

File No.: 04-1000-20-2021-421

September 8, 2021

s.22(1)

Dear s.22(1)

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

I am responding to your request of August 9, 2021 for:

**All correspondence/results from the public notification process regarding 8002 Granville Street, DP-2021-00385. Date Range: May 1, 2021 to August 9, 2021.**

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

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

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

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2021-421); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signature on file]

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

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

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

:ftp

:ma

**Neal, Justin**

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**From:** Shape Your City Vancouver <shapeyourcity@vancouver.ca>  
**Sent:** Thursday, July 29, 2021 10:50 AM  
**To:** Neal, Justin  
**Subject:** [EXT] Hayden O'Connor completed a comment form for 8002 Granville St (DP-2021-00385) cannabis retail development application

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Hayden O'Connor completed a comment form for 8002 Granville St (DP-2021-00385) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

**Your comments:**

The VSB planning and facilities department has been made aware of an application for development permit (DP-2021-00385) 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. The address for this application is approximately 240m from the Vancouver Hebrew Academy. We appreciate your attention to this matter. Kind regards, Hayden

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**Street address**

1580 W Broadway

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**Postal code**

Vancouver, BC, V6J5K8

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**Your overall position about the application:**

Opposed

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## Neal, Justin

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**From:** Shape Your City Vancouver <shapeyourcity@vancouver.ca>  
**Sent:** Thursday, July 29, 2021 9:30 AM  
**To:** Neal, Justin  
**Subject:** [EXT] s.22(1) completed a comment form for 8002 Granville St (DP-2021-00385) cannabis retail development application

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s.22(1) completed a comment form for 8002 Granville St (DP-2021-00385) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

### Your comments:

This area of Granville already has a number of cannabis stores and it was really dissapointing to see that we would be getting yet another one. These stores do not promote socialization and community and i feel that is something already lacking in this area...an additional cannabis store does not add any extra community value. I would much prefer to see a more social based business to encourage community mindedness. I greatly miss the coffee shop that was at this corner as it provided a wonderful social hub and it was an easy place to meet your neighbours. Although i have nothing against cannabis stores in general, it feels like every half block there is another one and it feels entirely unnecessary and like an over saturated market in this region.

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### Street address

s.22(1)

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### Postal code

Vancouver, BC, s.22(1)

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### Your overall position about the application:

Opposed

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## Neal, Justin

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**From:** s.22(1)  
**Sent:** Wednesday, May 19, 2021 1:44 PM  
**To:** Neal, Justin  
**Subject:** [EXT] Objection to DP-2021-00385 at 7959 Granville St.

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Hello Neal

Regarding DP-2021-00385 for La Canapa Boutique as a Cannabis Store at 7959 Granville St, we have many concerns and are objecting to the development application. In existence there are already at least 5 permitted Cannabis store down the street near Safeway. Previously there was also another application for Cannabis store at 7963 Granville Street. I believe 7963 and 7959 Granville St. belong to the same building.

As s.22(1) in this area, we see that there are more and more Cannabis stores who are making their ways into this commercial zone in taking advantage of the relatively high vacancy rates during this Covid-19 pandemic period of economic down turn.

In addition to the permitted Cannabis stores there are also Cannabis operations without permits. These stores are open in the late afternoons, evenings and weekends. In particular 7977 Granville is such an operation. 7959 Granville St. in the application notice appears to be next door to it.

With the existing Cannabis stores, there are already many cannabis users loitering around the blocks and neighborhood during all hours. In terms of location, the block where 7959 Granville is located is about 5 minute walk to David Loyal George Elementary school. In the past before Covid-19 many children and their parents would come for shopping and meals. With the loitering of intoxicated cannabis users, many families are beginning to stay away. As far as we know, there are a couple new high-rise residential buildings being proposed with recent public hearing near Safeway down the street with potentially many new young families.

In talking to the people who are currently living around the neighborhood, we have seen more petty crimes, car break-ins and attempted breaking into houses. With many of the retired elderly people who live alone in this neighborhood, we fear for their safety as the post pandemic inflation impacts our economy to include the rising cost of Cannabis.

If we do nothing in limiting the number of Cannabis stores in the area, this section of the Granville St. would literally become a Cannabis center where the young families with children will be staying away. If that is truly the intend for the use of this Marpole commercial area, the business owners and the new residential building developers would want to know ahead of time so that we could move away from this commercial zone and lease our properties and plan to lease or sell our properties to large Cannabis enterprises for just rental profit.

Regards

s.22(  
1)

**Neal, Justin**

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**From:** s.22(1)  
**Sent:** Thursday, May 20, 2021 3:04 PM  
**To:** Neal, Justin  
**Subject:** [EXT] Re: Development Application 8002 Granville Atreet DP-2021-00385

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Dear Mr. Neal:

We are the owners of the property at s.22(1), Vancouver.

We strongly oppose to the above Development Application, for the following reasons:

1. Within the several blocks of the subject location, there are already several cannabis retail stores. What we need is more family-oriented stores in the area, and we do not need another cannabis store.
2. The area is a typical family type residential neighbourhood, with a library and school within the area. The cannabis stores do not serve the need of most residents in the area but would also discourage them to visit other stores nearby.
3. The traffic and parking in the area is already bad, with another cannabis store will only make matter worse.
4. As property owners in the area, we are afraid that the property value will go down significantly.
5. There were at times, "homeless" and other out-of-the-area people sat around. If there is abother cannabis store that opens till 11 pm every night, the situation would be worse. We would not feel safe in our own neighbourhood.

s.22(1)

Vancouver.

**Neal, Justin**

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**From:** s.22(1)  
**Sent:** Thursday, May 20, 2021 5:21 PM  
**To:** Neal, Justin  
**Subject:** [EXT] Notice of Development Application - 8002 Granville Street - DP-2021-00385

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Good day Sir:  
I'm writing to deposit my objection to this development application DP-2021-00385.

This 8002 Granville Street location is too prominent to have a Cannabis store. There are many children and teenagers walking by this corner location every day to go to school or to take the bus. A Cannabis store at the proposed location will negatively impact the children and teenagers passing-by everyday.

Besides, this neighborhood has enough Cannabis stores already, and we don't need another one. The neighborhood needs some diversity, such as convenience stores that can serve the neighborhood and beyond.

Therefore, I plead that you will reject this development application.

Thank you for your consideration!

s.22(1)

## Neal, Justin

---

**From:** s.22(1)  
**Sent:** Thursday, May 20, 2021 5:53 PM  
**To:** Neal, Justin  
**Subject:** [EXT] Re: Development Application 8002 Granville Atreet DP-2021-00385

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Dear Mr Neal,

May I also add since this is one of the major route from international airport it will be bad influence for first time visitors to see right away this is selling cannabis city!! Granville street is always an exclusive and beautiful street when ever we come home from international airport that's the reason why we move here!!

Thanks

s.22(1)

Sent from my iPad

> On May 20, 2021, at 3:04 PM, s.22(1) wrote:

>

> Dear Mr. Neal:

> We are the owners of the property at s.22(1), Vancouver.

> We strongly oppose to the above Development Application, for the following reasons:

> 1. Within the several blocks of the subject location, there are already several cannabis retail stores. What we need is more family-oriented stores in the area, and we do not need another cannabis store.

> 2. The area is a typical family type residential neighbourhood, with a library and school within the area. The cannabis stores do not serve the need of most residents in the area but would also discourage them to visit other stores nearby.

> 3. The traffic and parking in the area is already bad, with another cannabis store will only make matter worse.

> 4. As property owners in the area, we are afraid that the property value will go down significantly.

> 5. There were at times, "homeless" and other out-of-the-area people sat around. If there is another cannabis store that opens till 11 pm every night, the situation would be worse. We would not feel safe in our own neighbourhood.

>

s.22(1)

> Vancouver.

**Neal, Justin**

---

**From:** s.22(1)  
**Sent:** Friday, May 21, 2021 6:58 PM  
**To:** Neal, Justin  
**Subject:** [EXT] DP-2021-00385 8002 Granville Street - comments

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---

Hi Justin,

I'm writing to express my opposition against the development application by La Canapa Boutique for a Cannabis retail store at 8002 Granville Street (DP-2021-00385).

The applicant appears to have multiple applications in the past few years for cannabis stores along Granville street. Their current operation is already in place, and perhaps to be displaced soon while the property undergoes other development. For reference, I think the respective DPs are DP-2020-00655 and DP-2020-00768, which are all within 6 blocks to each other.

Does this premise meets the municipal requirement where there is a need to be 300m from schools and community centre? There is a surrounding school (Vancouver Hebrew Academy) located near the corner of Granville and 62<sup>nd</sup>, and a public library at Granville and 67<sup>th</sup>. This location appears to fall within the 300m – arguably the library is 120m from this location, from the elementary school 220m, and from the Academy 130m.

Thank you for your understanding,

s.22(1)  
Resident at s.22(1)

## Neal, Justin

---

**From:** s.22(1)  
**Sent:** Friday, May 21, 2021 6:58 PM  
**To:** Neal, Justin  
**Subject:** [EXT] Recall: DP-2021-00385 8002 Granville Street - comments

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---

s.22(1) would like to recall the message, "DP-2021-00385 8002 Granville Street - comments".

**Neal, Justin**

---

**From:** s.22(1)  
**Sent:** Friday, May 21, 2021 6:58 PM  
**To:** Neal, Justin  
**Subject:** [EXT] DP-2021-00385 8002 Granville Street - comments  
**Attachments:** map from Academy.pdf; map from library.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.

---

Hi Justin,

I'm writing to express my opposition against the development application by La Canapa Boutique for a Cannabis retail store at 8002 Granville Street (DP-2021-00385).

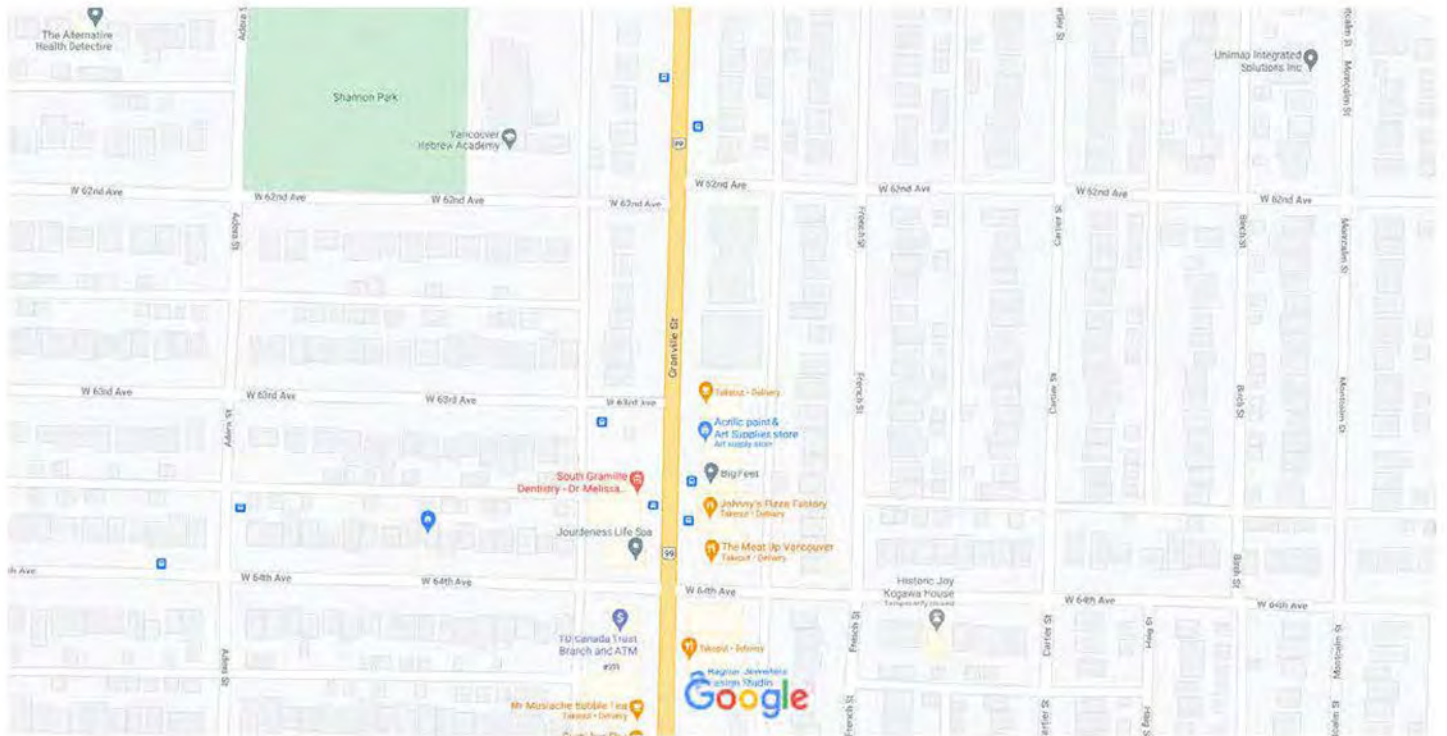
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Does this premise meets the municipal requirement where there is a need to be 300m from schools and community centre? There is a surrounding school (Vancouver Hebrew Academy) located near the corner of Granville and 62<sup>nd</sup>, and a public library at Granville and 67<sup>th</sup>. This location appears to fall within the 300m – arguably the library is 120m from this location, from the elementary school 220m, and from the Academy 130m.

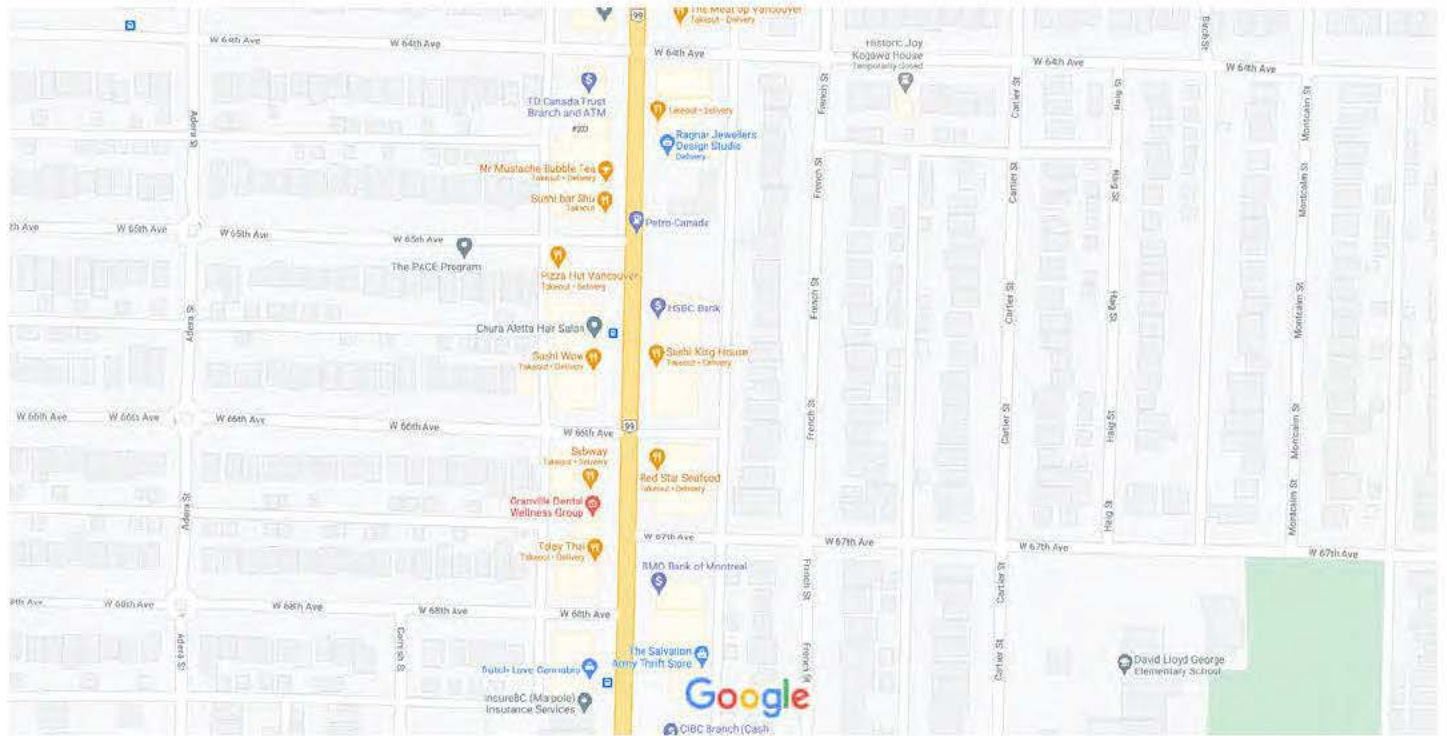
Thank you for your understanding,

s.22(1)  
Resident at s.22(1)





Map data ©2021 Google 20 m



Map data ©2021 Google 20 m

**Neal, Justin**

---

**From:** s.22(1)  
**Sent:** Thursday, May 27, 2021 11:08 AM  
**To:** Neal, Justin  
**Subject:** [EXT] DP-2021-00385- 8002 Granville Street

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Hello Justin,

I object approval of the above application.

The block from W 64th Ave to W 70th Ave along Granville have 2 cannabis shops. Dutch Love at 8425 Granville already exists while another branch will be opened at the corner of W 70th and Granville. Too many cannabis shops will accumulate cannabis shoppers and using the products right away from purchasing. There are increasing scenes of cannabis smokers enjoying the products while walking in the neighbourhood. The location for La Canapa Boutique applying is on W 64th and Granville, which is the corner unit with space on the store side for gatherings. The opening of the store will create excessive traffic and smokers gatherings in the neighbourhood and will be a nuisance to the residents nearby.

I would like you to consider the issues that may arise if approval is given to the applicant.

Thank you for your attention.

s.22(1)

Resident of W 64th Ave.

## Neal, Justin

---

**From:** s.22(1)  
**Sent:** Saturday, May 29, 2021 11:44 PM  
**To:** Neal, Justin  
**Subject:** [EXT] DP-2021-00385 (8002 Granville Street) - Concerns Regarding Application  
**Attachments:** DP-2021-00385 Opposition Letter.pdf

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Hi Justin,

I received a notice regarding a proposed marijuana store to be located at 8002 Granville Street. As a returning resident of the Marpole community, my s.22(1) are strongly opposed to this proposed change of use.

Kindly see a letter outlining our concerns.

It would be appreciated if we could chat.

Thanks,  
s.22(1)

May 29, 2022

From: s.22(1)

s.22(1)

Vancouver, British Columbia

s.22(1)

To: Mr. Justin Neal (Project Coordinator)

453 West 12<sup>th</sup> Avenue

Vancouver, British Columbia

V5Y 1V4

**Re: DP-2021-00385 – Proposed Relocation of La Canapa Boutique from 7959 Granville Street to 8002 Granville Street**

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My s.22(1) are strongly opposed to the proposed relocation of La Canapa Boutique to 8002 Granville Street and we would kindly request that the Theresa O'Donnell (Director of Planning) use her discretion under the current C-1 zoning bylaw to reject the application. Our major concerns are outlined below:

- The proposed location is a high-profile commercial unit that was formerly occupied by Starbucks and is essentially the 'end of the commercial street' along Granville. While some commercial does exist between 64<sup>th</sup> Avenue and 63<sup>rd</sup> Avenue, all of the units on the East are set back from the street making them less prominent and on the West most of the block is occupied by a bus loop. As cannabis retailers today are required to 'cover up' their exterior glazing and essentially hide the product being sold, we don't believe this is a good use for this very prominent location. Instead, we feel a commercial use that can have clear glazing and clear sight lines into the commercial space would be a much better fit.
- The intersection of 64<sup>th</sup> Avenue and Granville Street is used by parents to walk their children to school at David Lloyd George Elementary (DLG). For those families that live East of Adera but West of Granville the catchment elementary school is DLG requiring them to cross Granville Street twice per day during the school year. It would be disappointing if on the walk to school the first and last businesses the children passed by was a cannabis shop.
- The Marpole community is already being serviced by an established cannabis retailer (Dutch Love Cannabis – located at 8425 Granville Street). While we recognize that the above noted application is for a relocation, we believe its worth calling out that there is a 2<sup>nd</sup> application for a cannabis store at 70<sup>th</sup> & Granville (also a high-profile location that was formerly occupied by 7-11). It's odd and frustrating that a family-oriented community could soon have three (3) cannabis retailers but no local coffee shop, a void created by Starbucks departure.

We hope the comments are well received and taken into consideration. Either of us would be happy to discuss further at your convenience.

Regards,

s.22(1)

**Neal, Justin**

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**From:** s.22(1)  
**Sent:** Monday, May 31, 2021 11:19 AM  
**To:** Neal, Justin  
**Subject:** [EXT] Oppose cannabis store on 8002 Granville Street DP-2021-00385

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Dear Justin Neal,

I write to strongly oppose the opening of a cannabis store on 8002 Granville Street DP-2021-00385

Given the fact that this location is so close to the other three cannabis stores nearby. Two of them are within 100m of this location. We need different types of retail stores in our area. There was a coffee shop in this location before. Currently, there is no coffee shop in this area.

This location is also very close to Vancouver Public library and many restaurants, children pass this location everyday, therefore this is highly inappropriate for a cannabis store to be opened at this particular location.

Respectively submitted by

s.22(1)  
a Vancouver resident

## Neal, Justin

---

**From:** Neal, Justin  
**Sent:** Thursday, June 03, 2021 3:45 PM  
**To:** 'Marpole Village'  
**Subject:** RE: [EXT] Cannabis Retail Development Application - DP-2021-00385

Hi Claudia,

Thanks for the email. I will make sure the letter is added to the letter of recommendation for the director of planning. We will let you know once the decision is made.

Thank you,

**JUSTIN NEAL** | Project Coordinator  
**DEVELOPMENT REVIEW BRANCH**  
Development, Buildings, & Licensing  
City of Vancouver | 515 W 10<sup>th</sup> Ave  
604.829.9626 | [justin.neal@vancouver.ca](mailto:justin.neal@vancouver.ca)



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**From:** Marpole Village <[marpolebia@marpolevillage.ca](mailto:marpolebia@marpolevillage.ca)>  
**Sent:** Wednesday, June 02, 2021 2:53 PM  
**To:** Neal, Justin <[Justin.Neal@vancouver.ca](mailto:Justin.Neal@vancouver.ca)>  
**Subject:** [EXT] Cannabis Retail Development Application - DP-2021-00385

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---

Hi Justin,

Please find correspondence regarding the Cannabis Retail Development Application - DP-2021-00385 for 8002 Granville Street.

Aa per the attached letter, the Marpole BIA is not in support of this application as it is within 300 m of an elementary school and not in keeping with the Board's retail vision for the commercial district.

Thank you for your assistance and consideration.

Best,  
Claudia

=====  
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=====

Claudia M. Laroye  
Executive Director, Marpole Business Association (BIA)  
201 - 8623 Granville St | Vancouver, BC | V6P 5A2  
tel. 604.418.8232 | fax 604.677.2750  
e [marpolebia@marpolevillage.ca](mailto:marpolebia@marpolevillage.ca) [[village.ca](http://village.ca)]  
w [www.marpole.marpoleonline.com/village.ca](http://www.marpole.marpoleonline.com/village.ca) [[village.ca](http://village.ca)]  
t [@marpolevillage](http://@marpolevillage)

I ♥ Marpole



**Neal, Justin**

---

**From:** Marpole Village <marpolebia@marpolevillage.ca>  
**Sent:** Wednesday, June 02, 2021 2:53 PM  
**To:** Neal, Justin  
**Subject:** [EXT] Cannabis Retail Development Application - DP-2021-00385  
**Attachments:** La Canapa Application June 2021.pdf

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---

Hi Justin,

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Best,  
Claudia

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Claudia M. Laroye  
Executive Director, Marpole Business Association (BIA)  
201 - 8623 Granville St | Vancouver, BC | V6P 5A2  
tel. 604.418.8232 | fax 604.677.2750  
e [marpolebia@marpolevillage.ca](mailto:marpolebia@marpolevillage.ca) [[village.ca](mailto:marpolebia@marpolevillage.ca)]  
w [www.marpole.com](http://www.marpole.com) [[marpoleonline.com](http://www.marpoleonline.com)]  
t [@marpolevillage](mailto:marpolevillage@marpolevillage.ca)

I ♥ Marpole

June 2, 2021

Justin Neal  
City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC V5Y 1R3

**Re: Cannabis Retail Development Application - DP-2021-00385 – 8002 Granville St.**

Dear Justin,

On behalf of the Marpole Business Improvement Association (BIA), I am writing to communicate our opposition to the application by La Canapa for the proposed cannabis retail store at 8002 Granville Street.

The Board of Directors does not support this application for the following reasons;

- The proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site. The proposed development is within 300 metres of a school. The proposed site is also close to an existing cannabis retail store on Granville Street.
- The proposed development does not satisfactorily comply with the policies or guidelines that affect this site.
- The proposed development is not in keeping with the commercial retail strategy of the Marpole BIA.

We respectfully request that the City reject this application.

Thank you for your assistance and consideration.

Sincerely,



THE MARPOLE BUSINESS ASSOCIATION

Gordon Bohlmann  
President



## Neal, Justin

---

**From:** Marpole Village <marpolebia@marpolevillage.ca>  
**Sent:** Thursday, June 03, 2021 4:10 PM  
**To:** Neal, Justin  
**Subject:** [EXT] Re: [EXT] Cannabis Retail Development Application - DP-2021-00385

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---

Hi Justin,  
Thank you for confirming receipt.  
Best,  
Claudia

=====  
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Claudia M. Laroye  
Executive Director, Marpole Business Association (BIA)  
201 - 8623 Granville St | Vancouver, BC | V6P 5A2  
tel. 604.418.8232 | fax 604.677.2750  
e [marpolebia@marpolevillage.ca](mailto:marpolebia@marpolevillage.ca) [[village.ca](mailto:marpolebia@marpolevillage.ca)]  
w [www.marpole\[marpoleonline.com\]village.ca](http://www.marpole[marpoleonline.com]village.ca) [[village.ca](http://www.marpole[marpoleonline.com]village.ca)]  
t [@marpolevillage](mailto:@marpolevillage)

I ♥ Marpole

On Jun 3, 2021, at 3:45 PM, Neal, Justin <[Justin.Neal@vancouver.ca](mailto:Justin.Neal@vancouver.ca)> wrote:

Hi Claudia,

Thanks for the email. I will make sure the letter is added to the letter of recommendation for the director of planning. We will let you know once the decision is made.

Thank you,

**JUSTIN NEAL | Project Coordinator**  
**DEVELOPMENT REVIEW BRANCH**  
Development, Buildings, & Licensing  
City of Vancouver | 515 W 10<sup>th</sup> Ave  
**604.829.9626 | [justin.neal@vancouver.ca](mailto:justin.neal@vancouver.ca)**

<image001.jpg>

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**Sent:** Wednesday, June 02, 2021 2:53 PM

To: Neal, Justin <[Justin.Neal@vancouver.ca](mailto:Justin.Neal@vancouver.ca)>

Subject: [EXT] Cannabis Retail Development Application - DP-2021-00385

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Hi Justin,

Please find correspondence regarding the Cannabis Retail Development Application - DP-2021-00385 for 8002 Granville Street.

Aa per the attached letter, the Marpole BIA is not in support of this application as it is within 300 m of an elementary school and not in keeping with the Board's retail vision for the commercial district.

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Claudia

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Executive Director, Marpole Business Association (BIA)  
201 - 8623 Granville St | Vancouver, BC | V6P 5A2  
tel. 604.418.8232 | fax 604.677.2750  
e [marpolebia@marpolevillage.ca](mailto:marpolebia@marpolevillage.ca) [[village.ca](mailto:village.ca)]  
w [www.marpole.marpoleonline.com](http://www.marpole.marpoleonline.com) [[village.ca](http://village.ca)]  
t [@marpolevillage](https://www.instagram.com/marpolevillage)

I ♥ Marpole

## Neal, Justin

---

**From:** s.22(1)  
**Sent:** Monday, June 07, 2021 3:54 PM  
**To:** Neal, Justin  
**Subject:** [EXT] Re: [EXT] (64th and Granville) Concern about Development Cannabis

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Thank you so much Justin,

I really appreciate your consideration and your comments. Yes, please do keep me updated as to the progress.

Thanks again for your time and service to our community.

Once again feel free to reach out if more comments or information is needed regarding this particular issue.

Sincerely,

s.22(1)

On Mon, Jun 7, 2021 at 2:34 PM Neal, Justin <[Justin.Neal@vancouver.ca](mailto:Justin.Neal@vancouver.ca)> wrote:

Hi s.22(1)

Thank you for your comments, I have received your e-mail and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

I understand your concern and I can assure you that your comments aren't ineffectual. Our process for review and approval is based on C-1 zoning and other applicable by-laws and guidelines; that our authority for any particular item, or aspect of the proposal depends whether is it (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted. Therefore some aspects of the approval fall under outright, while others are conditional pending results of your comments and our analysis.

Regardless, if you notice this business, or others, to be performing work that was not part of the approved development permit, you should call 3-1-1 to request an inspection. The City of Vancouver relies on the public to inform us of issues or problems in their communities.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Thank you,

JUSTIN NEAL | Project Coordinator

DEVELOPMENT REVIEW BRANCH

Development, Buildings, & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

604.829.9626 | [justin.neal@vancouver.ca](mailto:justin.neal@vancouver.ca)



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**From:** s.22(1)  
**Sent:** Saturday, June 05, 2021 12:19 PM  
**To:** Neal, Justin <[Justin.Neal@vancouver.ca](mailto:Justin.Neal@vancouver.ca)>  
**Subject:** [EXT] (64th and Granville) Concern about Development Cannabis

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Re-send: \*Originally Sent on Jun 3rd 10:41pm but mail bounced back. Sending again June 5th.

Hi Justin,

I'm writing to let you know that as a resident and home owner in the area s.22(1), I am OPPOSED to the cannabis shop opening at the corner of 64th and Granville where the Starbucks used to be.

The reason I would request for you to decline the rezoning app is because this neighborhood in Marpole is unique for families.

There are many young children out and about and the storefront would be unfitting for this particular neighborhood.

I'm sure that citizens/residents of Vancouver who do require those services can find it in other neighborhoods where there are predominantly adults who are interested in what they have to offer.

However myself and many of the neighbors I have consulted do not think it is wise as the commercial space fits more family friendly options and generally has featured restaurants.

Please feel free to call me if you would like further discussion about this. Please take these reasons to Oppose the rezoning seriously. The well being of future generations depend on your leadership. Much appreciated.

Sincerely,

s.22(1)

**Neal, Justin**

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**From:** s.22(1)  
**Sent:** Friday, June 04, 2021 11:47 PM  
**To:** Neal, Justin  
**Subject:** [EXT] 8002 Granville Street (DP-2021-00385)

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Hello Justin,

I am writing to object the application from Retail Store to Cannabis Store at the above location as there are residential areas along the Granville street and there are a lot families with kids and youths within a walking distance to the above location. Daycare centres, the library, the elementary school, and the secondary school are all within a walking distance. I would suggest that the city keep it as a retail store or other facilities that provide the best interest to kids, youths, and families.

Thank you so much for considering my comments.

Stay safe and healthy.

Best regards,

s.22(1)



## Neal, Justin

---

**From:** Neal, Justin  
**Sent:** Friday, June 04, 2021 4:13 PM  
**To:** s.22(1)  
**Subject:** RE: [EXT] DP-2021-00385

Hi s.22(1)

Thank you for your comments, I have received your e-mail and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

I understand your concern and I can assure you that your comments aren't ineffectual. Our process for review and approval is based on C-1 zoning and other applicable by-laws and guidelines; that our authority for any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted. Therefore some aspects of the approval fall under outright, while others are conditional pending results of your comments and our analysis.

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Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Thank you,

JUSTIN NEAL | Project Coordinator  
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**From:** s.22(1)  
**Sent:** Friday, June 04, 2021 12:35 PM  
**To:** Neal, Justin <[Justin.Neal@vancouver.ca](mailto:Justin.Neal@vancouver.ca)>  
**Subject:** [EXT] DP-2021-00385

**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 Neal,

I reside at s.22(1) I write in opposition to the development permit application for a cannabis shop at the above premise for the following reasons:

- 1) There are already numerous existing cannabis shops along this stretch of Granville. One at 8425, 8546 and there's a sign for one at 70th & Granville. According to your website, additional development permits have been issued at 7959 (across from this application) & 8602 Granville St for cannabis shops.
- 2) This is a diverse neighbourhood with many families, not to mention several elementary schools nearby. There are new residential developments coming up that will require other amenities aside from cannabis shops. We do not have anything against the shops but the concentration in such a small area.
- 3) Another point is this part of Granville is the "gateway" of Vancouver to visitors/tourists. Is this really what the city wants people to see when they first arrive?

Please take our concerns into account in your assessment.

Thank you.

Best regards,

s.22(1)

Sent from my iPhone

**Neal, Justin**

---

**From:** s.22(1)  
**Sent:** Thursday, June 03, 2021 8:09 PM  
**To:** Neal, Justin  
**Subject:** [EXT] Development application on 8002 Granville st. DP-2021-00385

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Dear Justin,  
As the owner of s.22(1) we strongly think it's neither the right spot for a Cannabis Store nor the timing at this moment.

It was a famous Starbuck coffee shop there, and always have plenty of residences include senior/ kids around the shop or sitting by sidewalk which at the corner of intersection to TD bank on the other side of street, lots pedestrians pass by to cross street, we DON'T want to see whole bunch people sitting there and sell /smoke weed there, that's NO good ! In Particular, they already have a cannabis store at 7959 Granville st. Why do they move ?

As a member of the Marple Business Association, every year we paid lots of money to promote our business in the Marple area, s.22(1) and the Cannabis Store definitely will destroy our long term run business at this very very difficult moment...

Please consider our little request that the City should NOT approve this application for a Cannabis Store.  
Thanks.

Regards

owner of  
s.22(1) Vancouver

## Neal, Justin

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**From:** s.22(1)  
**Sent:** Thursday, June 03, 2021 7:40 AM  
**To:** Neal, Justin  
**Subject:** [EXT] Against DP-2021-00385

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---

Hello Justin,  
I'm strongly against this development application at 8002 Granville Street. Please reject the application.

Please let me know if there is a hearing or anything so that I can Express my opinion in person.

Have a great day!

s.22  
(1)

## Neal, Justin

---

**From:** s.22(1)  
**Sent:** Wednesday, June 02, 2021 11:17 AM  
**To:** Neal, Justin  
**Subject:** [EXT] DP-2021-00385

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Dear Mr. Justin Neal:

As a long standing business in Marpole for s.22(1) from this Development application I am strongly opposed to another Cannabis store in Marpole.

I deal with the s.22(1) every week on this block.

s.22(1) I am ashamed of Marpole.

There's already cannabis retail stores in the Marpole commercial district - right across the street from this 8002 proposal ;

White Raven Cannabis @ 7977 Granville and down the street Dutch Love in the 8600 block where a recent shooting took place last month.

I understand based on the city's process, this application may be denied by the City Planner as it is within 300 m of the Vancouver Hebrew Academy school and 500 meters from David Lloyd George Elementary school.

I assume the applicant will take it to the Board of Variance, where the same consultation procedure will take place for the Variance application, along with the opportunity for comments/objections to be raised.

I assure you that the Marpole Business Association will be there in opposition of this proposal as the addition of another cannabis store at the former Starbucks location is not justified or necessary and adds to the negative theme of an already problematic neighbourhood.

This is not the solution to the economic downturn due to CoVid, chronic pain, poverty, disability, homeless and drug addiction.

s.22(1)



**Neal, Justin**

---

**From:** s.22(1)  
**Sent:** Tuesday, June 01, 2021 12:47 AM  
**To:** Neal, Justin  
**Subject:** [EXT] 8002 Granville Street CANNABIS STORE APPLICATION

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Hi Justin,

I am writing to oppose the application to change subject property from Retail Store to Cannabis Store.

Subject property is a corner store just in front of the intersection of Granville and W64th where lots of pedestrians/ residents in the area cross from there to the opposite of the street. There are three popular eateries, with lots of line-ups outside, on the same side of the street just a few doors away. So in terms of street exposure and foot traffic, location of subject property is very high.

We already have another Cannabis Store at the corner site of Granville and W70th Street which is also a very high-exposed location and is just 5-minute walk from David Lloyd George Elementary School. I don't think City should permit any more Cannabis Stores to be opened in high-exposed spots in Marpole community. I guess legalization of marijuana is not aimed to encourage such business to operate in high profile and thus higher consumption of marijuana by our national especially our young generation.

Thank you very much for your attention.

Kind regards,

s.22(1)

**Neal, Justin**

---

**From:** s.22(1)  
**Sent:** Monday, May 31, 2021 11:25 PM  
**To:** Neal, Justin  
**Subject:** [EXT] Comment on DP-2021-00385 - 8002 Granville Street Development Application

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Dear Justin,

We strongly oppose the opening of a new cannabis retail store at 8002 Granville Street. This site is at the northern end of Marpole commercial district with mainly residential buildings. There is already a large cannabis store known as Dutch Love Cannabis which is just a few blocks away. The business hours are from 9am - 11pm daily.

There is also another huge cannabis store of 2361 square feet going to open on 8602 Granville Street DP-2020-00655.

There is absolutely no need to have an additional new cannabis store in our community.

s.22  
(1)

## Neal, Justin

---

**From:** Neal, Justin  
**Sent:** Monday, May 31, 2021 9:47 AM  
**To:** Bosnjak, Joe  
**Subject:** RE: Property Use Complaint-101015060303

Thanks,

I will add this to my notification responses.

**JUSTIN NEAL | Project Coordinator**  
**DEVELOPMENT REVIEW BRANCH**  
Development, Buildings, & Licensing  
City of Vancouver | 515 W 10<sup>th</sup> Ave  
604.829.9626 | [justin.neal@vancouver.ca](mailto:justin.neal@vancouver.ca)



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**From:** Bosnjak, Joe <[joe.bosnjak@vancouver.ca](mailto:joe.bosnjak@vancouver.ca)>  
**Sent:** Monday, May 31, 2021 8:59 AM  
**To:** Neal, Justin <[Justin.Neal@vancouver.ca](mailto:Justin.Neal@vancouver.ca)>  
**Subject:** FW: Property Use Complaint-101015060303

FYI...

---

**From:** 311 Mentor (Internal Use) <[311.Mentor@vancouver.ca](mailto:311.Mentor@vancouver.ca)>  
**Sent:** Monday, May 31, 2021 8:47 AM  
**To:** Bosnjak, Joe <[joe.bosnjak@vancouver.ca](mailto:joe.bosnjak@vancouver.ca)>  
**Subject:** Property Use Complaint-101015060303

Hi,  
Please see the following feedback 3-1-1 has received. Per Ruby in PUI, she indicates in a note on the case: Per Kimberly Li, please refer the case to Joe B, DRB. DP has recently been issued and the address should be 7959 Granville Street.  
Thank you  
Sandra  
3-1-1 Contact Centre



## Property Use Complaint

Case number: 101015060303

Case created: 2021-05-26, 05:09:00 PM

Channel: WEB

### Incident Location

Address: 8002 GRANVILLE ST, Vancouver, V6P 4Z4

Address2:

Location name:

Original Address: 8002 GRANVILLE ST

### Request Details

**1. Type of concern (if multiple concerns, select primary and provide details in question 2):**

BusinessComplaintMarijuanarelatedissue

**3. Name of business and details of concern:\***

Name of business: La Canapa Boutique

My concern is the increasing number of cannabis stores and general concentration of them within this area/community. There already are a few and we do not need more of them here.

**13. Address of business:\***

8002 GRANVILLE ST

**15. Name:\***

s.22(1)

**16. Phone:\***

s.22(1)

**18. Email address:**

s.22(1)

### Additional Details

#### Contact Details

Name: s.22(1)

Address:

Address2:

Phone:

Alt. Phone:

Email: s.22(1)

Preferred contact method: Either

### Case Notes

2021-05-27 18:40:15 Ruby Parcon  
Awaiting confirmation from Kimberly Li

### Photo

- no picture -