

File No.: 04-1000-20-2021-479

October 22, 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 September 15, 2021 under the ***Freedom of Information and Protection of Privacy Act, (the Act)***, for:

Public feedback regarding Development change from Retail to Cannabis at 1314 Commercial Drive from June 1, 2021 to September 14, 2021.

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

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

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2021-479); 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,

Cobi Falconer, FOI Case Manager, for

[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

Project Report

18 February 2020 - 06 September 2021

Shape Your City Vancouver

1314 Commercial Dr (DP-2021-00530) cannabis retail development application



Visitors Summary

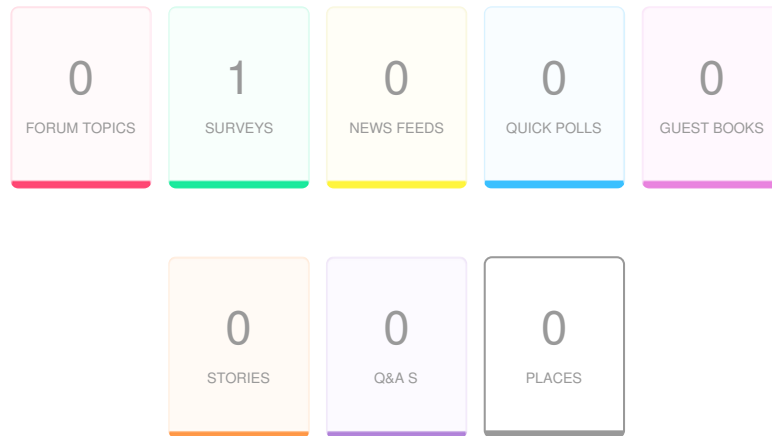


Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
249	90	
NEW REGISTRATIONS		
8		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
77	114	242

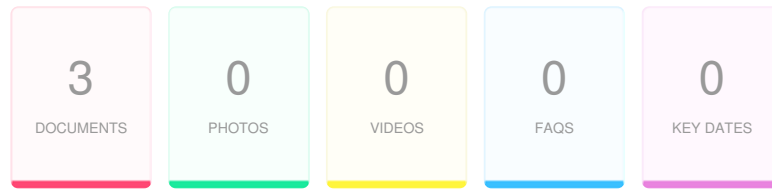
Aware Participants	242	Engaged Participants	77		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	242	Contributed on Forums	0	0	0
Informed Participants	114	Participated in Surveys	10	67	0
Informed Actions Performed	Participants	Contributed to Newsfeeds	0	0	0
Viewed a video	0	Participated in Quick Polls	0	0	0
Viewed a photo	0	Posted on Guestbooks	0	0	0
Downloaded a document	5	Contributed to Stories	0	0	0
Visited the Key Dates page	1	Asked Questions	0	0	0
Visited an FAQ list Page	0	Placed Pins on Places	0	0	0
Visited Instagram Page	0	Contributed to Ideas	0	0	0
Visited Multiple Project Pages	35				
Contributed to a tool (engaged)	77				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	1314 Commercial Dr development application comments	Published	113	10	67	0

INFORMATION WIDGET SUMMARY



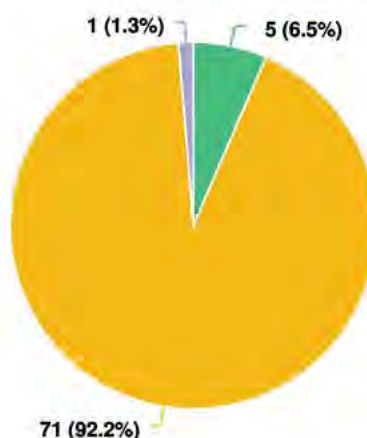
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Operational letter	4	4
Document	Notification postcard	3	3
Document	Site plan	1	1
Key Dates	Key Date	1	1

ENGAGEMENT TOOL: SURVEY TOOL

1314 Commercial Dr development application comments

Visitors	113	Contributors	77	CONTRIBUTIONS	77
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Your overall position about the application:



Question options

Support Opposed Mixed

Optional question (77 response(s), 0 skipped)

Question type: Dropdown Question

Survey Responses

18 February 2020 - 06 September 2021

1314 Commercial Dr development application comments

Shape Your City Vancouver

Project: 1314 Commercial Dr (DP-2021-00530) cannabis retail development
application



VISITORS

113

CONTRIBUTORS

77

10

Registered

67

Unverified

0

Anonymous

RESPONSES

77

10

Registered

67

Unverified

0

Anonymous



Respondent No: 1

Login: s.22(1)

Email:

Responded At: Jun 21, 2021 14:57:34 pm

Last Seen: Jun 21, 2021 14:57:34 pm

IP Address: n/a

Q1. Your comments:

Retail along commercial drive should be used for small businesses that bring something unique. The Drive already has multiple cannabis outlets. Another is not needed. Sell this stuff by mail order.

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:

Responded At: Jun 21, 2021 22:53:59 pm

Last Seen: Jun 21, 2021 22:53:59 pm

IP Address: n/a

Q1. Your comments:

We have KushKlub at 1735 Commercial Drive and Kiara at 1697 Gravely Street. Do we really need another shop within 4 to 6 blocks of each other?? We only have one liquor store on the Drive. So how does it make sense in terms of market needs?? It escapes me as to why??

Q2. Street address

s.22(1)

Vancouver bc

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Mixed



Respondent No: 3

Login: s.22(1)

Email:

Responded At: Jun 22, 2021 18:42:48 pm

Last Seen: Jun 22, 2021 18:42:48 pm

IP Address: n/a

Q1. Your comments:

ABSOLUTELY NOT Why would we locate such a business near a park, playground, daycare, elementary and 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: 4

Login: s.22(1)

Email:

Responded At: Jun 23, 2021 08:52:15 am

Last Seen: Jun 23, 2021 08:52:15 am

IP Address: n/a

Q1. Your comments:

Really dont want this in the neighbourhood as there are already some...no more please as families live in neighbourhood

Q2. Street address

residential homes nearby...how about near a hosp

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 5

Login: s.22(1)

Email:

Responded At: Jun 23, 2021 19:37:02 pm

Last Seen: Jun 23, 2021 19:37:02 pm

IP Address: n/a

Q1. Your comments:

I'm opposed to this application for various reasons: 1. It's kitty corner to a Grandview Park that is a popular hangout for pot smokers and drug users. 2. As per city bylaw 11.6.2 it's too close to schools, a community centre and a daycare; i.e., 290 metres from Britannia Elementary School and 200 metres from Britannia Childcare Centre. 3. There is already a cannabis retailer within 300 metres: Kiara Cannabis, at 1666 Graveley Street is 290 metres from this applicant's location. Not to mention that there are three other cannabis retailers on Commercial Drive between Graveley and Grandview Highway. We don't need more pot shops in our neighbourhood. 4. I also have concerns for the businesses on either side: that there will not be sufficient odour barrier between premises and that the odour of marijuana will seep into their premises.

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:

Responded At: Jun 25, 2021 13:22:52 pm

Last Seen: Jun 25, 2021 13:22:52 pm

IP Address: n/a

Q1. Your comments:

Inappropriate use across from a public park, one block from another park, and across from a high school and elementary school. There are plenty of places to buy cannabis on Commercial drive, legally and illegally. We do not need more. This does not benefit the community.

Q2. Street address

My 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:

Responded At: Jun 26, 2021 09:42:26 am

Last Seen: Jun 26, 2021 16:46:36 pm

IP Address: s.22(1)

Q1. Your comments:

I am opposed to the change of use of this building from a retail store to a cannabis store. I'm not against cannabis stores, but I feel that Commercial Drive already has several cannabis stores (at least five that I can think of immediately, without going and actually counting), and does not require another one. I don't want commercial drive to become known solely for cannabis stores, and it's important to keep and encourage a mix of retail, restaurants/bars to keep that vibrancy and encourage people to shop, dine and visit the drive. In summary, the drive is not lacking in cannabis stores, but we have lost several key restaurants and retail stores over the last 16 months (that are still vacant) and I would MUCH prefer to see more of those come back again rather than yet another cannabis 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: 8

Login: s.22(1)

Email:

Responded At: Jul 02, 2021 09:02:27 am

Last Seen: Jul 02, 2021 09:02:27 am

IP Address: n/a

Q1. Your comments:

The proposed location is too close to Britannia School and East Side Family Place. Plus The Drive doesn't need yet 'another' cannabis retailer!

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:

Responded At: Jul 02, 2021 09:06:35 am

Last Seen: Jul 02, 2021 09:06:35 am

IP Address: n/a

Q1. Your comments:

Absolutely no to this illegal application for a cannabis location right across the street from a children's playground and elementary school. How ridiculous and horrifying.

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:

Responded At: Jul 02, 2021 09:23:41 am

Last Seen: Jul 02, 2021 09:23:41 am

IP Address: n/a

Q1. Your comments:

The proposed shop location is too close to schools, the community center, and parks. There are also more than enough if these shops in the area already.

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:

Responded At: Jul 02, 2021 09:25:11 am

Last Seen: Jul 02, 2021 09:25:11 am

IP Address: n/a

Q1. Your comments:

I do NOT want another Cannabis store on the Drive. There are so many already, and why on earth would we want one right across from Grandview Park? Overloading the Drive with Cannabis salespoints promotes unhealthy habits and takes away from the liveable, family vibe of the neighbourhood. I have lived here s.22(1) and am raising an elementary school child and do not want the kids surrounded by Cannabis shops. I want retail that reflects everyone's needs, ie affordable food shops, affordable restaurants, clothing etc- things that are actually necessary for life.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 12

Login: s.22(1)

Email:

Responded At: Jul 02, 2021 09:25:52 am

Last Seen: Jul 02, 2021 09:25:52 am

IP Address: n/a

Q1. Your comments:

This feels too close to a school and community Centre (Britannia).

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:

Responded At: Jul 02, 2021 09:26:56 am

Last Seen: Jul 02, 2021 09:26:56 am

IP Address: n/a

Q1. Your comments:

I'm pretty sure this is within 300 meters of a community center and school! Not the place for a cannabis store. I do not support the proposed location of this store! So many young families live near this area and this does not fit with the overall feel/needs of this block.

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:

Responded At: Jul 02, 2021 09:55:12 am

Last Seen: Jul 02, 2021 16:57:50 pm

IP Address: s.22(1)

Q1. Your comments:

This development of a cannabis store is too close to a very popular playground and schools. There are also many cannabis stores in the area already.

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:

Responded At: Jul 02, 2021 10:26:37 am

Last Seen: Jul 02, 2021 10:26:37 am

IP Address: n/a

Q1. Your comments:

The proposed application is in violation of 11.6.2 - Cannabis Store of the General Regulations of the Zoning and Development By-law. It's wrong and against regulations to have a cannabis store so close to Britannia school and community centre. Please do not allow this proposal.

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:

Responded At: Jul 02, 2021 10:29:06 am

Last Seen: Jul 02, 2021 10:29:06 am

IP Address: n/a

Q1. Your comments:

This is not a suitable place for a cannabis dispensary because it simply does not meet the requirements under the city's bylaws. Specifically it is too close to Britannia Elementary, Britannia Community Centre, Youth Services etc, and to other cannabis stores - Kiara and Kush Club. These are important considerations designed to benefit the city and the community and they should be observed.

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:

Responded At: Jul 02, 2021 10:33:59 am

Last Seen: Jul 02, 2021 10:33:59 am

IP Address: n/a

Q1. Your comments:

No this should not be allowed. The proposed application is in violation of 11.6.2 - Cannabis Store of the General Regulations of the Zoning and Development By-law. The location is too close to schools, daycares, and community centre in an area with a high population of at risk people, especially young adults and 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: 18

Login: s.22(1)

Email:

Responded At: Jul 02, 2021 11:04:45 am

Last Seen: Jul 02, 2021 11:04:45 am

IP Address: n/a

Q1. Your comments:

Too close to the school and playground

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:

Responded At: Jul 02, 2021 11:56:54 am

Last Seen: Jul 02, 2021 19:00:58 pm

IP Address: s.22(1)

Q1. Your comments:

I have serious concerns about this application because as municipal regulations state such shops must be located 300m away from schools (Britannia Elementary), Community Centres (Britannia Community Centre), Neighbourhood Houses (Eastside Family Place), Youth Facilities for Vulnerable Youth (Britannia Teen Centre), Other Cannabis Retailers (Kiaro Cannabis Store). This is clearly not the case. God knows we don't need another cannabis store taking precious retail space away once again.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 20

Login: s.22(1)

Email:

Responded At: Jul 02, 2021 11:59:19 am

Last Seen: Jul 02, 2021 11:59:19 am

IP Address: n/a

Q1. Your comments:

I would rather not have a cannabis store so close to Britannia elementary or the Grandview playground please.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 21

Login: s.22(1)

Email:

Responded At: Jul 02, 2021 12:02:50 pm

Last Seen: Jul 02, 2021 12:02:50 pm

IP Address: n/a

Q1. Your comments:

This location is the epicentre of a family friendly block including library, school, park, spray park, arts and crafts store, market, and where we celebrate tree lightings at Christmas and parades and festivals. It is also opposite a vulnerable population who congregate in the park. Please choose a location with more sensitivity and following the tides of 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: 22

Login: s.22(1)

Email:

Responded At: Jul 02, 2021 12:07:44 pm

Last Seen: Jul 02, 2021 12:07:44 pm

IP Address: n/a

Q1. Your comments:

They aren't already too many cannabis stores on commercial drive. The one being proposed here is too close to the elementary and high 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:

Responded At: Jul 02, 2021 12:14:19 pm

Last Seen: Jul 02, 2021 12:14:19 pm

IP Address: n/a

Q1. Your comments:

I vehemently oppose this application. This will only add to all the difficulties with open drug use around nearby schools and child care facilities. Do not approve!

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:

Responded At: Jul 02, 2021 13:13:41 pm

Last Seen: Jul 02, 2021 13:13:41 pm

IP Address: n/a

Q1. Your comments:

This proposed development is in violation of section 11.6.2 Cannabis Store of the General Regulations of the Zoning and development law. This location needs services for families and the community - not a cannabis store. There are numerous reasons for the violation including proximity to community centres, schools, and centres for vulnerable youth. This application is entirely inappropriate for 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: 25

Login: s.22(1)

Email:

Responded At: Jul 02, 2021 14:43:07 pm

Last Seen: Jul 02, 2021 14:43:07 pm

IP Address: n/a

Q1. Your comments:

I oppose this application. There are 4 other cannabis retailers on Commercial drive already, and other in the vicinity. It is also too close to the school, park, and community center.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 26

Login: s.22(1)

Email:

Responded At: Jul 02, 2021 16:36:50 pm

Last Seen: Jul 02, 2021 16:36:50 pm

IP Address: n/a

Q1. Your comments:

There is already a Cannabis store in the area and we do not need another. Further, it is very close to the Britannia Community centre and associated program areas, like 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: 27

Login: s.22(1)

Email:

Responded At: Jul 02, 2021 17:05:39 pm

Last Seen: Jul 03, 2021 00:05:39 am

IP Address: s.22(1)

Q1. Your comments:

No thank you. Way too many kids walk by this location and it's so close to Britannia.

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:

Responded At: Jul 02, 2021 17:11:28 pm

Last Seen: Jul 02, 2021 17:11:28 pm

IP Address: n/a

Q1. Your comments:

We have enough cannabis stores on the Drive . Santa Barbara is The hub on the drive. It daily attracts families with young children, youth, the elderly and visitors from other parts of the city. That property next to the busiest and iconic Commercial drive grocery store needs to be seriously contemplated as to what would serve our amazing diverse, but vulnerable community the best.. Not a place to buy legal drugs. It's hurtful to the well being of our citizens to think that this would be a good fit. I know it will attract the youth and disenfranchised people living in our streets and parks. I know that lighting up joints and consuming edibles will happen outside on the sidewalk where children will be inhaling the weed. Please, please consider this choice as one that is not wise, caring or inclusive in my neighbourhood. I have lived and raised my children in the area s.22(1) I use to live right off the drive. I know what happens on the drive. I engage with community through workshops using art to bring people together. We need a store that enhances the neighbourhood. Let's enrich our community, not numb them or cause more disruption with this proposed 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: 29

Login: s.22(1)

Email:

Responded At: Jul 02, 2021 18:06:48 pm

Last Seen: Jul 02, 2021 18:06:48 pm

IP Address: n/a

Q1. Your comments:

There are already an abundance of cannabis stores on Commercial Drive and another will not improve the immediate neighbourhood. This application should not be approved: Municipal laws state that such shops must be located 300m away from schools (Britannia Elementary is nearby), Community Centres (Britannia Community Centre is nearby), Neighbourhood Houses (Eastside Family Place nearby), Youth Facilities for Vulnerable Youth (Britannia Teen Centre nearby), Other Cannabis Retailers (Kiara Cannabis 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: 30

Login: s.22(1)

Email:

Responded At: Jul 02, 2021 18:09:34 pm

Last Seen: Jul 02, 2021 18:09:34 pm

IP Address: n/a

Q1. Your comments:

Too many cannabis stores in our neighbourhood already. While I support legalization of marijuana, the quantity of stores on Commercial Drive is unnecessary and degrading community when other businesses could be thriving.

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:

Responded At: Jul 02, 2021 18:13:46 pm

Last Seen: Jul 03, 2021 01:15:43 am

IP Address: s.22(1)

Q1. Your comments:

I am surprised that this application is not contrary to existing zoning requirements due to the proximity to young children and schools (Britannia). If it does not violate those zoning rules, and is conditional, I know I am speaking for a large number of community members and homeowners in the area when I say that a "cannabis store" almost the last thing needed in the area. I can identify multiple cannabis stores in the area. I am not opposed to the commercial sale of cannabis (I have supported legalization and commercialization), but there are already many establishments in the area meeting this need. Approving this use will further limit the services that community members and homeowners really need and welcome. Hold a virtual Town Hall and you will readily see and hear a local community opposed to the constant proliferation of "cannabis stores". Furthermore, these stores are increasingly being linked to money laundering activities (a significant problem already in the city as evidenced by recent hearings in BC). Recent studies and research are demonstrating this link between retail cannabis stores and illicit financial activities including money laundering. So please use this opportunity to listen to community interests and voices and reject yet another cannabis store. This "use" is already over-represented in the area. It will not be long before the store will either close due to lack of support, or be another location for money laundering or other illicit financial activities.

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:

Responded At: Jul 02, 2021 19:26:06 pm

Last Seen: Jul 02, 2021 19:26:06 pm

IP Address: n/a

Q1. Your comments:

To close to school and community center.

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:

Responded At: Jul 02, 2021 19:26:54 pm

Last Seen: Jul 02, 2021 19:26:54 pm

IP Address: n/a

Q1. Your comments:

No thanks. Basically right across from Britannia Elementary and Eastside family place? Crazy to even think of it. There's a million weed stores in east Van already we don't need one right 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: 34

Login: s.22(1)

Email:

Responded At: Jul 02, 2021 19:47:20 pm

Last Seen: Jul 02, 2021 19:47:20 pm

IP Address: n/a

Q1. Your comments:

This proposed cannabis retail shop is very close to an elementary school (Britannia Elementary), Community Centre (Britannia Community Centre), a Neighbourhood House (Eastside Family Place), and Youth Facilities for Vulnerable Youth (Britannia Teen Centre). It is insensitive and inappropriate to have cannabis sold in such close proximity to these community sites.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 35

Login: s.22(1)

Email:

Responded At: Jul 02, 2021 20:34:34 pm

Last Seen: Jul 02, 2021 20:34:34 pm

IP Address: n/a

Q1. Your comments:

We live within 2 blocks of this location. It is not only less than 300m from a childcare centre (east side family place), preschool (Britannia) and elementary and kids playground but it is right by the pedestrian crossing you need to use to get there from the south side of the park. This location does not seem a good fit - we suggest an alternative site. It also does not support the local high school - worries about high school drug use drive some local parents away from britannia high, reducing integration and diversity.

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:

Responded At: Jul 02, 2021 20:48:08 pm

Last Seen: Jul 03, 2021 04:18:04 am

IP Address: s.22(1)

Q1. Your comments:

Seems like a good location for this type of store, I have no issue with approving it

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 37

Login: s.22(1)

Email:

Responded At: Jul 02, 2021 20:52:30 pm

Last Seen: Jul 02, 2021 20:52:30 pm

IP Address: n/a

Q1. Your comments:

There are already so many cannabis shops in the Commercial Drive area.... Do we really need another one near our park, playground, school, library , teen centre and community centre ! There should be an obvious and automatic denial of this application in my opinion. On a personal note, every time I walk by one of these shops and smell pot smoke I feel nauseous and often get a headache. In this case, I shop at Santa Barbara several times a week so that is really going to have an effect on me.

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:

Responded At: Jul 02, 2021 21:09:40 pm

Last Seen: Jul 02, 2021 21:09:40 pm

IP Address: n/a

Q1. Your comments:

I would prefer not to have yet another cannabis stores on the Drive - there are already enough. We need to allow other more diverse, new businesses to grow to keep the neighbourhood more oriented to retail and food services.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 39

Login: Grandview Woodland

Resident

Email: s.22(1)

Responded At: Jul 02, 2021 21:57:27 pm

Last Seen: Jul 03, 2021 16:47:35 pm

IP Address: s.22(1)

Q1. Your comments:

A neighbourhood requires all sorts of pieces in its retail and service establishments. I would put forth that the cannabis needs of the community are already well-served by the cannabis store on gravelly, the one at commercial and 2nd, the one at commercial at commercial and 5th, and the one at commercial and great northern way. Please, let us encourage some diversity amongst the businesses on Commercial Drive.

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:

Responded At: Jul 02, 2021 22:00:43 pm

Last Seen: Jul 02, 2021 22:00:43 pm

IP Address: n/a

Q1. Your comments:

The proposed location is too close to schools and medical facilities. Commercial drive already has 3 plus cannabis locations and doesn't require 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: 41

Login: s.22(1)

Email:

Responded At: Jul 02, 2021 22:34:57 pm

Last Seen: Jul 02, 2021 22:34:57 pm

IP Address: n/a

Q1. Your comments:

We are a young family with a s.22(1) I'd love to see a family friendly store/restaurant in that spot. We do not need another weed shop.

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:

Responded At: Jul 02, 2021 22:45:40 pm

Last Seen: Jul 02, 2021 22:45:40 pm

IP Address: n/a

Q1. Your comments:

There are way too many cannabis stores on Commercial drive already. Is it necessary to have one on nearly every block? Commercial drive is losing its culture, uniqueness and diversity as more and more of the wonderful unique businesses that the Drive has been known for have closed up shop due to rising rents and crime. Why aren't there limits on how many of these types of shops there can be in one area? There are at least 6-7 other cannabis stores in a 10-15 block radius (mostly on the southside of 1st Ave) but can people not walk a mere 5 minutes to buy cannabis products? Also, this would be too close to Brit elementary school and Grandview park where there are many families and children. No more!!!!

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:

Responded At: Jul 02, 2021 22:53:47 pm

Last Seen: Jul 02, 2021 22:53:47 pm

IP Address: n/a

Q1. Your comments:

I wish these same rules would be applied to liquor stores.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 44

Login: s.22(1)

Email:

Responded At: Jul 03, 2021 06:32:25 am

Last Seen: Jul 03, 2021 06:32:25 am

IP Address: n/a

Q1. Your comments:

It is in my opinion that the city planners should play a role in the diversity of business types in order to create an interesting and diverse mix of businesses and services throughout each area. This supports growth of other businesses and makes areas interesting enough for people to want to visit. There are so many pot shops already on and around Commercial Drive. Why do we want or 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: 45

Login: s.22(1)

Email:

Responded At: Jul 03, 2021 07:14:58 am

Last Seen: Jul 03, 2021 07:14:58 am

IP Address: n/a

Q1. Your comments:

This location seems inappropriate given its proximity to a local school, at-risk youth centre, community park and daycare centre. There is already a cannabis store (Kiaro) at Graveley St, and many more south of there. With so many vulnerable people living in this immediate area, it seems unnecessary to allow yet another cannabis 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: 46

Login: s.22(1)

Email:

Responded At: Jul 03, 2021 08:11:54 am

Last Seen: Jul 03, 2021 08:11:54 am

IP Address: n/a

Q1. Your comments:

We do not need another cannabis shop on Commercial Drive. Also, this one (if approved) would be too close to child/youth centres.

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: No

Email: s.22(1)

Responded At: Jul 03, 2021 08:59:42 am

Last Seen: Jul 03, 2021 08:59:42 am

IP Address: n/a

Q1. Your comments:

Bad location. There are enough of these within a reasonable distance already

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:

Responded At: Jul 03, 2021 09:25:19 am

Last Seen: Jul 03, 2021 09:25:19 am

IP Address: n/a

Q1. Your comments:

It's far too close to Britannia school, and Grandview park. There are enough cannabis stores on the Drive already. I don't object to cannabis, but I also don't want Grandview park, where children play to be one big cloud of pot smoke. The proximity of this proposed location will increase access and use in the park, including potentially for vulnerable youth.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 49

Login: s.22(1)

Email:

Responded At: Jul 03, 2021 11:55:48 am

Last Seen: Jul 03, 2021 11:55:48 am

IP Address: n/a

Q1. Your comments:

Too close to a school. This industry is represented more than enough on the drive already.

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:

Responded At: Jul 03, 2021 13:12:29 pm

Last Seen: Jul 03, 2021 13:12:29 pm

IP Address: n/a

Q1. Your comments:

This proposed location for another cannabis store is too close to Britannia high school and elementary school, as well as Britannia community centre. There are already too many cannabis retailers on this 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: 51

Login: s.22(1)

Email:

Responded At: Jul 03, 2021 13:43:01 pm

Last Seen: Jul 03, 2021 13:43:01 pm

IP Address: n/a

Q1. Your comments:

There is a popular park less than 100 meters from this location, where children and others from vulnerable populations often are. As a parent of school aged children who attend the nearby Britannia school, I am extremely opposed to the location of this store so close to the park, community centre, library and 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: 52

Login: s.22(1)

Email:

Responded At: Jul 03, 2021 16:59:56 pm

Last Seen: Jul 03, 2021 16:59:56 pm

IP Address: n/a

Q1. Your comments:

1. In order to minimize any confusion with the pharmacy located near the proposed cannabis shop, the name of the business should avoid the word "dispensary" or have the appearance of a pharmacy. 2. This specific location is near a high traffic area for children, as there is the Grandview Park on the corner, Britannia school, and Britannia library, all in a radius of several blocks. I think that the large number of cannabis shops sends a clear message that the community finds it acceptable to use recreational drugs. 3. There are already 4 cannabis shops: Kairo Cannabis (1666 Graveley), KushKlub (1735 Commercial Dr), Eggs Canna (2137 Commercial Dr), and Canntina (2223 Commercial Dr). All of these shops are located within 10 blocks from our location. Do we really need another cannabis shop?

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:

Responded At: Jul 03, 2021 22:52:58 pm

Last Seen: Jul 03, 2021 22:52:58 pm

IP Address: n/a

Q1. Your comments:

There are too many pot shops already, and it will make drug use issues at the park worse

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 54

Login: s.22(1)

Email:

Responded At: Jul 04, 2021 07:34:03 am

Last Seen: Jul 04, 2021 07:34:03 am

IP Address: n/a

Q1. Your comments:

Too close to elementary school, family place, preschool, and parks. Unsafe for children. Other cannabis retailers already open a few blocks away. Please reject

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 55

Login: s.22(1)

Email:

Responded At: Jul 04, 2021 07:57:30 am

Last Seen: Jul 04, 2021 07:57:30 am

IP Address: n/a

Q1. Your comments:

Isn't this too close to both Britannia schools? I am not opposed to cannabis shops, but it's probably not a great idea to put them that close to the 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: 56

Login: s.22(1)

Email:

Responded At: Jul 04, 2021 09:33:10 am

Last Seen: Jul 05, 2021 03:18:22 am

IP Address: s.22(1)

Q1. Your comments:

Please, we don't need any more cannabis stores in our Commercial Drive neighbourhood. We have so many on The Drive. This location is close to a children's park, Family Place, Britannia School and Community Centre. I would hope another business could be located there. I know cannabis is legal and I'm not necessarily opposed to it's use, but our neighbourhood is struggling with addiction problems and I don't think this will help build our community for the better.

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:

Responded At: Jul 04, 2021 09:39:07 am

Last Seen: Jul 04, 2021 09:39:07 am

IP Address: n/a

Q1. Your comments:

This is too close to the park and school. We have many other cannabis places on Commercial Drive, there simply doesn't need to be a new one and this application is in violation of the rules for placement and distance from community spaces.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 58

Login: s.22(1)

Email:

Responded At: Jul 04, 2021 13:44:50 pm

Last Seen: Jul 04, 2021 13:44:50 pm

IP Address: n/a

Q1. Your comments:

I'm fine with it

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 59

Login: s.22(1)

Email:

Responded At: Jul 04, 2021 21:46:06 pm

Last Seen: Jul 04, 2021 21:46:06 pm

IP Address: n/a

Q1. Your comments:

This business selling marijuana is too close to schools. There are two schools right across the park. There are many kids and a playground in the nearby park only metres 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: 60

Login: s.22(1)

Email:

Responded At: Jul 05, 2021 09:09:33 am

Last Seen: Jul 05, 2021 09:09:33 am

IP Address: n/a

Q1. Your comments:

Municipal laws state that such shops must be located 300m away from schools (Britannia Elementary), Community Centres (Britannia Community Centre), Neighbourhood Houses (Eastside Family Place), Youth Facilities for Vulnerable Youth (Britannia Teen Centre), Other Cannabis Retailers (Kiara Cannabis 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: 61

Login: s.22(1)

Email:

Responded At: Jul 05, 2021 10:23:51 am

Last Seen: Jul 05, 2021 17:32:11 pm

IP Address: s.22(1)

Q1. Your comments:

Already too many of these stores 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: 62

Login: s.22(1)

Email:

Responded At: Jul 05, 2021 13:46:14 pm

Last Seen: Jul 05, 2021 13:46:14 pm

IP Address: n/a

Q1. Your comments:

Hello, I am against the retail store application for a Cannibas store. There are enough of this type of store on the drive. There are many local schools here and having these so close by is not a good example for the students. Easy access to cannabis is a bad idea for students and it's an example of the wrong type of enterprise.

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:

Responded At: Jul 05, 2021 15:25:59 pm

Last Seen: Jul 05, 2021 15:25:59 pm

IP Address: n/a

Q1. Your comments:

Please note I am against the retail store for Cannabis. It attract undesirable customers and people to the drive. There are enough of this type of store already within a few blocks.

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:

Responded At: Jul 05, 2021 15:45:37 pm

Last Seen: Jul 05, 2021 15:45:37 pm

IP Address: n/a

Q1. Your comments:

We don't need another pot shop on The Drive! Especially so close to a park! I am absolutely opposed to this redevelopment!

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:

Responded At: Jul 05, 2021 22:30:11 pm

Last Seen: Jul 05, 2021 22:30:11 pm

IP Address: n/a

Q1. Your comments:

Hello, We live in the neighbourhood. I don't think it should be allowed to have a cannabis store so close to the high 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: 66

Login: s.22(1)

Email:

Responded At: Jul 06, 2021 06:15:42 am

Last Seen: Jul 06, 2021 06:15:42 am

IP Address: n/a

Q1. Your comments:

We already have several cannabis stores on commercial drive. This is not a good fit, especially considering proximity to the elementary and high school. I see no reason that we need another cannabis store on Commercial Drive - we are already over saturated.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 67

Login: s.22(1)

Email:

Responded At: Jul 06, 2021 07:24:17 am

Last Seen: Jul 06, 2021 07:24:17 am

IP Address: n/a

Q1. Your comments:

I don't think this is a suitable location. The longtime pharmacy next door will be negatively affected, it's too close to the community centre and school. And there are already several cannabis stores on the Drive.

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:

Responded At: Jul 06, 2021 09:46:55 am

Last Seen: Jul 06, 2021 09:46:55 am

IP Address: n/a

Q1. Your comments:

There are so many families with young children living in this neighbourhood; this is the last thing that is needed here. What makes it worse is the fact that it is so close to places such as Eastside Family Place, and Britannia Library and School. Please help to protect the vulnerable and reject 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: 69

Login: s.22(1)

Email:

Responded At: Jul 06, 2021 10:34:42 am

Last Seen: Jul 06, 2021 10:34:42 am

IP Address: n/a

Q1. Your comments:

Not interested in adding yet another cannabis shop to our street. Don't we have 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: 70

Login: s.22(1)

Email:

Responded At: Jul 06, 2021 17:31:01 pm

Last Seen: Jul 06, 2021 17:31:01 pm

IP Address: n/a

Q1. Your comments:

Good addition.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 71

Login: s.22(1)

Email:

Responded At: Jul 07, 2021 23:03:08 pm

Last Seen: Jul 07, 2021 23:03:08 pm

IP Address: n/a

Q1. Your comments:

Please put the best interests of our youth ahead of profiting from marijuana sales. This location is too close to our vulnerable youth at school and at the community centre.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 72

Login: s.22(1)

Email:

Responded At: Jul 10, 2021 12:47:03 pm

Last Seen: Jul 10, 2021 12:47:03 pm

IP Address: n/a

Q1. Your comments:

This seems far too close to the elementary and high 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: 73

Login: s.22(1)

Email:

Responded At: Jul 10, 2021 19:21:04 pm

Last Seen: Jul 10, 2021 19:21:04 pm

IP Address: n/a

Q1. Your comments:

This is close to several schools, playgrounds and child centric facilities. We have more than enough cannabis options on commercial drive 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: 74

Login: s.22(1)

Email:

Responded At: Jul 14, 2021 12:47:59 pm

Last Seen: Jul 14, 2021 12:47:59 pm

IP Address: n/a

Q1. Your comments:

Commercial Drive already has numerous cannabis shops along it. Would be nice to have more diversity with shops.

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:

Responded At: Jul 23, 2021 08:43:54 am

Last Seen: Jul 23, 2021 08:43:54 am

IP Address: n/a

Q1. Your comments:

I'm so in. Bring it now.

Q2. Street address

s.22(1)

Q3. Postal code

Burnaby, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 76
Login: Hayden O'Connor
Email: hoconnor@vsb.bc.ca

Responded At: Jul 29, 2021 12:11:52 pm
Last Seen: Jul 29, 2021 12:11:52 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-2021-00530) 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 is approximately 212m from Britannia Elementary and 270m from Britannia Secondary schools. We appreciate your attention to this matter. Kind regards, Hayden

Q2. Street address	1580 W Broadway
Q3. Postal code	Vancouver, BC, V6J5K8
Q4. Your overall position about the application:	Opposed



Respondent No: 77

Login: s.22(1)

Email:

Responded At: Jul 31, 2021 13:33:49 pm

Last Seen: Jul 31, 2021 13:33:49 pm

IP Address: n/a

Q1. Your comments:

Highly opposed. 1) there are already many cannabis stores along the drive and there is absolutely zero reason to need another one. The demand is being fully met. The community needs more other services and not a additional cannabis shop. 2) It is VERY close to a park, school, daycare and children's playground, exposing children to easy access to drugs is not a good idea Any business that needs 2 full time security guards and panic buttons installed doesn't sound like a community amenity. Having a historic building as the applicant suggests it is, turned into an adults only store with covered windows certainly doesn't sound like an "authentic" commercial drive business. This cannabis store would add absolutely nothing to the neighbourhood and could have many negative affects. I urge the city to not permit this.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed

From: s.22(1)
Sent: Friday, June 25, 2021 12:38 PM
To: Jaaffer, Iman
Subject: [EXT] Comments on DP-2-21-00530 Proposed Cannabis Retail Use at 1314 Commercial Drive

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:

We received a notice of this proposed cannabis retail store at 1314 Commercial Drive.

We are opposed to this proposed change of use.

The proposed facility would be far too close to a major public park that has numerous existing issues with substance use and abuse, all of which lead to significant impacts on other park users and nearby residents. We have had several break-ins and attempted break-ins and this has increased as the park issues have grown. There is also tremendous noise from the park and street traffic which would not be helped by this proposed use.

The proposed facility would also be too close to Britannia High School, the library, the child care facility and the recreational complex, all facilities that provide very important activities for young people. It is inappropriate for a cannabis facility to be located in such proximity to these facilities and the young people they attract.

Thank you.

s.22(1)

From: s.22(1)
Sent: Monday, June 21, 2021 5:13 PM
To: Jaaffer, Iman
Subject: [EXT] DP-2021-00530 Opposition

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.

Iman,
I strongly oppose 1314 Commercial Drive becoming a cannabis retailer. The proximity to Grandview Park will only exacerbate the many problems there. Also, by my reckoning, this is less than 300 metres from Britannia Elementary school, Britannia Community Centre, Britannia Teen Club, Reach Community Health, Eastside Family Place and Kiaro Cannabis Store.

From the City of Vancouver website:

The location must be in a commercial zone, and be at least 300m from:

- Schools
- Community centres
- Neighbourhood houses
- Youth facilities that serve vulnerable youth *PDF file* (125 KB)
- Other cannabis businesses

There is an excess of these shops on Commercial Drive already. It would be extremely irresponsible of the Director of Planning and the City to allow this permit to be granted. I am appalled that it is even suggested.

Kind Regards,

s.22(1)

From: s.22(1)
Sent: Tuesday, June 29, 2021 6:18 PM
To: Jaaffer, Iman
Subject: [EXT] Development Application 1314 Commercial Drive

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 am a resident of Commercial Drive area and I have been for years.

I am against another Cannabis store on the Drive. Soon all we will have will be Coffee shops, Cannabis store and Tatoo parlor.

Please keep the Drive diversified!

Thanks,

s.22(1)

Sent from my iPad

From: s.22(1)
Sent: Friday, June 25, 2021 12:33 PM
To: Jaaffer, Iman
Subject: [EXT] Development application 1314 Commercial Drive

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 just received a notice of development application DP-2021-00530 for 1314 Commercial Drive to switch from a retail store to become a cannabis dispensary.

I am against this development.

There are already at least 5 dispensaries within 5 to 10 minutes walk of this location, and two existing dispensaries are only a couple of blocks away. I feel the community would be better served and developed by allowing space for other retail options.

Thank you for considering my comments.

s.22(1)

s.22(1)

From: s.22(1)
Sent: Tuesday, July 6, 2021 12:16 PM
To: Jaaffer, Iman
Subject: [EXT] Development application at 1314 Commercial Drive (DP2021-00530)

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.

Iman

I am in receipt of a notice from your office in connection with the above development application.

I am concerned about the proposal as it appears to be in contravention with the policy regarding cannabis stores in the City of Vancouver that require a separation of 300m from Parks/schools as well as other cannabis stores.

1314 Commercial Drive is almost directly opposite Grandview Park as well as Britannia Secondary School and the Britannia Community Center

I note that Commercial Drive is well served with cannabis stores already including stores at:

- Kiaro Cannabis (1666 Graveley Street)
- KushKlub (1735 Commercial Drive)

Which are both within 2 and 4 blocks away from the subject site respectively. Also with the recent changes to Provincial regulations allowing for delivery, Commercial Drive is now well served with cannabis retailers.

I'm not sure that we need another one ... particularly one that is across the street from a Park.

s.22(1)

From: s.22(1)
Sent: Tuesday, June 22, 2021 1:29 PM
To: Jaaffer, Iman
Subject: [EXT] Re: [EXT] Cw completed a comment form for 1314 Commercial Dr (DP-2021-00530) cannabis retail development application

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Thanks Iman. If it is in violation, can we assume the burden is on the applicant to demonstrate why the rules should be varied for them?

There are already 2 or 3 cannabis stores within 500m of this location.

Sent from my iPhone

On Jun 22, 2021, at 12:00, Jaaffer, Iman <Iman.Jaaffer@vancouver.ca> wrote:

Dear s.22(1)

Thank you for your email & taking an interest in this application. The proposed application is in violation of 11.6.2 - Cannabis Store of the General Regulations of the Zoning and Development By-law for that reason, however we must still process this application. Processing an application is a staff requirement of the City of Vancouver.

We will try to take measures to address relevant concerns by requiring revisions, however please note 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, within the applicable zone and by-laws. If the application is refused the applicant is entitled to appeal to the Board of Variance for a relaxation regarding this matter.

Additional information on the zoning and development by-law and district schedule for section 11 can be found at the following link:

<https://vancouver.ca/your-government/zoning-development-bylaw.aspx>

I will coordinate your comments and be sure to add your concerns to our summary review for consideration.

Kind Regards

Iman Jaaffer | Project Coordinator I
DEVELOPMENT REVIEW BRANCH
Development, Buildings, & Licensing
City of Vancouver | 515 W 10th Ave
Vancouver | BC V5Y 1V4
Email | iman.jaaffer@vancouver.ca

<image001.jpg>

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From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>
Sent: Monday, June 21, 2021 2:58 PM
To: Jaaffer, Iman <Iman.Jaaffer@vancouver.ca>
Subject: [EXT] s.22(1) completed a comment form for 1314 Commercial Dr (DP-2021-00530) cannabis retail development application

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s.22(1) completed a comment form for 1314 Commercial Dr (DP-2021-00530) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Retail along commercial drive should be used for small businesses that bring something unique. The Drive already has multiple cannabis outlets. Another is not needed. Sell this stuff by mail order.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: s.22(1)
Sent: Monday, July 5, 2021 6:17 PM
To: Jaaffer, Iman
Subject: [EXT] Re: notice of development application DP-2021-00530

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Hello again Iman,

After reading the municipal requirements for a cannabis store, I see that Britannia secondary school, the Family Place and another cannabis store (Gravelly and Commercial) are within 300 meters from the application location. The application doesn't meet the Vancouver requirements. Thank you,

s.22(1)

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s.22(1)

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On Jul 4, 2021, at 11:54 AM, s.22(1)
wrote:

Hello Iman,

I'm writing you regarding the development application for a cannabis store at 1314 Commercial Drive. I have lived in this neighbourhood with my family for almost s.22(1) and feel like we have a pretty good idea of who lives around The Drive. Although very eclectic, it is a great community of people who love

shopping locally and hanging out at local parks as we can find pretty much everything at a walking distance. Families are also growing in the hood with a lot of small children, in fact we have so many new neighbours with little kids.

Restaurants are also now booming with all the street patios and more and more people are coming from outside the neighbourhood to eat and shop.

Having another cannabis doesn't provide any value to the families and community of Commercial Drive. Like liquor stores, cannabis stores are already available to the community and I don't feel like adding another one would be benefiting anyone. To my knowledge, there are already 4 cannabis stores from Venables and Broadway which is probably more than enough to respond to the demand of the neighbourhood.

I strongly disagree with the application and would encourage you to not approve the application. As a business owner myself, I want to make sure my services benefit my community.

Thank you for your time and consideration,

s.22(1)

<Email Logo.jpg>

s.22(1)

From: s.22(1)
Sent: Sunday, July 4, 2021 11:54 AM
To: Jaaffer, Iman
Subject: [EXT] notice of development application DP-2021-00530

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From: s.22(1)
Sent: Sunday, July 4, 2021 11:54 AM
To: Jaaffer, Iman
Subject: [EXT] notice of development application DP-2021-00530

Follow Up Flag: Follow up
Flag Status: Flagged

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