Sent: Tuesday, April 20, 2021 1:28 PM
To: John Teti
Subject: Re: West Coast Liquor Store 3281 East 22nd Avenue Van

Hi John My email is as follows. s.22(1) My address is s.22(1) Vancouver. I hope this helps as we would love a liquor store in our neighborhood.

Sent from my iPhone

> On Apr 16, 2021, at 10:55 AM, John Teti <john@gibsonhospitality.com> wrote:

>

> Hi s.22(1)

>

> Thank you for your support, it is greatly appreciated s.22(1) in order for the City to count your email as a yes they require an address and contact. Would you please resend your email with your address?

>

> Thank you,

> John Teti

>

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

> From: s.22(1)

> Sent: Thursday, April 15, 2021 2:59 PM

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

> Subject: West Coast Liquor Store 3281 East 22nd Avenue Van

>

> Hi John. Just received your letter and my husband and I fully support opening a new establishment to the above noted address. Wonderful News! s.22(1)

>

> Sent from my iPad

John Teti

From: s.22(1)
Sent: Tuesday, April 20, 2021 2:42 PM
To: John Teti
Subject: Re: 22nd&rupert

On Tuesday, April 20, 2021, 2:39:07 p.m. PDT, s.22(1) wrote:

s.22(1)

Sent from Mail for Windows 10

From: John Teti
Sent: April 20, 2021 12:38 PM
To: s.22(1)
Subject: RE: 22nd&rupert

Hi s.22(1)

Thank you for your email. s.22(1) we would like to use your email to show community support. The City requires an address to prove residency> Would you please include your address so that we might include you with the many neighbors that support a West Coast Liquor store at 22nd and Rupert.

Thank you,
John Teti

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

From: s.22(1)
Sent: Monday, April 19, 2021 7:54 PM
To: John Teti <john@gibsonhospitality.com>
Subject: 22nd&rupert

i have no problem with a store going in there.



March 22, 2021

Greetings,

We are reaching out to seek your support for the establishment of a new West Coast Liquor Store at 3281 East 22nd Avenue Vancouver

With locations in Vancouver, Burnaby and Richmond, West Coast Liquor Stores specialize in the provision of authentic craft beers and spirits, and fine wines. Our knowledgeable staff are deeply committed to customer service. You can browse our full range of products on our website www.westcoastliquorstore.com or our Instagram account @westcoastliquor.

West Coast Liquor Stores are owned and operated by Gibson Hospitality. Its principals, John Teti and Roger Gibson, have had extensive careers in the local hospitality industry. This includes 20 years' operating liquor retail stores where they have never been in contravention of any of liquor licensing regulations such as service to minors, over service, or operating outside of allotted hours. Over their careers they have played leadership roles in organizations ranging from BarWatch to the industry association responsible for the development of the Serving It Right Program. They are focused on the responsible sale of liquor which balances meeting customers' needs with ensuring a strong community experience. West Coast Liquor Stores are excited to join the Renfrew Collingwood community and offer a walking distance option to the local community.

How can you help? If you are supportive of our efforts to establish a liquor store at 22nd and Rupert, we would really appreciate if you could send an email to either of the email addresses listed below. If you have any further questions about West Coast Liquor Stores, please do not hesitate to contact us at 604-683-6506.

We thank you in advance for your support.

Best,

A handwritten signature in black ink, appearing to read 'John Teti', written over a light blue horizontal line.

John Teti

john@gibsonhospitality.com

A handwritten signature in black ink, appearing to read 'Roger Gibson', written over a light blue horizontal line.

Roger Gibson

roger@gibsonhospitality.com

WEST COAST
Liquor Company

www.westcoastliquor.com

From: ["Arcangel, Dallas" <dallas.arcangel@vancouver.ca>](mailto:dallas.arcangel@vancouver.ca)
To: ["Arcangel, Dallas" <dallas.arcangel@vancouver.ca>](mailto:dallas.arcangel@vancouver.ca)
Date: 4/14/2021 8:51:04 AM
Subject: 3737 Rupert st - DP-2020-00937 - FW: [EXT] Liquor

From: s.22(1)
Sent: Monday, April 12, 2021 5:08 PM
To: Liquor Comments Review (COV) <plliqcom@vancouver.ca>
Subject: [EXT] Liquor

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

Please do not bring liquor store at east 22nd and Rupert area
I do not know what you all big shots thinking about and not realizing there is a school by there and not only that also the crime is go to happen
Do not bring liquor store
Thank you

s.22(1)

From: ["Arcangel, Dallas" <dallas.arcangel@vancouver.ca>](mailto:dallas.arcangel@vancouver.ca)
To: ["Arcangel, Dallas" <dallas.arcangel@vancouver.ca>](mailto:dallas.arcangel@vancouver.ca)
Date: 4/14/2021 8:50:36 AM
Subject: 3737 Rupert st - FW: West Coast Liquor - 3281 E.22nd Ave., Vancouver, BC

From: s.22(1)
Sent: Monday, April 12, 2021 4:50 PM
To: Liquor Comments Review (COV) <plliqcom@vancouver.ca>
Subject: [EXT] West Coast Liquor - 3281 E.22nd Ave., Vancouver, BC

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

Hello,

I would like to oppose the application of a possible permit from the above noted Liquor Company at the noted address.

The location they are requesting is across the street of Renfrew Elementary school, walking distance from Windermere Secondary School. This is not an appropriate place to have a liquor store move into the neighborhood.

This neighborhood is sought out because of the schools, parks, and community centers placed for convenience where young families decide to purchase their forever homes to raise their families.

I think the new developments are a great addition to a much needed area of Vancouver that needs growth. We need community/family based retail stores to add to our convenience, and growth of this area. Coffee shops, more restaurants, bakeries, hairdressers, small grocery stores, boutique stores, these are the businesses this area so desperately needs.

There is a liquor store on Broadway which is an excellent part of the area where a liquor store should be placed.

I hope you reconsider having a liquor store in this area, as it would be quite an eyesore, and a huge disappointment to this community.

Kindest regards,

s.22(1)



s.22(1)



s.22(1)



From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/23/2021 9:31:11 AM
Subject: [EXT] 3737 Rupert - No liquor store near an elementary school

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

Hi Dallas,

I'm writing you today to ask that you consider the type of business you'd approve of operating near an elementary school. I wouldn't think a liquor store at the 3737 Rupert location is necessary. It could cause some very avoidable problems in future.

Best regards,

s.22(1)

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/23/2021 4:08:28 PM
Subject: [EXT] 3737 Rupert St / proposed liquor store

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

Hello Mr. Dallas Arcangel,

s.22(1) and live in this community, strongly disagrees with the proposal to locate a liquor store there. It is totally violating the law of "No liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house"
We definitely oppose it.

Regards,
s.22(1)

From: ["Hayden O'Connor" <hoconnor@vsb.bc.ca>](mailto:hoconnor@vsb.bc.ca)
To: ["Arcangel, Dallas" <dallas.arcangel@vancouver.ca>](mailto:dallas.arcangel@vancouver.ca)
CC: ["James deHoop" <jdehoop@vsb.bc.ca>](mailto:jdehoop@vsb.bc.ca)
["Ron Macdonald" <rmacdonald@vsb.bc.ca>](mailto:rmacdonald@vsb.bc.ca)
["Donna D. Wong" <ddwong@vsb.bc.ca>](mailto:ddwong@vsb.bc.ca)
Date: 4/15/2021 2:01:30 PM
Subject: [EXT] 3737 Rupert St (DP-2020-00937) development application feedback

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

Hi Dallas,

The VSB planning and facilities department has been made aware of an application for development permit (DP-2020-00937) or approval and the City of Vancouver is seeking our feedback.

The City of Vancouver is the governing authority for these uses, and the Vancouver School District supports the relative order of importance for this governing authority as the following:

1. zoning, including related guidelines, and re-zoning where appropriate
2. direct authority from Director of Planning under the Vancouver Charter to modify or interpret City By-Laws
3. variances to regulations through the Board of Variance
4. building permits and licensing implementation

We appreciate your attention to this matter.

Kind regards,

Hayden O'Connor

[Hayden O'Connor](#)

Facilities Planner | Vancouver School Board
604-713-5194 | hoconnor@vsb.bc.ca

From: s.22(1)
To: ["Arcangel, Dallas" <dallas.arcangel@vancouver.ca>](mailto:dallas.arcangel@vancouver.ca)
Date: 4/23/2021 12:13:59 PM
Subject: [EXT] 3737 Rupert St (DP-2020-00937) development application

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

Consideration should be given for the proximity to the elementary school. We do not need any alcohol consumption influence for the children.

If cannabis distributions have a radius restriction to schools and tobacco sales cannot be visible to minors, then liquor retail establishments should be mandated under similar guidelines.

In addition to the constant pan-handling there will be increased traffic. The school playground is in use even when school is not in session. Traffic will be an extreme hazard to the children and their families when they walk or bike to the school grounds on weekends and evenings.

We also have numerous seniors that take strolls in the vicinity. They do not want to be harassed by the vagrants and panhandlers either. These Asian seniors are scared to be out and about already due to recent Asian-hate crimes. They do not wish to have their only safe haven, their only joy to walk around the area that they live, to be taken away.

The demographics in the area is not suitable for a liquor store. The area has a large Asian population. These multigenerational families are not your target alcohol-consuming clientele.

Another consideration is the rush hour traffic on Rupert. It is already congested due to traffic access for the Iron workers memorial bridge. Rupert is the major road between the north shore and SW Marine Drive. There's no need to add additional liquor store traffic to fuel the daily road rage.

There is a BC liquor distribution branch within walking distance at Broadway and Rupert.

There is no need for this establishment.

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/19/2021 8:46:42 AM
Subject: [EXT] 3737 Rupert St development application

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

Hello Dallas,

We would like to provide feedback on the pending application for a liquor store at 3737 Rupert Street.

Our school is located well within 150 metres of this proposed liquor store, regardless of how you measure the distance. This is a clear violation of the City's own guidelines. As such, we are unclear how this application could even be considered for approval.

We strongly oppose this application. We do not think 3737 Rupert Street is an appropriate location for a liquor store, given its location adjacent to an elementary school.

Thank you,

s.22(1)

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/15/2021 9:58:57 PM
Subject: [EXT] 3737 Rupert St. DEVELOPMENT APPLICATION. Liquor Store.

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

Dear Dallas Arcangel,

I am writing in regards to the Notice of Development application DP - 2020 - 00937 at 3737 Rupert st.

As a resident and home-owner living in the area for s.22(1) I do not support this application. I believe any type of liquor store that is in close proximity from an elementary school (Renfrew Elementary) will create discomfort for families and create a negative backlash with near by residents.

Furthermore, there is also an afterschool day-care present on the school grounds.

I believe the city of Vancouver has a moral responsibility to prevent such types of retail stores to open and operate nearby an elementary school.

I am in support of new developments and welcome new small businesses in the neighborhood, however; I DO NOT support this application for a Liquor store at 3737 Rupert st.

Thank you for your time.

Best Regards,

s.22(1)

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/10/2021 7:53:49 PM
Subject: [EXT] 3737 Rupert St. Development Application

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

Hi Dallas,

I am writing this email because I'm concerned about the 3737 Rupert St. Development Application, where they are asking for a zoning exemption to put a liquor store near Renfrew Elementary School.

No liquor store should be within 150m of a school.

Take care,

s.22(1)

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/23/2021 3:54:05 PM
Subject: [EXT] 3737 Rupert St. Liquor Store / School

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

Hello Dallas,

3737 Rupert St. Liquor Store Application? having a liquor store across the street from an elementary school is against bylaws. Is this true? Please say no to a store like this in our community.

Thank you, s.22(1)

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
CC: s.22(1)

Date: 4/12/2021 6:01:00 PM
Subject: [EXT] 3737 Rupert Street - DP-2020-00937
Attachments: 0550_001.pdf

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

Dallas,

I am writing to **oppose** the application for a 3,670 sq. ft. Liquor Store retail space at 3737 Rupert Street.

Attached please find two pages from the City's Renfrew-Collingwood Community Vision (written in January 2002) which emphasizes the importance of "neighbourhood shopping areas" and "build on the success of existing businesses at 22nd and Rupert". We used to enjoy a neighbourhood friendly 7-Eleven convenient store, a bakery, a barber shop and a restaurant at that location. They had been successful businesses which had been operating for more than 10 years, frequent by many high-school student and locals.

In addition, a Liquor store is not a family neighbourhood store across from the Renfrew Elementary School and the Windermere Secondary School which is about a 15 minutes walk from the proposed location.
Thank you for your consideration.

Regards,

s.22(1)



The following CityPlan Directions provide a checklist for Community Visions:

Strengthen Neighbourhood Centres

- Provide shops, jobs, and services close to home, and create safe, inviting public places to meet and socialize.

Improve Safety and Better Target Community Services

- Identify ways to increase safety; to better provide community services; and to use arts and cultural activities to support community identity and participation.

Reduce Reliance on the Car

- Make it easier to get around on foot, by bike, and by transit.

Improve the Environment

- Suggest ways to improve air quality, conserve water and energy, and reduce waste.

Increase the Variety and Affordability of Housing

- Find ways to help meet the housing needs of community residents of all ages and incomes.

Define Neighbourhood Character

- Define what aspects of neighbourhood character, heritage, and appearance to retain, and decide the character of new development.

Diversify Parks and Public Places

- Meet park needs, and identify a variety of designs, activities, and locations for all kinds of public places, from play areas to greenways and gathering places.

Involve People and Redirect Resources

- Find new ways to involve people and to redirect resources to bring CityPlan Directions and the Community Vision to life.

Vision Background

What is This Vision?

This Vision describes the kind of community that people who live and work in Renfrew-Collingwood want it to become over the next 10 to 20 years, and how CityPlan directions should be implemented in Renfrew-Collingwood. It identifies what people value and want to preserve, what improvements are needed, and how change should occur. It will be used at City Hall to help set priorities for capital projects, direct City programs and services, and make decisions affecting this community. It also provides an opportunity for community organizations and individuals to act on Directions that the community has endorsed.

How was this Vision Created?

The Vision Directions were developed by people who live and work in Renfrew-Collingwood. The program began in January 2002 with community outreach and a weekend Visions Fair in April 2002. The heart of the process was a series of intensive public workshops in spring and fall 2002 where over 650 people spent many hours developing ideas and options on a variety of topics. From these sessions, Vision Directions were created and published in the *Community Vision Choices Survey*, distributed to all households, businesses, and property owners in June 2003. In addition, a special random sample of households was given the same survey. Over 1800 people responded to the survey to create a shared Vision for the future. In February 2004 the Vision Directions that were supported by the survey were approved by City Council.

A Community Liaison Group, which was composed of a wide range of community volunteers, provided continuity throughout the process, served as a 'watchdog' of the process to ensure that community input was carried through, and advised staff on community outreach and other matters.



People's Ideas...

- this location is already a 'heart' of the community — community centre, park, library, and seniors home
- natural to extend this into a shopping area as there are already lots of residents using facilities in this location

20.3 Important Shopping Areas on Rupert

Approved

The shopping areas at Rupert and 22nd and Rupert and 29th should be strengthened as neighbourhood shopping areas and special community places. Allow mixed use development (retail on ground floor with three storeys of housing above) within the commercial area, permit limited expansion of the commercial area, and add more ground-oriented multiple-unit residential buildings adjacent to the commercial area to support local businesses.

Percent agree 62/62%

People's Ideas...

- increase the size of the commercial zone on southwest corner of Rupert and 29th (then put lane through and make access for underground parking)
- on west side of 29th and Rupert, right-of-way could allow for further increase in commercial zone for better use and development
- make a bold move because the commercial areas are struggling and could become more vital
- build on the success of existing businesses at 22nd and Rupert
- increase the size of the commercial zone on south side of 29th and Rupert so that it can be better developed
- hold community festivals and multicultural events
- make transit more convenient; add more bike racks
- add Chinese features like flowers, art, Asian style buildings

20.4 Provide Attractive Links between the 'Mini-nodes'

Approved

Create attractive connections between the 'mini-nodes' with banners, medians, and street trees, and ensure consistency in design of the 'mini-nodes'. Ensure adequate transit services to and between the 'mini-nodes'

Percent agree 59%/60%

People's Ideas...

- ensure nodes all have similar design and look: paving, plants
- link the Three Links Senior Care to nodes at 29th and Rupert and 22nd and Rupert
- connect Renfrew Park Community Centre with Renfrew Ravine Park
- provide consistency in zoning (apply same zoning to the three nodal areas)



Rupert and 22nd shopping area

20.5 Shops and Services Continuous

Approved

In the shopping areas, shops and services should be continuous along the ground floor of buildings. Ground floor frontage should not be interrupted by driveways, drive-throughs, parking lots, or building fronts and uses that are not 'pedestrian friendly'.

Percent agree 63%/60%

People's Ideas...

- take advantage of views
- should not be oriented to the car — unique opportunity to make it pedestrian friendly
- don't permit parking lots at front, or on side on corners — keep parking at the rear or underground
- keep retail continuity, and possibly extend retail area

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
CC: s.22(1)

Date: 4/19/2021 8:37:24 PM
Subject: [EXT] 3737 Rupert Street - DP-2020-00937

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

Hi Dallas,

I am writing to **OPPOSE** the application of a Liquor Store retail located at 3737 Rupert Street.

Please consider the parents (including myself) of youngs and teenagers in this neighborhood, I have been living here for more than s.22(1) and this a safe area so far, but with the recent rezoning of 3868 Rupert Street with affordable rental home and 3737 Rupert Street (with a Liquor Retail Store application); we are now **feeling unsafe** and more worried about our children and other people who live around this neighborhood.

This is an area with an elementary school (Renfrew Elementary) just across the street, a secondary school (Windermere Secondary) just 5 mins walk and a Christian school (Vancouver Christian) just 6 mins walk from 3737 Rupert Street, shouldn't City of Vancouver to take serious of considering the youngs and teenagers in this neighborhood.

In addition, there's already a BC Liquor Distribution at Rupert Street via Boardway which is just 5 mins drive away from this neighborhood, shouldn't this be too close to have another Liquor Retail Store nearby?

Thank you for your consideration.

Regards,

s.22(1)

Vancouver, BC

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/22/2021 9:16:31 PM
Subject: [EXT] 3737 Rupert street development plan

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

Dear Mr. Arcangel,

I understand that a liquor store has been proposed at the site of 3737 Rupert Street. My family & I wholeheartedly disagree with such an idea! It would be very inappropriate to have liquor sales in such close proximity to an elementary school. Furthermore, this neighbourhood needs more essential retail & services to serve the community, to provide more opportunities for small businesses, to encourage people to stay local.

In these trying times of a pandemic, please do not open yet another liquor store.

Thank you for your consideration.

s.22(1)

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/15/2021 7:53:35 PM
Subject: [EXT] 3737 Rupert Street DP-2020-00937 retail store to a liquor store

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

Hello Dallas,

I have received this from the mail regarding an applicant who has applied to the City of Vancouver to open a liquor store on 3737 Rupert Street which is across from Renfrew Elementary School. According to the law, "No liquor store is supposed to be allowed 150m from a school," and I don't think there should be any exception.

1) This is a very big elementary school, there are around 500 students in the school, there is a school care program that runs in the school, which means the school is open all year long from 8 am to 6:30pm even summer/winter and spring break. There is a Strong Start program which allows kids below the age where they attend school, to go to the school. It's definitely NOT safe to have a liquor store that is so near to an elementary school.

2) There is already a BC liquor store on 3150 East Broadway, which is only around 5 minute drive from this location.

3) There is Windermere high school nearby, and the high school students already like to hang out together around this location since there are restaurants, stores and a bus station. It's NOT a safe and good idea to have a liquor store here.

4) I have lived in this area for around s.22(1) and it's a very safe area, where normally young families and senior/retired people live here. There are not many party-goers living here. We want to keep this area as safe as it is.

I hope the city can consider our opinion before making the decision.

Thank you very much

s.22(1)

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/14/2021 10:13:47 AM
Subject: [EXT] 3737 Rupert Street DP-2020-00937

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

Good morning Dallas,

My neighbours and I are deeply concerned about change in use from a retail to Liquor Store we have received the development application notice and noticed the city was "welcoming written comments on this application" by April 23, 2021. Would you be kind enough to direct us to where comments are to be sent and if you could provide us with any other helpful information?

Thank you kindly for your assistance,

s.22(1)



Virus-free. www.avast.com [avast.com]

[\[avast.com\]](http://avast.com)

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/12/2021 11:10:05 AM
Subject: [EXT] 3737 Rupert Street liquor store application

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

Hi Dallas,

I would like to find out more information about the liquor store application at 3737 Rupert Street. I live s.22(1) and my children attend Renfrew Elementary School, which is right across the street from the proposed location of the liquor store. In the [City of Vancouver Liquor Store guidelines](#), it clearly states: "No liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house". 3737 Rupert Street is on the northwest corner of Rupert and E 22nd Avenue. Renfrew Elementary is right across Rupert, on the northeast corner of Rupert and E 22nd Avenue. I'd like to know how this proposal is even being considered as it is a clear violation of the city's own guidelines?

Thank you,

s.22(1)

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/10/2021 12:58:13 PM
Subject: [EXT] 3737 Rupert street, proposed liquor store

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

Hello Dallas,

This matter is regarding the proposed liquor store at 3737 Rupert street.

We understand that the city wants to develop and I'm totally one for adding some retail and/or restaurants to our neighbourhood.

However, a liquor is not an appropriate choice, as our children's school is right across the street. According to the city's own liquor store guidelines, Section 4 (a), Separation from family oriented uses:

"No liquor store should be located within a 150m of an...elementary school...etc"

So please explain to me why the city would even consider allowing a liquor directly across from Renfrew Elementary School or any school for that fact.

Our children are impressionable enough in today's day and age and the last thing we need is to have a liquor store so close to them. The types of people who frequent liquor stores are less than desirable for our quiet residential family-oriented neighbourhood. We do not want our children to be negatively influenced by seeing drunken-disorderly people roaming our neighbourhood everyday. I can already foresee people taking their liquor and drinking it on our school grounds at night. Along with alcohol will come the drugs, then we will also have to start worrying about needles on our kids' school grounds. **Our children's safety should be the city's primary focus and responsibility when considering this proposal for an exemption and deny this request!**

We DO NOT want this in our neighbourhood!!!

Sincerely, a very concerned parent,
s.22(1)

Sent from my iPhone

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/10/2021 2:59:35 PM
Subject: [EXT] 3737 Rupert Street, Vancouver, BC - DP-2020-00937

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.

Dallas,

In response to the notice dated April 8th, 2021, be advised that being a homeowner and resident of this neighbourhood for nearly s.22(1) I must say that I am shocked at the City's attempt to open a liquor store in this highly family-oriented area.

To further add to a most likely inflammatory situation, the proposed location of this liquor store is directly across from the school that s.22(1)

What does the City hope to gain by opening a liquor store right beside an elementary school? Other than the fact of turning a profit. But at what expense? The safety of our children? How would you or any one involved in this project feel if this was the neighbourhood you live in? Would you be in full support of this proposal?

I would like an answer to the above-mentioned questions.

It should go without saying, but obviously in this case it does not because I am compelled to write this email on this matter. In my experience with liquor stores and similar types of establishments, more times than not, questionable and less than desirable individuals frequent these businesses. It would not be a far fetched assumption to believe that these individuals will drink on the school grounds among other things.

Needless to say, I am not in support of this proposal and will ensure many other parents in this neighbourhood voice their concerns.

s.22(1)

Sent from my iPhone 12 Pro Max

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/23/2021 11:16:28 AM
Subject: [EXT] 3737 Rupert Street, Vancouver BC liquor store - DP 2020-00937

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

Hello Dallas,

It was brought to my attention recently on Social media that the City of Vancouver is considering approving the establishment of a liquor store to be located at 3737 Rupert Street in Vancouver. As you know, this is directly across the street from an Elementary school. I can not fathom that the city authorities would allow such a business to be operating directly across the street (or even within vicinity of a school) where young minds are still at a very impressionable age. Alcohol is not illegal, but common sense would suggest that such a business should not be directly across the street from an elementary school. I am not sure, but wouldn't this be in violation of any bylaws? I felt compelled to reach out to you to ask that you do all you can to make it clear to the city of Vancouver that this proposal should be declined immediately.

Sincerely,

s.22(1)



From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/12/2021 10:28:38 AM
Subject: [EXT] 3737 Rupert Street, Vancouver; DP-2020-00937

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

Dear Ms. Arcangel,

I am a parent of students that attend Renfrew Elementary School, located at 3315 East 22nd Avenue, Vancouver, BC (northeast corner of East 22nd Avenue and Rupert Street).

I am writing to advise you that I am opposed to the above referenced development application that seeks approval of a retail liquor store at 3737 Rupert Street, Vancouver, BC (northwest corner of East 22nd Avenue and Rupert Street).

My opposition to the above application is based upon the following:

- 1) Approval of the development application would be in direct conflict with section 4 of the City of Vancouver – Liquor Store Guidelines:

Separation from Family oriented uses

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

Renfrew Elementary School is located directly across the street from the site of the proposed liquor store (within 150 m).

- 2) Renfrew Elementary School has student enrollment of approximately 450 to 500 students (mostly between the ages of 5 and 13) that attend during the hours of about 9 am to 3 pm, Monday to Friday (on school days). The proposed hours of operation of the liquor store are from Monday to Sunday 9 am to 11 pm. The proposed liquor store would be open for business every single day and hour that school would be in session, including after school activities, which often go to about 5 pm.
- 3) Renfrew Elementary School contains a park/playground, which is located within 150 m of the proposed liquor store. Again, in direct conflict with section 4 (set out above).
- 4) In addition to the above, I note the following:
 - a. Windermere Secondary School is located at 3155 East 27th Avenue, Vancouver (enrollment of about 1,000 students). This is in the general neighbourhood of the proposed liquor store.
 - b. Vancouver Public Library – Renfrew Branch, as well as the Renfrew Community Centre, are located at 2969 East 22nd Avenue, Vancouver. These are located in the general neighbourhood of the proposed liquor store.
 - c. Antioch Church is located at 3101 East 22nd Avenue, Vancouver. This is located in general

neighbourhood of the proposed liquor store.

- d. The proposed liquor store would be located in a residential family oriented neighbourhood.

In light of the above, I cannot see how the City of Vancouver can approve the proposed liquor store directly across the street from an elementary school in a residential family oriented neighbourhood.

Thank you.

s.22(1)

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

s.22(1)

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s.22(1)

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

s.22(1)

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

From: s.22(1)
To: ["Arcangel, Dallas" <dallas.arcangel@vancouver.ca>](mailto:dallas.arcangel@vancouver.ca)
Date: 4/12/2021 3:39:30 PM
Subject: [EXT] comment on the application for liquor store on 3737 Rupert Street (DP-2020-00937)

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

Hi,
I personally am against having a liquor store being so close to an elementary school and am worried about the safety of the children. We as parents all know what liquor can do to a person and definitely want to protect our children from being exposed to people who may be intoxicated before or after liquor purchase. Please reconsider for the sake of the little children.

Regards,

s.22(1)

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
CC: s.22(1)

Date: 4/18/2021 11:47:27 AM
Subject: [EXT] Complaint against liquor store opening - DP-2020-00937

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.

Date: April 12, 2021
City of Vancouver
TO: Dallas Arcangel

Re: Complaint against Liquor store on 3737 Rupert St, DP-2020-00937

Dear Sir/Madam,

This is one of the most serious matters to open a liquor store in this area. Because there are two primary schools, Vancouver Christian school and Renfrew Elementary school located in this area, especially the Renfrew Elementary school is right on the same intersection of Rupert & E 22nd Ave.

The liquid would attract more our children and customers toward this area. Our children are being addicted to alcoholic liquid and lose the health in unethical activities. Therefore, we are strongly opposed to the development application of DP-2020-00937, opening any Liquid store in this area.

Thank you for your attention.

s.22(1)

On the behalf of 3100 & 3200 Block, 20th & 21st Ave

s.22(1) E 21th Ave s.22(1)
E 20th Ave
E 21st Ave -
E 21st Ave -

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s.22(1)

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
s.22(1)
Date: 4/22/2021 1:30:28 PM
Subject: [EXT] CoV DP-2020-00937- Strongly opposed

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

Dear Dallas,

s.22(1) located on the Northeast corner of Rupert and 22nd, my family and I are strongly opposed to the development of a liquor store directly across the street from the school.

According to the City of Vancouver's Liquor Store Guidelines, there are clear rules for where liquor stores can be located:

4. Separation from Family oriented uses

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

The application for DP-2020-00937 is in direct contradiction to these City guidelines and is not in the best interest of the community as a whole.

A liquor store should not be located directly across from an elementary school.

There are several studies that indicate a higher rate of crime in neighbourhoods with liquor stores:

- <https://drugfree.org/drug-and-alcohol-news/study-finds-link-between-number-of-neighborhood-liquor-stores-and-youth-homicides/> [drugfree.org]
- <https://www.lawnow.org/influence-liquor-outlet-density-domestic-violence-alberta/> [lawnow.org]
- https://preventdomesticviolence.ca/wp-content/uploads/2018/03/Role_of_Alcohol_Outlet_Density_in_Reducing_Domestic_Violence_in_Alberta.pdf [preventdomesticviolence.ca]
- <https://arg.org/news/violent-crime-linked-to-liquor-stores/> [arg.org]
- https://www.researchgate.net/publication/229050394_Do_Liquor_Stores_Increase_Crime_and_Urban_Decay_Evidence_from_Los_Angeles [researchgate.net]
- https://www.socialworktoday.com/news/dn_092111.shtml [socialworktoday.com]
- <https://www.ojp.gov/pdffiles1/nij/grants/227646.pdf> [ojp.gov]

Furthermore, there are several liquor stores already in the area for example, near Rupert and Broadway, Nanaimo and Kingsway, Joyce and Kingsway.

Please protect our neighborhood and our children and make the ethical decision.

Please accept our feedback as strongly opposed against this development permit.

Thank you,

s.22(1)

and on behalf of:

s.22(1)

s.22(1)

s.22(1)

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/19/2021 7:11:47 PM
Subject: [EXT] Development Application 3737 Rupert St DP-2020-00937

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

Dear Ms. Arcangel:

We have received a Notice of Development Application regarding the above property. We are owners of a residential property within 2 blocks of the proposed development.

We very much oppose the change of use of the property from Retail Store to Liquor Store Type 3 for the following reasons:

- a) the property is directly across the street from Renfrew Community Elementary School (3315 22nd Ave E) and the proposed liquor store would be open everyday that the school is in session as the proposed hours are 7 days a week, 14 hours a day.
- b) the property is 5 blocks away from Windermere Secondary School at 3155 27th Ave E.
- c) alcohol is both legal and accessible and is related to many health and addiction issues. We need to protect our children from the introduction of alcohol at an early age so that they do not become desensitized to it. School children would pass the store everyday on their way to and from school. There would be no school day that children would not see the liquor store open. From kindergarten to grade 7, the liquor store would be a constant presence in these children's lives.
- d) the school grounds are too close to the proposed liquor store and may appear to be an ideal place for people to congregate and drink, potentially leaving behind broken bottles, graffiti, vandalized playground equipment, litter, condoms, etc.
- e) 3737 Rupert St is surrounded by residential homes. The liquor store would bring increased traffic, public alcohol consumption, public urination and defecation, noise far into the night, panhandlers, vagrants and buskers to the neighbourhood.

Please do not permit the application from DeAngelis Architecture The A Studio for a liquor store. Please help us and other parents and residents keep alcohol away from young impressionable children.

Adults are able to access liquor from restaurants, bars, liquor stores and some grocery stores. Let's not place alcohol so close to our children.

Sincerely,

s.22(1)

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/17/2021 12:47:36 PM
Subject: [EXT] Development Application DP-2020-00937

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

Dear City of Vancouver,

I received the mailed notification for the proposed liquor store business at the corner of Rupert and 22nd Avenue.

The City of Vancouver website provides a PDF file describing the Liquor Store guidelines the City Council has approved.

Page 3 of this document states that a liquor store CANNOT operate within 150 metres from a school.

Renfrew Elementary School is DIRECTLY across the street from the proposed business.

We have a BC Liquor Store located 1 km away, located on Rupert and Broadway, for those neighbours who would like to purchase liquor products.

I do not understand how this application is under consideration.

I have a young family and I do not see how this business would benefit my community. I strongly oppose this proposal.

s.22(1)

From: ["Janine Susan Lamb" <jlamb@vsb.bc.ca>](mailto:jlamb@vsb.bc.ca)
To: ["Arcangel, Dallas" <dallas.arcangel@vancouver.ca>](mailto:dallas.arcangel@vancouver.ca)
Date: 4/23/2021 1:10:27 PM
Subject: [EXT] Development Permit DP-2020-00937

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

Dear Dallas Arcangel,

The VSB planning and facilities department has been made aware of an application for development permit DP-2020-00937.

The City of Vancouver is the governing authority for these uses, and the VSB supports the relative order of importance as the following:

1. zoning, including re-zoning where appropriate
2. direct authority from Director of Planning under the Vancouver Charter to modify or interpret City By-Laws,
3. variances to regulations through the Board of Variance,
4. building permits and licensing

I am contacting you in my capacity as the Principal of Renfrew Elementary School (3315 E 22nd Avenue), regarding the pending application for a liquor store at 3737 Rupert Street. Renfrew Elementary School is situated on the northeast corner of Rupert and E 22nd Avenue. This is directly across Rupert Street from the proposed liquor store site. According to the City of Vancouver's Liquor Store Guidelines, there are clear rules for where liquor stores can be located:

4. Separation from Family oriented uses:

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

The Renfrew PAC has expressed to me their membership's opinion that this location is not appropriate for a liquor store. As proposed, it will directly face the school and would be within 150 metres of the school. I have additional concerns it will result in traffic and parking pressures that will impact the school community as many parents commute to bring their children to the Montessori program. As a result, I am in agreement with the PAC position.

I appreciate your attention to this matter.

Regards,

Janine Lamb

Principal

Renfrew Elementary School

jlamb@vsb.bc.ca

Phone: 604-713-4851

With gratitude and acknowledgement of the unceded and traditional lands of the Coast Salish peoples –

ᑕᑦᑲᑦᑲᑦᑲᑦ mesh (Squamish), ᑕᑦᑲᑦᑲᑦᑲᑦ Wᑲᑲᑲᑲᑲᑲ (Tsleil-Waututh), and x^wməᑲᑲᑲᑲᑲᑲ (Musqueam) na upon which we live, work and play.

CONFIDENTIALITY NOTE: This email message and any attachments are confidential. If you have received this message in error, please notify me by return email and delete this copy. Thank you.

 Please consider the environment before printing this email.

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/10/2021 5:37:46 PM
Subject: [EXT] DP -2020 - 00937 Opinion

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.

\u-257 ?
\u-257 ?

Sent from my iPhone

Begin forwarded message:

From: s.22(1)
Date: April 10, 2021 at 1:45:17 PM PDT
To: dallas.arcangel@vancouver
Subject: DP -2020 - 00937 Opinion

\u-257 ?Hello Dallas,

I received a Notice of Development Application for 3737 Rupert Street and I am concerned.

As a parent of s.22(1) I do not approve of a liquor store opening across the street from the school. The proximity is too close - children are naturally curious and easily influenced by behaviours. We don't want them exposed to seeing adults going into a liquor store during the school week.

The past retail stores usually had children hanging out in the parking lots and I don't know if that will be the case with the new development. If that ends up happening, a liquor store would not be an ideal tenant for that location.

Thank you for your attention Dallas.

s.22(1)

Sent from my iPhone

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/21/2021 5:51:49 PM
Subject: [EXT] DP 2020 00937

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.

Proposed Private Liquor Store at 3737 Rupert

I am opposed.

There are BC Government liquor stores at the following nearby locations

Broadway / Skeena
Champlain Mall, 54th and Kerr
Kingsway / Tyne.
Brentwood Mall

The site could be put to better use to serve the local community.

Information has not been forthcoming from the city. In my experience this is consistent with other major projects where the neighbourhood has been affected by such developments and suffered the consequences.

s.22(1)

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

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/15/2021 9:02:11 PM
Subject: [EXT] DP-2020-00937

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.

Ref:3737 Rupert Street

Here are my thoughts-

1. With 10min walking from Rupert street down to Real Canadian Superstore, just another 5min; there is a retail liquor store. Why there is a need to have another one?
2. Across from the site mentioned above, there is the low income subsidy units currently under develop. Why would the City even consider a proposal or allow a retail liquor store? This will be a harder impact on their financial.
3. Lastly to consider a secondary and an elementary school near by.

With all of the above, I oppose for a retail liquor store.

Resident of East 22nd Avenue

Sent from my iPad

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/24/2021 8:50:26 PM
Subject: [EXT] DP2020-00937 3737 Rupert Street

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

Dear Mr. Arcangel,

I am writing to oppose the proposed liquor store at 3737 Rupert Street.

The building of a Liquor store at 3737 Rupert contradicts City By Law that Liquor Stores cannot be within 150 meters of any schools. Renfrew Elementary school is directly across the street.

Regards,

s.22(1)

Sent from my iPhone

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/9/2021 4:22:12 PM
Subject: [EXT] DP-2020-00937

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

Hi Dallas,

We are **strongly opposed to the opening of this liquor store** and have very serious concerns about a liquor store being directly across the street from an elementary school.

Major concerns are

1. Public safety in a sensitive area with many minor children and youth
2. increased risk of liquor accessibility to minors
3. nuisance activity
4. public drunkenness
5. disturbing the peace
6. vandalism.

The elementary school already experiences its fair share of vandalism and I have no doubt it will increase with the opening of a liquor store directly across the street. I am also very concerned about the general public safety of the neighborhood as liquor stores generally attract aggressive panhandlers. Frankly, I'm surprised there isn't an existing by-law to prevent liquor stores from operating so close to school like there is for marijuana dispensaries.

I hope the concerns mentioned are taken into consideration to prevent the approval and strongly urge the City to consider creating by-laws to prevent liquor stores from operating so close to school much like there are for marijuana dispensaries.

Please feel free to contact me if you have any further questions regarding this issue.

Regards,

s.22(1)

From: ["Allan Wong" <Allan.Wong@vsb.bc.ca>](mailto:Allan.Wong@vsb.bc.ca)
To: ["Arcangel, Dallas" <dallas.arcangel@vancouver.ca>](mailto:dallas.arcangel@vancouver.ca)
CC: ["Carmen Cho" <Carmen.Cho@vsb.bc.ca>](mailto:Carmen.Cho@vsb.bc.ca)
["Group Trustees" <GroupTrustees@vsb.bc.ca>](mailto:GroupTrustees@vsb.bc.ca)
["Suzanne Hoffman \ \(Superintendent\\)" <shoffman@vsb.bc.ca>](mailto:shoffman@vsb.bc.ca)
["David Green" <dgreen@vsb.bc.ca>](mailto:dgreen@vsb.bc.ca)
["Ron Macdonald" <rmacdonald@vsb.bc.ca>](mailto:rmacdonald@vsb.bc.ca)

Date: 4/24/2021 3:19:44 PM

Subject: [EXT] Fw: Liquor Store Permit & Renfrew Elementary School

Attachments: AP_313_Incompatible_Land_Uses_Near_Schools.pdf

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

Dear Dallas,

I tried to send this yesterday (deadline) but I erroneously sent it to a non-existent wrong email address. Nevertheless, our district staff has earlier reached out to the City to share our administrative procedure with the City.

Please accept the attached relevant VSB administrative Procedure.

As promised, following my voicemail, please find attached the Vancouver School Board Administrative Procedure 313 INCOMPATIBLE LAND USES NEAR SCHOOLS.

I am led to be aware that the proposed West Coast Liquor Store is being considered at 3281 East 22nd Avenue. I believe it is within 300 metres (approximately 1,000 feet) to Renfrew Elementary School. As such, I would like you to take into consideration our sincere concerns about the proximity of this store being near a school.

I am sending this as a personal email given the deadline for accepting comments is today. If required, I can seek a formal resolution, in opposition to the approval of the Liquor store at this site, from the Vancouver Board of Trustees.

Sincerely,
Allan Wong
Vancouver School Board Trustee
Chair of the VSB Facilities Planning Committee
604-313-3436

CC:
VSB Trustees
VSB Superintendent of Schools
VSB Secretary-Treasurer
VSB Director of Facilities

From: Allan Wong <Allan.Wong@vsb.bc.ca>

Sent: April 23, 2021 9:21 AM

To: dallas.arcangel@vancouver <>

Cc: Carmen Cho <Carmen.Cho@vsb.bc.ca>; Group Trustees <GroupTrustees@vsb.bc.ca>; Suzanne Hoffman (Superintendent) <shoffman@vsb.bc.ca>; David Green <dgreen@vsb.bc.ca>; Ron Macdonald <rmacdonald@vsb.bc.ca>

Subject: Fw: Liquor Store Permit & Renfrew Elementary School

Good morning Dallas,

As promised, following my voicemail, please find attached the Vancouver School Board Administrative Procedure 313 INCOMPATIBLE LAND USES NEAR SCHOOLS.

I am led to be aware that the proposed West Coast Liquor Store is being considered at 3281 East 22nd Avenue. I believe it is within 300 metres (approximately 1,000 feet) to Renfrew Elementary School. As such, I would like you to take into consideration our sincere concerns about the proximity of this store being near a school.

I am sending this as a personal email given the deadline for accepting comments is today. If required, I can seek a formal resolution, in opposition to the approval of the Liquor store at this site, from the Vancouver Board of Trustees.

Sincerely,

Allan Wong

Vancouver School Board Trustee

Chair of the VSB Facilities Planning Committee

604-313-3436

CC:

VSB Trustees

VSB Superintendent of Schools

VSB Secretary-Treasurer

VSB Director of Facilities

From: s.22(1)

Sent: April 22, 2021 11:35 PM

To: Allan Wong <Allan.Wong@vsb.bc.ca>

Subject: Re: Liquor Store Permit & Renfrew Elementary School

Dear Allan Wong,

I would like your support in asking the City of Vancouver to reinforce their own "Liquor Store Guidelines" and reject a developers' request to allow for a liquor store be situated directly across from Renfrew Elementary School.

Please join myself and other concerned parents at Renfrew Elementary School in asking the city to not allow for this permit, as it violates City of Vancouver's Liquor Store Guideline of not being within 150 m. family oriented uses space. The liquor store will be less than 100 m. walking distance from Renfrew Elementary School.

*Section 4(a) "Separation from Family oriented uses"

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

Important: City of Vancouver is accepting comments until April 23, 2021.

Contact for this project application at City of Vancouver:

<https://shapeyourcity.ca/3737-rupert-st> [shapeyourcity.ca]

Dallas Arcangel
Project Coordinator
City of Vancouver
Phone: 604-871-6857
Email: dallas.arcangel@vancouver.ca

Thank-You,

s.22(1)

INCOMPATIBLE LAND USES NEAR SCHOOLS

Background

The District operates in an urban environment with a necessary mixture of land uses. The District recognizes the authority of the City of Vancouver and senior levels of government to control the development of property and the regulation of business.

However, the safety and security of students, staff, and school facilities and grounds is a primary responsibility of the District. When changes are proposed to an area that may threaten the safety and security of individuals and property, the District may choose to advocate to the proper authorities on behalf of the local school community.

Incompatible land uses are those that may result in negative externalities to the school, such as, increased traffic, litter, truancy concerns, noise, changes in pedestrian habits, "attractive nuisances", undesirable clientele, or other potential safety or health hazards. Proposed uses, such as neighbourhood pubs, adult theatres, cellular antenna, controversial public or special residential facilities, or changes to existing traffic patterns, may result in such negative externalities to a school use.

Procedures

1. Each use that may be deemed incompatible near a school will be weighed in terms of safety considerations and its proximity to a school(s). In general, the District will restrict its attention to the proposed changes within 300 metres (approximately 1,000 feet) of an existing school, although there may be special circumstances when the District may oppose a change in use beyond that distance.
2. The District expects the City and other appropriate authorities to enforce by-laws which are designed to minimize conflicts among different neighbourhood uses. Appropriate protocols, therefore, will be established to ensure co-operation between the District and the City. The District will request enforcement as required in order to ensure the safety and security of persons and facilities associated with a local school use.
3. The District will seek assurances from the City and other appropriate authorities that proper notification of proposed changes will be given to the District and the local school(s). Early consultation of a proposal by these authorities will help to reduce the need for District involvement in the decision-making process. It is not the intention of the District to become involved in routine City planning and land-use matters.
4. The District's position with respect to incompatible uses near school will be monitored periodically in order to maintain its effectiveness and viability. The District will co-operate with the City and other agencies to ensure that changing land uses do not compromise the overall well-being of a school community.
5. The identification of incompatible land uses near schools is a difficult exercise. There are many changes in land use or other local initiatives which could affect the overall safety and security of the nearby school(s). While the District may choose not to comment or take a

position on most development activities, the District reserves the right to intervene with other government authorities when appropriate.

- 5.1. The District will request the City and other senior levels of government to provide adequate notification of any proposed change in a neighbourhood that may disrupt the local school community, e.g. that would cause significant increases in traffic, create truancy, attract nuisance problems, or generate other safety or health hazards. This would apply to all potentially disruptive uses or changes within 1000 feet of an existing school.
- 5.2. Notification to the District is also to be standard practice for any significant development activities that are in a school community but occurring more than 1000 feet from an existing school. Some development initiatives may have far-reaching effects on the safety and security of nearby school facilities.
- 5.3. The notifications would also be directed to the following at each school that may be affected by a proposed change:
 - 5.3.1. Principal,
 - 5.3.2. Chair of Staff Advisory Committee,
 - 5.3.3. Chair of Parents' Advisory Council,
 - 5.3.4. Liaison trustee.
- 5.4. Upon receipt of such notification, each group has the responsibility to assess the possible effects of the proposal on the local school community. If it is determined that the use may be incompatible, e.g. cause significant increases in traffic, create truancy, attractive nuisance problems, or generate other safety or health hazards, an individual group may respond directly to the City or other authorities. The appropriate staff from the District will also review the potential effects of the proposed change.
- 5.5. If a school-based group chooses to take issue with the proposal, the group(s) is to notify all other concerned parties. Any or all other groups may or may not support the action. The District is to be advised of any concerns or actions coming from the local school community.
- 5.6. The District may be requested to support a position of opposition or complaint from a local school community. Senior management will receive this request and refer it to the Chair of the Facilities Planning Committee for review. If it is deemed appropriate, the matter will be directed to the Facilities Planning Committee and the Board for further action.
 - 5.6.1. The Board may or may not support a local position on a proposed change or potential incompatible use. The Board has the opportunity to intervene with other government authorities, but the Board will exercise discretion in its involvement in planning or other local government matters. The Board will rely heavily on the local school communities to address local issues.
- 5.7. The City and other levels of government will be requested to ensure that relevant by-laws and regulations are enforced consistently. Certain uses near schools can be tolerated if by-laws are enforced, whereas they may create incompatible conditions without enforcement.
- 5.8. Principals are to be advised of any changes to existing by-laws or regulations that may affect the operation of certain commercial activities or other land uses; for example, the lowering of the age limit for admission to billiard parlours or arcades may generate problems for nearby schools. Principals have the responsibility to notify parents of these changes or their concerns with respect to certain neighbourhood land uses.

- 5.9. Senior management will monitor the regulations and maintain contact with the appropriate City staff. Principals will be advised of the expectations and responsibilities of the local community. Adjustments may be made to administrative procedures that provide for greater effectiveness.

Reference: Sections 7, 20, 22, 65, 85, School Act

Adopted: October 16, 1989

Revised: September 1994; January 1999; February 2005; December 2005; September 24, 2018

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/10/2021 8:17:20 AM
Subject: [EXT] Fwd: Opposition to DP-2020-00937

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.

Sorry, I just noticed I made a typo in my address

My correct address is

s.22(1)

Vancouver, BC s.22(1)

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

From: s.22(1)
Date: Sat, Apr 10, 2021 at 8:09 AM
Subject: Opposition to DP-2020-00937
To: <dallas.arcangel@vancouver.ca>

Dear Ms. Arcangel,

I am writing to express my concerns about a Notice of Development Application I received about a proposed liquor store at 3737 Rupert St.

I am VEHEMENTLY OPPOSED to this application for a liquor store directly across Renfrew Elementary school, where my children attend, and less than 1km from Windermere Secondary school. I cannot think of a worse location. A liquor store there would make this an UNSAFE PLACE for the children who attend the school and the residents of this neighbourhood.

There are many academic studies that show the availability of off-site liquor consumption such as liquor stores and higher levels of disorderly conduct and violent crimes including: robbery, domestic violence, and aggravated assault. Also, alcohol consumption begins during adolescence and increases as young adults reach their late teens. Increasing the availability of alcohol to our teenagers would have socially undesirable consequences for our neighbourhood.

Liquor stores enable public drinking and attract local young drinkers as well as people and traffic from out of the area at all hours of the day and night. I have friends that live by the liquor store at Kingsway and Nanaimo who experience this along with the associated noise, drug consumption, discarded cigarette butts, public urination/defecation, graffiti, vandalism, and other disorderly conduct. These same people congregate in empty lots and spaces late into the night. Renfrew elementary would be a natural place for them to do this.

This is a bedroom and law abiding community and a liquor store does not fulfill any need for its local residents. Conversely, it will destroy the safety and well being of the neighbourhood.

I implore you to do everything in your power to turn down this application.

Sincerely,

s.22(1)



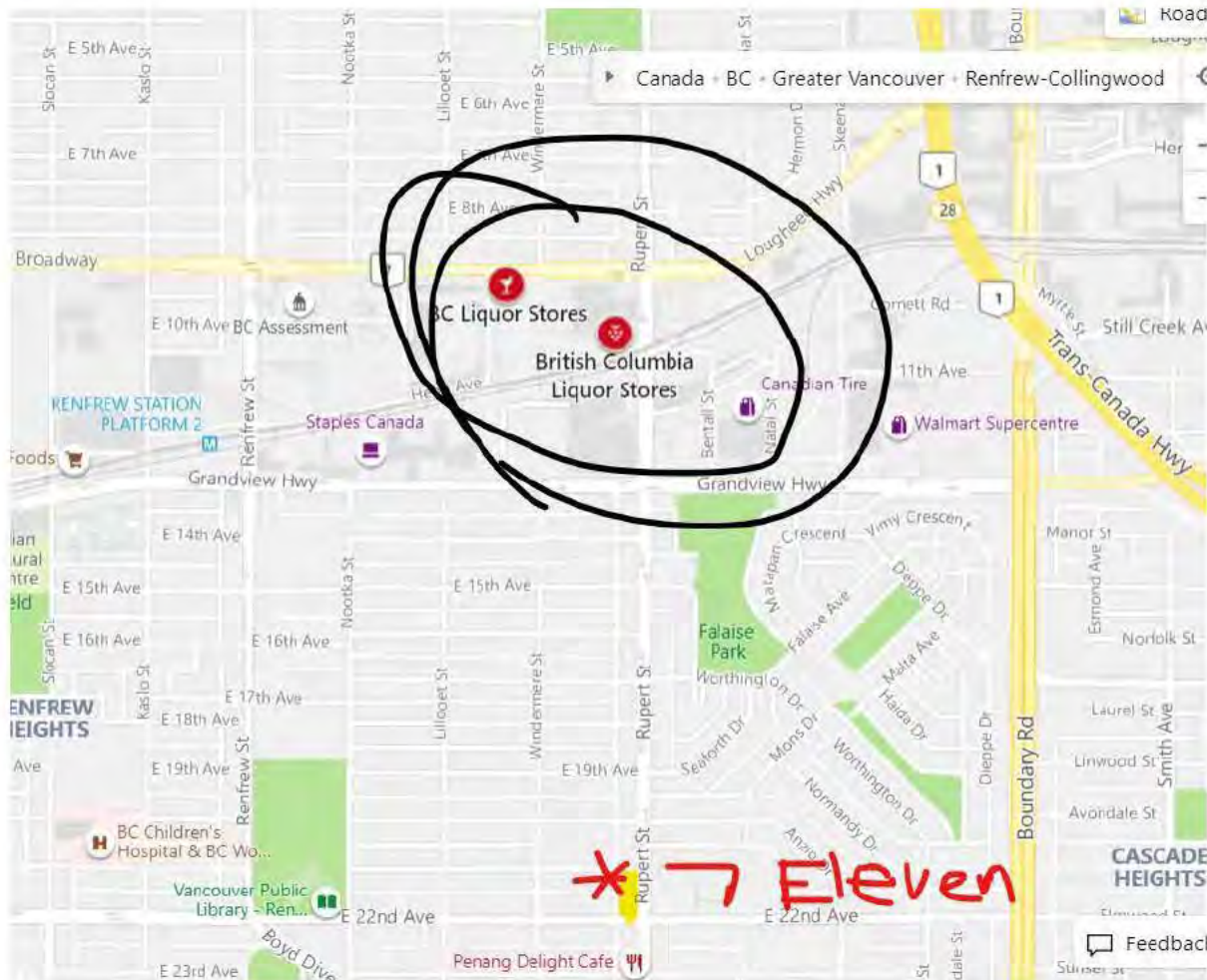
From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/21/2021 12:11:20 PM
Subject: [EXT] https://shapeyourcity.ca/3737-rupert-st

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

Hello,

I am a parent of a child who attends Renfrew Elementary school and I understand the complex across the street that was previously and 7 ELEVEN is now being discussed to be a liquor store.

DO YOU NOT KNOW THAT THERE IS A LIQUOR DISTRIBUTION AND STORE A COUPLE OF BLOCKS DOWN THE STREET



DO NOT BUILD A LIQUOR STORE RIGHT ACROSS THE STREET FROM AN ELEMENTARY SCHOOL AND NEARBY HIGHSCHOOL. IT WILL NOT BE SAFE FOR THE CHILDREN!!!!

From: Lamb, Janine s.15(1)(l)
Sent: April 19, 2021 8:33 AM
To: jlamb@vsb.bc.ca <jlamb@vsb.bc.ca>
Subject: Information regarding proposed liquor store

Good morning,

The PAC has requested that I share with you information regarding a proposed liquor store to be located across the street from Renfrew Elementary School in the new development where the old 7 11 was located. If you have an opinion on the proposal, please use this link:

<https://shapeyourcity.ca/3737-rupert-st> [shapeyourcity.ca]

The contact of the project coordinator at city Vancouver is dallas.arcangel@vancouver.ca and the phone number is: [604-871-6857](tel:604-871-6857)

Thank you,
Janine Lamb
Principal, Renfrew Elementary School

From: s.22(1)
To: ["Arcangel, Dallas" <dallas.arcangel@vancouver.ca>](mailto:dallas.arcangel@vancouver.ca)
Date: 4/23/2021 9:20:16 AM
Subject: [EXT] Liquor store at Rupert and 22nd

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

Hello, I live in the neighborhood and feel it is highly inappropriate to have a liquor store directly across the street from an elementary school. There are bylaws in place to prevent this and should not be circumvented. Please for the sake of all, let's avoid the trouble this will eventually cause in terms of those of us opposed having to organize to protest outside the liquor store and bringing media attention to this situation. Thanks

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/22/2021 8:14:37 AM
Subject: [EXT] Liquor store location

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

To Mr. Dallas Arcangel,

As a concerned parent of their children attending Renfrew Elementary, among other kids, I would prefer the liquor store proposition business be relocated elsewhere and preferably NOT within the bylaws of it being near a school or in this case, across the street from a school. How this is open for permissible boggles my mind why bylaws were set to begin with. This goes along the same proposed idea of opening a dispensary on Rupert and East 14th Ave. This neighbourhood will be ruined if you allow ridiculous propositions be allowed. Think rationally. Children safety! Utilize the space more effectively for something we will support. Thank you for your time.

Concerned parent,

s.22(1)

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/21/2021 10:48:07 AM
Subject: [EXT] Liquor Store

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To whom it may concern/Dallas Arcangel(Project Coordinator)

I am writing this email to voice my concerns regarding the proposed development of a Liquor Store at 3737 Rupert Street. My concerns are the same as in the attached Petition below.

Thank you.

s.22(1)

Vancouver, B.C.

3737 Rupert St (DP-2020-00937) Development Petition Opposing Change of Use for a Liquor Store

Please find enclosed a petition from very concerned residents within the immediate community around the proposed change of use at 3737 Rupert St, Vancouver, BC of approximately 3670 sq. ft of Retail Store to a Liquor Store -Type 3 in the existing six-story mixed-use building with proposed hours of operation: Monday -Sunday, 9am to 11pm.

We are opposed to the change of use to a liquor store for the following reasons:

1. It is across the street from Renfrew Elementary School and playgrounds. We are afraid it will have a negative impact on children and the community. Furthermore, the City of Vancouver Liquor Store guidelines amended May 2, 2018 prescribe "4 Separation from Family oriented uses (a) No liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house." The proposed location is clearly within 150m of Renfrew Elementary School
2. Vancouver Christian School, Happy Corner preschool, Renfrew Child Care Centre, and Windermere Secondary School are also close by and would be negatively impacted
3. Windermere Secondary School students frequently walk through this area daily to restaurants and retail stores maybe negatively influenced
4. Renfrew Heights Recovery House is close by and houses vulnerable young adults requiring and providing support and a substance free environment
5. Concerns with loitering on school property, public drunkenness, pan handling, disturbing the peace and vandalism near a liquor store that may result in more policing
6. Concerns with single lane traffic congestion, problems with greater difficulty finding adequate parking and traffic overflowing in residential areas
7. Instead of a liquor store the community would be better served by other high demand retail stores and services such as medical offices, post services, learning centres, bakery, and after school facilities
8. We don't see the need for another liquors store as there is a government liquor store within 1.3km northbound and two more private liquor stores 2km southbound

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/10/2021 5:04:45 PM
Subject: [EXT] No liquor or cannabis store at 3737 Rupert street, Vancouver

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Hey Dallas,

I heard about the development of a liquor store near a school. I am not for having a liquor store so close to Renfrew school. Fyi. A liquor store shouldn't be within 150m of a school

Thanks

Renfrew neighborhood resident

s.22(1)

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/10/2021 7:40:01 PM
Subject: [EXT] Notice of Development Application at 3737 Rupert Street

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

Hi,

We received the notice of development application regarding the possible permission for the operation of a liquor Store at 3737 Rupert Street.

I'm writing to you to let you know that I'm protesting against this. The neighbourhood has been a quiet and peaceful one, not to mention that Renfrew School is just right next block, and having the liquor store could very likely cause this tranquility go away. This is not something i want to see in our neighborhood for sure. I also worry about neighbourhood safety and the safety the kids who attend Renfrew School as having a liquor store WILL lead to drinking and other illegal activities in the neighbourhood. These risks and the severity of the risks far outweighs the benefits. As far as I know, there is already one liquor store on Broadway (few minutes away), one on kingsway at nanaimo (Less than 10 minutes away) and one on kingsway at Tyne (again less than 10 minutes away). We seriously don't need another liquor store giving the proximity of the other ones, and certain we don't need one liquor store at 3737 Renfrew Street.

Thanks for helping me and the others who share the same concern raise this matter to the authorities.

Thanks,
s.22(1)

Sent from my iPhone

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/23/2021 2:32:51 AM
Subject: [EXT] Notice of Development Application DP-2020-00937, 3737 Rupert Street

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Please be advised I am opposed to having a liquor store directly across the street from Renfrew Elementary School. with a large population of children attending.

As well, Windermere Secondary School is nearby and many students walk everyday to this part of the neighbourhood to visit and make use of the retailers at all times.

This is a highly family orientated neighbourhood that would like retailers to provide goods and services that will include the needs of children and teenagers. A pharmacy, various medical offices, postal services, gift and craft shops, learning centres, food outlets that offer volunteer or job opportunities and will allow nearby teens to gain work experience and acquire self confidence from learning in familiar and safe surroundings.

A liquor store is not needed in a family dominant neighbourhood and especially not across from an elementary school of young children and nearby high school of young, curious teenagers.

Sincerely,
s.22(1)

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/19/2021 8:00:03 PM
Subject: [EXT] Opposition to DP-2020-00937 (3737 Rupert Street development application)

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

Hello Dallas,

I am writing to you to CATEGORICALLY OPPOSE the proposed development of the captioned liquor store. There are a host of different reasons as to why I feel this way but I have narrowed them down to three.

First, we preach and teach children at an early age life lessons which include saying no to drugs, smoking and alcohol. The optics of having a liquor store directly across from Renfrew Elementary School (and walking distance from Windermere Secondary) sends absolutely the wrong message to impressionable youth.

I see no reason why a liquor store should be established at this proposed location when there are established liquor stores within 5 Kms of each other. These locations include the liquor stores at 1st and Renfrew, Broadway near Rupert, at the Safeway parking lot on Kingsway near Joyce and Eldorado at Nanaimo and Kingsway. There is absolutely no need for another store given its close proximity to the captioned stores.

Finally, and most importantly, liquor stores are a magnet for some of the lowest common denominators within our society. If you do not know this Rupert neighbourhood of mine I invite you come by for a visit. It's a quaint community that is peaceful, quiet and has that very special tight community feel. The local establishments are well kept and run. The streets are clean and people and children feel safe. Opening a liquor store will risk inviting those into my community those persons in our society who lack social responsibility and /or a moral compass.

Dallas, I implore you as a parent, responsible member of our society or just as a fellow, law-abiding human being. Do the right thing and reject this proposal.

Sincerely,

s.22(1)

Vancouver

s.22(1)

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/10/2021 8:09:56 AM
Subject: [EXT] Opposition to DP-2020-00937

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

Dear Ms. Arcangel,

I am writing to express my concerns about a Notice of Development Application I received about a proposed liquor store at 3737 Rupert St.

I am VEHEMENTLY OPPOSED to this application for a liquor store directly across Renfrew Elementary school s.22(1) and less than 1km from Windermere Secondary school. I cannot think of a worse location. A liquor store there would make this an UNSAFE PLACE for the children who attend the school and the residents of this neighbourhood.

There are many academic studies that show the availability of off-site liquor consumption such as liquor stores and higher levels of disorderly conduct and violent crimes including: robbery, domestic violence, and aggravated assault. Also, alcohol consumption begins during adolescence and increases as young adults reach their late teens. Increasing the availability of alcohol to our teenagers would have socially undesirable consequences for our neighbourhood.

Liquor stores enable public drinking and attract local young drinkers as well as people and traffic from out of the area at all hours of the day and night. I have friends that live by the liquor store at Kingsway and Nanaimo who experience this along with the associated noise, drug consumption, discarded cigarette butts, public urination/defecation, graffiti, vandalism, and other disorderly conduct. These same people congregate in empty lots and spaces late into the night. Renfrew elementary would be a natural place for them to do this.

This is a bedroom and law abiding community and a liquor store does not fulfill any need for its local residents. Conversely, it will destroy the safety and well being of the neighbourhood.

I implore you to do everything in your power to turn down this application.

Sincerely,

s.22(1)



From: ["Hayden O'Connor" <hoconnor@vsb.bc.ca>](mailto:hoconnor@vsb.bc.ca)
To: ["Arcangel, Dallas" <dallas.arcangel@vancouver.ca>](mailto:dallas.arcangel@vancouver.ca)
CC: ["James deHoop" <jdehoop@vsb.bc.ca>](mailto:jdehoop@vsb.bc.ca)
["Ron Macdonald" <rmacdonald@vsb.bc.ca>](mailto:rmacdonald@vsb.bc.ca)
["Donna D. Wong" <ddwong@vsb.bc.ca>](mailto:ddwong@vsb.bc.ca)
Date: 4/16/2021 9:59:37 AM
Subject: [EXT] RE: 3737 Rupert St (DP-2020-00937) development application feedback

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Hi Dallas,

Thanks for following up.

My understanding is that the DP is to change the use of a retail portion of a building to a large format liquor store and that such a change of use is conditional as the building is on CD zoning, subject to a decision by the director of planning.

In reviewing the application, I am assuming that the Liquor Store Guidelines would be considered, and in this case, particularly section 4(a) which states that "no liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house" in an effort to have some separation from family oriented uses and liquor stores.

3737 Rupert Street is approximately 35m away from Renfrew Elementary School, directly across Rupert Street.



Hayden O'Connor
Facilities Planner
Vancouver School Board
604-713-5194
hoconnor@vsb.bc.ca

From: Arcangel, Dallas <dallas.arcangel@vancouver.ca>
Sent: Thursday, April 15, 2021 4:53 PM
To: Hayden O'Connor <hoconnor@vsb.bc.ca>
Cc: James deHoop <jdehoop@vsb.bc.ca>; Ron Macdonald <rmacdonald@vsb.bc.ca>; Donna D. Wong <ddwong@vsb.bc.ca>
Subject: RE: 3737 Rupert St (DP-2020-00937) development application feedback

Hi Hayden,

As per your comment, We appreciate your attention to this matter., I'm not sure why you're emailing? To say that the VSB support the relative importance of the authority granted, in a given order, does not mean that you support this application or not. Please clarify why you're emailing.

Regards,
Dallas Arcangel
Project Coordinator II
Development Review Branch
604.871.6857

From: Hayden O'Connor <hoconnor@vsb.bc.ca>
Sent: Thursday, April 15, 2021 2:02 PM
To: Arcangel, Dallas <dallas.arcangel@vancouver.ca>
Cc: James deHoop <jdehoop@vsb.bc.ca>; Ron Macdonald <rmacdonald@vsb.bc.ca>; Donna D. Wong <ddwong@vsb.bc.ca>
Subject: [EXT] 3737 Rupert St (DP-2020-00937) development application feedback

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

Hi Dallas,

The VSB planning and facilities department has been made aware of an application for development permit (DP-2020-00937) or approval and the City of Vancouver is seeking our feedback.

The City of Vancouver is the governing authority for these uses, and the Vancouver School District supports the relative order of importance for this governing authority as the following:

1. zoning, including related guidelines, and re-zoning where appropriate
2. direct authority from Director of Planning under the Vancouver Charter to modify or interpret City By-Laws
3. variances to regulations through the Board of Variance
4. building permits and licensing implementation

We appreciate your attention to this matter.

Kind regards,

Hayden O'Connor

Hayden O'Connor

Facilities Planner | Vancouver School Board

604-713-5194 | hoconnor@vsb.bc.ca

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/13/2021 10:05:13 PM
Subject: [EXT] Re: 3737 Rupert Street - DP-2020-00937 - Question Liquor Store Guidellines

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Thanks for the quick response, Dallas. Greatly appreciated! Would there be any reason the guidelines wouldn't apply to this new store? I'm guessing I'm just trying to understand if there would be a chance the Director could still approve even if it contravenes the guidelines?

Also, I'm not sure if you would know this, but I thought I'd ask! There were several businesses at that location prior to the re-development, and I'm wondering if you know if any of them may be coming back or if they were prioritized in terms of being able to rent the spaces?

Thanks again for your help,

s.22(1)

On Tue, Apr 13, 2021 at 8:12 AM Arcangel, Dallas <dallas.arcangel@vancouver.ca> wrote:

Hi s.22(1)

Thank you for your feedback with regard to this development permit application. Please note that this application will not be granted exemptions to the Liquor Store guidelines.

The Director of Planning will consider all factors, including ALL Council policies, goals and objectives that apply to this proposed use at this specific location.

Regards,

Dallas Arcangel

Project Coordinator II

Development Review Branch

604.871.6857

From: s.22(1)
Sent: Monday, April 12, 2021 11:21 PM
To: Arcangel, Dallas <dallas.arcangel@vancouver.ca>
Subject: [EXT] Question re: 3737 Rupert Street - Notice of Development Application

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Hi Dallas,

I hope this email finds you well. I recently found out that there has been an application to change the use of space at 3737 Rupert Street from a retail to liquor store. I will be submitting comments through the link provided, but I wanted to first reach out to see if this application would mean the liquor store would be provided an exemption to the [liquor store guidelines](#)?

The proposed location is directly across the street from Renfrew Elementary School. While they are technically over 150m from the proposed site, there is also Windermere Secondary School (just a few streets away) and a church two blocks down, as well.

Thanks for your help,

s.22(1)

From: "Renfrew PAC" <renfrewschoolpac@gmail.com>
To: s.22(1)
CC: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
s.22(1)
Date: 4/18/2021 5:46:40 PM
Subject: [EXT] Re: CoV DP-2020-00937- Strongly opposed

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Hi Dallas,

Your email was typo'd in the last email from s.22(1) (Sorry s.22(1) - we apologize!)

Please see below.

Thank you,
Renfrew PAC

On Sat, Apr 17, 2021 at 9:14 PM Andrew Eastgaard <andrew.eastgaard@gmail.com> wrote:
Hi Dallas,

I agree with s.22(1) position and oppose the application so close to a school.

s.22(1)

Vancouver, BC

s.22(1)

Sent from my mobile phone.

> On Apr 17, 2021, at 8:58 PM, s.22(1) wrote:

>

> \u-257 ?Dear Dallas

>

> I am providing feedback regarding DP-2020-00937 at 3737 Rupert Street.

>

> As a nearby resident and a parent s.22(1) located on the Northeast corner of Rupert and 22nd, I am strongly opposed to the development of a liquor store directly across the street from the school.

>

> According to the City of Vancouver's Liquor Store Guidelines, there are clear rules for where liquor stores can be located:

>

> 4. Separation from Family oriented uses

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

>

> The application for DP-2020-00937 is in direct contradiction to these City guidelines and is not in the best interest of the community as a whole.

>

> Please accept from feedback as strongly opposed against this development permit

>

> Thank you,

> s.22(1)

> [REDACTED]

>

> Vancouver, BC

> s.22(1)

> [REDACTED]

>

>

>

--

Renfrew Elementary School PAC

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/10/2021 8:57:30 PM
Subject: [EXT] Re: Development Application #DP-2020-00937

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Hello Dallas,

Hope all is well and that you are keeping safe. I am responding to the above Development Application.

I am NOT in support of building a liquor store right across from an elementary school (Renfrew elementary), as well as being close to a secondary school (Windermere secondary).

This area is already served by two BC Liquor stores - one is 1.5 km North, while the second is 2.7 km South.

This application is inappropriate for this neighborhood which is predominantly residential, with young families and senior citizens.

I would rather see this valuable retail space reserved for more neighbourhood friendly businesses (that were there before) such as a bakery, hair salon, restaurant, or convenience store.

Thank you.

s.22(1)

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/23/2021 4:23:09 PM
Subject: [EXT] Re: liquor store at 3737 Rupert Street

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

Mr. Arcangel,

The purpose of this e-mail is to ask that you reconsider the type of business you'd approve of operating across from my former elementary school. A liquor store at the 3737 Rupert location is unnecessary and against bylaws. There is also a highschool a few blocks away, and a Montessori preschool further up Rupert. There must be a more suitable business for the space. One that will not cause major disruptions to the community.

Best regards,
s.22(1)

From: s.22(1)
To: ["Arcangel, Dallas" <dallas.arcangel@vancouver.ca>](mailto:dallas.arcangel@vancouver.ca)
Date: 4/23/2021 9:55:44 AM
Subject: [EXT] Re liquor store

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Also thought you should know the developer is canvassing the neighborhood asking for support to open store. They ask "do you support having a liquor open in the neighborhood?" They do NOT disclose the location is directly across the street from the elementary school.

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/13/2021 5:25:48 PM
Subject: [EXT] Response to Development Application on 3737 Rupert Street

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Hi Dallas,

We would like to strongly oppose the Development Application for a liquor store.

It is because the store is right across the street from an elementary school and not safe for the school children.

Thank you for your attention to this matter!

Sincerely,

s.22(1)

From: s.22(1)
To: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
Date: 4/21/2021 9:47:28 PM
Subject:

Dear Dallas Archangel,

We got a notice regarding a liquor store opening across the street of Renfrew elementary school, we live on s.22(1) 2 blocks away from the school s.22(1) is busy area either walking and driving at certain times of the day

Kids play outside 3 times a day in recess after lunch and after school, speed zone is 30 km and already some people don't follow speed limit, having a liquor store right across the school means there will be more people coming to that corner and some under the influence of alcohol or drugs driving in the neighborhood. We are totally opposed to this, there is a liquor store not far away.

Sincerely,

s.22(1)