

File No.: 04-1000-20-2021-490

November 2, 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 20, 2021 under the ***Freedom of Information and Protection of Privacy Act, (the Act)***, for:

Neighbourhood notification comments regarding Development Permit Application DP-2021-0060 at 242 East Pender Street. Date Range: August 2, 2021 to September 17, 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 (#04-1000-20-2021-490); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signature on file]

Barbara J. Van Fraassen, BA
Director, Access to Information & Privacy
Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

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

Encl.

:kt

Project Report

18 February 2020 - 09 September 2021

Shape Your City Vancouver

242 E Pender St (DP-2021-00606) cannabis retail development application



Visitors Summary

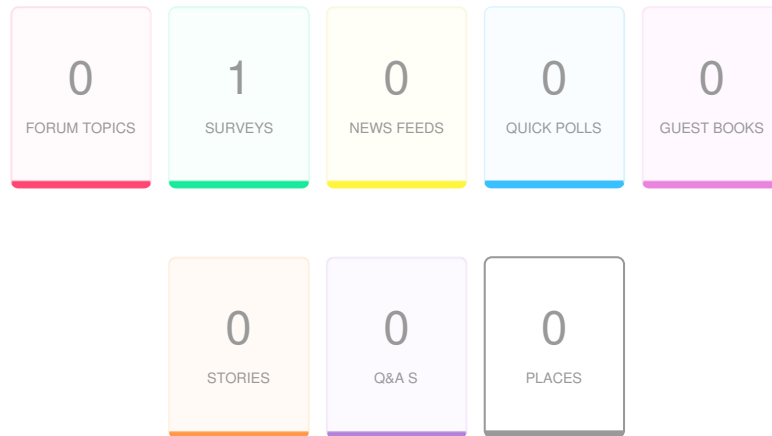


Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
61	15	
NEW REGISTRATIONS		
0		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
8	17	54

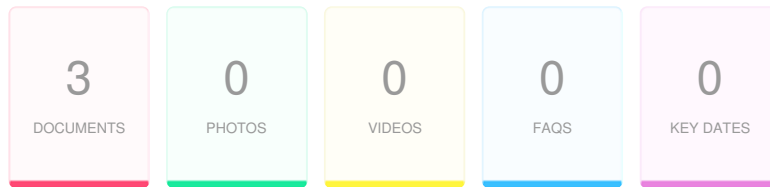
Aware Participants		54	Engaged Participants		8	
Aware Actions Performed		Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page		54				
Informed Participants		17	Contributed on Forums	0	0	0
Informed Actions Performed		Participants	Participated in Surveys	0	8	0
Viewed a video		0	Contributed to Newsfeeds	0	0	0
Viewed a photo		0	Participated in Quick Polls	0	0	0
Downloaded a document		8	Posted on Guestbooks	0	0	0
Visited the Key Dates page		1	Contributed to Stories	0	0	0
Visited an FAQ list Page		0	Asked Questions	0	0	0
Visited Instagram Page		0	Placed Pins on Places	0	0	0
Visited Multiple Project Pages		8	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)		8				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	242 E Pender St development application comments	Published	13	0	8	0

INFORMATION WIDGET SUMMARY



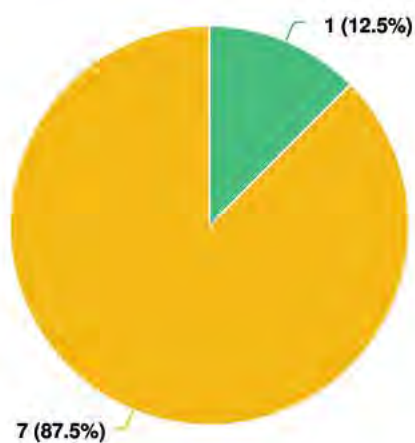
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Proposed plans	5	5
Document	Operational letter	5	5
Document	Notification postcard	3	3
Key Dates	Key Date	1	1

ENGAGEMENT TOOL: SURVEY TOOL

242 E Pender St development application comments

Visitors 13	Contributors 8	CONTRIBUTIONS 8
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Your overall position about the application:



Question options

Support Opposed

Optional question (8 response(s), 0 skipped)

Question type: Dropdown Question

Survey Responses

18 February 2020 - 09 September 2021

242 E Pender St development application comments

Shape Your City Vancouver

Project: 242 E Pender St (DP-2021-00606) cannabis retail development
application



VISITORS

13

CONTRIBUTORS

8

RESPONSES

8

0

Registered

8

Unverified

0

Anonymous

0

Registered

8

Unverified

0

Anonymous



Respondent No: 1

Login: s.22(1)

Email:

Responded At: Aug 07, 2021 09:06:16 am

Last Seen: Aug 07, 2021 09:06:16 am

IP Address: n/a

Q1. Your comments:

I think this project will help liven up the street with new use types.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 2

Login: s.22(1)

Email:

Responded At: Aug 07, 2021 14:16:44 pm

Last Seen: Aug 07, 2021 14:16:44 pm

IP Address: n/a

Q1. Your comments:

Chinatown is a national historic site. And is the attraction for many tourists from around the world. It has already opened 2 cannabis related businesses and while culturally appropriate businesses that cater to the local residents are getting fewer and fewer. We do not need any more cannabis related businesses 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: 3

Login: s.22(1)

Email:

Responded At: Aug 09, 2021 12:33:52 pm

Last Seen: Aug 09, 2021 12:33:52 pm

IP Address: n/a

Q1. Your comments:

The proposed use is not appropriate for the historic neighbourhood of Chinatown, its heritage values, and current work within the city and community towards its revitalization. A Chinese society (Kong Chow Society) is located across the street with many senior members coming-and-going daily who will be directly and adversely affected.

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: Aug 09, 2021 16:58:24 pm

Last Seen: Aug 09, 2021 16:58:24 pm

IP Address: n/a

Q1. Your comments:

According to the City of Vancouver, applications for cannabis retail store business licenses require that the location must be at least 300m from community centres and schools. The Carnegie Community Centre located at 401 Main is 150m away from the proposed development application and The Strathcona Montessori Preschool located at 377 E. Pender is 290m away. Granting this permit would be contravening the City's own requirements. The Chinatown community also strongly opposed a previous application for a cannabis retail store license within recent years.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 5

Login: s.22(1)

Email:

Responded At: Aug 09, 2021 17:15:00 pm

Last Seen: Aug 09, 2021 17:15:00 pm

IP Address: n/a

Q1. Your comments:

Dear City Staff, Mayor & Council, I would like to express my opposition to DP-2021-00606 for a Retail Cannabis Store to be located at 242 East Pender St. s.22(1)

s.22(1)

The neighbourhood's vision includes promoting Chinatown as a family oriented mixed income community in a pedestrian friendly environment. In addition, we are working to establish Chinatown as a recognized UNESCO heritage site, as well as protect the distinct character of the area. I believe that the proposed use is incompatible with the neighbourhood's vision. Sincerely, s.22(1)

s.22(1)

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 6

Login: s.22(1)

Email:

Responded At: Aug 09, 2021 23:00:24 pm

Last Seen: Aug 09, 2021 23:00:24 pm

IP Address: n/a

Q1. Your comments:

I don't want the kind of people this business caters too spending time in front of my building, especially considering how long it's hours of operation are. It brings down the appeal of the 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: 7

Login: s.22(1)

Email:

Responded At: Aug 12, 2021 09:31:34 am

Last Seen: Aug 12, 2021 09:31:34 am

IP Address: n/a

Q1. Your comments:

I am strongly opposed to the development of a Retail Cannabis Store at 242 East Pender Street. The streets of Chinatown in Vancouver are already filled with vulnerable people with issues of homelessness and mental health issues. A retail cannabis store in this area is unethical in that the target consumers are these people in this neighbourhood that is already dealing with addictions and poverty. A retail cannabis store is a temptation for people to be reminded of their drug issues and a mockery of what they can't afford leading to more crimes to get what they want. A retail cannabis store will become a catalyst to the deteriorating safety for the residents and businesses in Chinatown. The City of Vancouver has programs to revitalize this heritage Chinatown area and a retail cannabis store does not fit into those plans with the current demographics and is actually counterintuitive to that goal.

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: Aug 17, 2021 13:34:12 pm

Last Seen: Aug 17, 2021 13:34:12 pm

IP Address: n/a

Q1. Your comments:

Honestly, do we need yet another cannabis store in the city?? I don't see any benefit to the immediate or surrounding area.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed

From: [Arcangel, Dallas](#)
To: [s.22\(1\)](#)
Cc: [s.22\(1\)](#); [Hicks, Claudia](#)
Subject: 242 E Pender Street - DP-2021-00606 - Notification comments
Date: Friday, 27 August, 2021 11:07:41 AM

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

Thank-you for your input in the development application process for the above noted development permit application. I have cc'd the Project Coordinator, Claudia Hicks, in this email to also ensure she is aware of your feedback.

Your comments have been circulated to the review groups responsible for this application. A decision will be made in the near future. Following that decision, you will receive a copy of the decision letter for your information.

Regards,
Dallas Arcangel
Project Coordinator II
Development Review Branch
604.871.6857

From: [s.22\(1\)](#)
Sent: Thursday, August 26, 2021 1:03 AM
To: Arcangel, Dallas <dallas.arcangel@vancouver.ca>
Cc: [s.22\(1\)](#)
Subject: [EXT] Fw: Development Application DP-2021-00606

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.

Hicks, Claudia <claudia.hicks@vancouver.ca>
Thu 2021-08-26 12:48 AM

To:

• You

I'm out currently out of the office until September 1st, and will respond to your email upon my return. For urgent matters you may contact my back-up

dallas.arcangel@vancouver.ca Thank you.

Dear Ms. Arcangel,

Per the attached Development Application information, we were to send in written comments for this application to Ms. Hicks by August 27th, 2021. As she is out of office until Sept. 1st, I am forwarding my email below to you to forward to the Director of Planning.

Thank you for your assistance,
marina Chang

From: s.22(1)
Sent: August 26, 2021 12:48 AM
To: claudia.hicks@vancouver.ca <claudia.hicks@vancouver.ca>
Subject: Development Application DP-2021-00606

Dear Ms. Hicks,

As a property owner in Chinatown, s.22(1) and a naturalized Canadian s.22(1) I am writing in opposition to City of Vancouver's consideration for Retail Cannabis Store to be located in Vancouver Chinatown.

May I respectfully bring up the history of drug trade brought to China by Britian and other European countries and the resulting armed conflicts between China and the West? This was a significant event in Chinese history and therefore approval of a Retail Cannabis Store in Chinatown may be considered as culturally insensitive and offensive as discussing the revival of Residential Schools and locating them in Indigenous Reserves.

Knowing how drugs have contributed to the denigration of our historic neighbourhood, that the community has been working hard to heal and rebuild a healthier Chinatown, it would be absurd for City Hall to approve such an application. Surely, you would no more put a Retail Cannabis shop in Chinatown than open up a Cigarette Shop, Liquor Store or Retail Cannabis Shop in the new St. Paul's hospital under construction?

Please turn this and other applications of this nature down.

Sincerely,

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] 242 East Pender
Date: Wednesday, 1 September, 2021 10:41:58 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Saturday, August 14, 2021 9:39 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 242 East Pender

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 Claudia,
s.22(1) I hope you're well.

We've received a Notice of Development Application for 242 E. Pender and would like to express concerns about having this retailer in this particular neighbourhood, considering the drug problems. I'm not opposed to the cannabis industry, but I do have a problem with it being located blocks from 'the most dangerous street in Canada'.

Can you tell us where we can submit comments officially or attend a meeting to oppose this?

Thanks in advance!

s.22(1)

A large rectangular area of the email body is completely redacted with a solid grey block.

s.22(1)



From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] DP 2021-00606
Date: Tuesday, 10 August, 2021 6:12:15 PM
Attachments: [image001.png](#)

Notification Response – thanks Jennifer

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Tuesday, August 10, 2021 6:06 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] DP 2021-00606

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

Dear Ms Hicks,

We are strongly opposed to this development permit. Chinatown has been seriously hurt by the pandemic, and many shops in our neighbourhood have closed. There has been a significant increase in drug activity, vandalism and graffiti over the past year. Only recently have we begun to see new shops opening along Pender Street. However, a cannabis shop is really detrimental to the vibe of the neighbourhood. The clientele it draws is not conducive to neighbourhood building and hurts other merchants in the vicinity. There are many vulnerable seniors living here in Chinatown, and they do not want to see more cannabis shops opening next door either. We already have far more than enough cannabis shops in our neighbourhood, and we strongly urge the city to reject this application.

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] Development Application at 242 east Pender Street
Date: Thursday, 2 September, 2021 8:29:53 AM
Attachments: [Letter of Opposition to Development Application at 242 E. Pender.pdf](#)
[image002.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: Orville D. Lim [s.22\(1\)](#)
Sent: Wednesday, September 01, 2021 10:31 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Cc: [s.22\(1\)](#)
[s.22\(1\)](#)
Subject: [EXT] Development Application at 242 east Pender Street

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

Dear Ms. Hicks,

Please find attached the Letter of Opposition for the subject Development Application at 242 East Pender Street, National Historic Site Vancouver Chinatown.

Thanking you in advance for your consideration.

Sincerely,
Orville Lim
Lim Sai Hor Kow Mock Benevolent Association
531 Carrall Street,
Vancouver, B.C.
V6B 2j8



August 22, 2021

City of Vancouver
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4
Attention: Ms. Claudia Hicks, Project Coordinator

VIA E-MAIL

Re: Development Application at 242 East Pender Street
Change of Use for Retail Cannabis Store

Dear Ms. Hicks:

The Lim Sai Hor Kow Mock Benevolent Association hereby formally expresses opposition to the Development Application at 242 East Pender Street for a change of use for Retail Cannabis Store.

We have experienced the constant social disorder from mental illness and drug addiction. Notably leading to the significant deterioration of the National Historic Site Vancouver Chinatown.

Serious specific concerns are:

1. The Chinese community has long suffered the effects of the Downtown Eastside illicit drug trade. The City's goal should be to promote policies that bring new life to Historic Chinatown and build a healthy environment to live and work.
2. National Historic Site Vancouver Chinatown is a major tourist destination in the city for its distinct heritage significance. East Pender Street is the major historic street in historic Chinatown with an active retail and residential community. A Cannabis Retail Store is inconsistent and inappropriate in this heritage setting.
3. East Pender Street is zoned retail corridor HA-1, in keeping with its distinct heritage. The zoning bylaw, while allowing a variety of retail uses, states that a certain level of compatibility and character must be maintained. The neighbourhood's vision includes promoting a family oriented mixed income community in a pedestrian friendly environment. Additionally, Historic Chinatown is looking to revitalize its luster as a major tourist destination in the city. The proposed use for a Cannabis store is completely incompatible to the historic neighbourhood's character.
4. There are already both legal and illegal marijuana dispensaries within blocks of the subject 242 East Pender Street.

Lim Sai Hor Kow Mock Benevolent Association strongly implore for rejection of the Development Application at 242 East Pender Street.

Yours truly,

Orville D. Lim, Vice-President

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] VCBIA - Opposition Letter to Cannabis Retail Store at 242 E Pender Street
Date: Wednesday, 1 September, 2021 10:27:03 AM
Attachments: [VCBIA Opposition Letter to DP Application-Cannabis Retail-242 E Georgia-Aug 25-2021.pdf](#)
[image001.png](#)

Hello,

Notification response...

With thanks,

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: VCBIA <vcbia@vancouver-chinatown.com>
Sent: Friday, August 27, 2021 2:46 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] VCBIA - Opposition Letter to Cannabis Retail Store at 242 E Pender Street

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

Good afternoon Ms. Claudia Hicks,

I am writing to submit the attached letter in opposition to the Development Application to (DP-2021-00606) - 242 East Pender Street Change of Use from Retail to Retail Cannabis Store.

We appreciate your attention and consideration of this matter.

Yours truly,
Charmaine Yip

Charmaine Yip | Executive Director

Vancouver Chinatown BIA Society

O: 604-632-3808 | E: vcbia@vancouver-chinatown.com

106 Keefer Street, Vancouver BC V6A 1X4

[Website \[vancouver-chinatown.com\]](http://Website[vancouver-chinatown.com]) | [Instagram \[instagram.com\]](https://www.instagram.com/vancouver_chinatown_bia_society/) | [Facebook \[facebook.com\]](https://www.facebook.com/vancouver_chinatown_bia_society/) | [Twitter \[twitter.com\]](https://twitter.com/vancouver_chinatown_bia_society/) | [Chinatown Festival \[chinatownfestival.ca\]](http://ChinatownFestival[chinatownfestival.ca])

August 25, 2021

Via email: Claudia.Hicks@Vancouver.ca

City of Vancouver
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

Attention: Ms. Claudia Hicks, Project Facilitator

Dear Madam:

**Re: Opposition to the Development Application to (DP-2021-00606) - 242 East Pender Street
Change of Use from Retail to Retail Cannabis Store**

On behalf of the Vancouver Chinatown BIA, I am writing a letter in opposition to the proposed Retail Cannabis Store at 242 East Pender Street. We represent 200 property owners and over 400 business owners in the neighbourhood.

We have heard from our members that Marijuana Dispensers and Cannabis Retailers are not appropriate in Vancouver Chinatown, a designated national historic site because of its distinct heritage significance.

We are engaged with the broader community through various outreach channels with the help of the City's Chinatown Transformation Team as it works through a UNESCO heritage sites process, and the protection of heritage generally in Chinatown.

Covid-19 has resulted in the loss of tourism, closing of many legacy businesses, increased retail vacancy, increase of social disorder, vandalism and graffiti, and safety issues to the neighbourhood.

Our community has long suffered from the social issues resulting from the open drug market, opioid, addiction and mental health crisis in the Downtown Eastside.

The conditions around Chinatown have made it difficult to rent vacant stores, but properties owners have held off renting to Cannabis retailers as it brings in additional problems which this community does not need.

We therefore urge the City reject the Development Application for Cannabis Retail Store at 242 East Pender Street.

Sincerely,
Vancouver Chinatown BIA Society



Syrus Lee
Vice-President

From: [Arcangel, Dallas](#)
To: [Jeffrey](#)
Cc: [Hicks, Claudia](#)
Subject: Opposition to DP-2021-00606 - 242 East Pender St.
Date: Thursday, 26 August, 2021 4:35:47 PM

Hello Jeffrey,

Thank-you for your input in the development application process for the above noted development permit application.

Your comments have been circulated to the review groups responsible for this application. A decision will be made, you will be emailed a copy of the decision letter, a.k.a. the Prior To letter. Following that decision, you will receive a copy of the decision letter for your information.

Regards,

Dallas Arcangel

Project Coordinator II

Development Review Branch

604.871.6857

From: Jeffrey s.22(1)
Sent: Thursday, August 26, 2021 11:55 AM
To: Arcangel, Dallas <dallas.arcangel@vancouver.ca>
Subject: [EXT] Fwd: Opposition to DP-2021-00606 - 242 East Pender St.

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

Hello,

I received an out of office reply from Ms. Hicks and would like to make sure our feedback is received before the deadline tomorrow.

Please confirm receipt of this email and kindly ensure our viewpoint is considered.

Thank you,

Kind Regards,

Jeffrey Graf
604-968-9643

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

From: Jeffrey <jeffrey.r.graf@gmail.com>
Date: Thu, 26 Aug 2021 at 11:52

Subject: Opposition to DP-2021-00606 - 242 East Pender St.

To: <claudia.hicks@vancouver.ca>

Dear Ms. Hicks,

Please find attached our opposition letter pertaining to DP-2021-00606 - 242 East Pender St.

I am available to answer any follow up questions or elaborate on our viewpoint.

Thank you for your time and consideration.

Kind Regards,

Jeffrey Graf
604-968-9643

From: s.22(1)
To: [Hicks, Claudia](#)
Subject: [EXT] 242 East Pender Street
Date: Wednesday, 25 August, 2021 5:13:42 PM

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

Hi Claudia,

s.22(1)

s.22(1)

I am against this proposal as I believe a cannabis store is detrimental to the area. Chinatown needs more restaurants and food stores, not a cannabis store.

Finally, the proposed store does not even meet the municipal requirements of being at least 300 metres from community centres. The proposed location is only 1.5 blocks from Carnegie Community Centre which is only about 150 m.

I urge city council to reject this application.

Regards,

s.22(1)

s.22(1)

From: [Steven Fast](#)
To: [Hicks, Claudia](#)
Subject: [EXT] Cannabis Dispensary Application 242 East Pender St - Chinatown
Date: Tuesday, 24 August, 2021 10:44:05 AM

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

Dear Ms. Hicks

I am the President of Landlord company that owns 29 of the 34 strata lots at the corner of Main and East Georgia (211 East Georgia). I writing to you to declare our **opposition** to the above application.

Drug related businesses should not be permitted in this very sensitive area. The reasons are not dissimilar to the reasons why there has been liquor license moratoriums in this and other areas for many years. It is not healthy for the neighbourhood.

Over the past few years our building has had numerous inquiries by marijuana dispensary businesses. Despite having one vacant retail unit on Main Street for approximately one year, we chose to support our neighbourhood by waiting for a tenant that fit into the community. That previously vacant unit is 636 Main Street and it is now occupied by a wonderful Chinese bakery.

As a further indication of our commitment to support the Chinatown retail business base, we have passed a strata resolution prohibiting the operation marijuana dispensaries in the building. This despite the attractive rents that were offered and despite the anticipated increase in parking revenues.

We trust the City of Vancouver will recognize that this is the wrong time to allow such businesses in the Chinatown area.

Thank you for your consideration.

Steven Fast
President
0930205 B.C. Ltd.

Sent from my iPhone

From: s.22(1)
To: [Hicks, Claudia](#)
Subject: [EXT] Dev Application DP 2021 00606
Date: Tuesday, 24 August, 2021 10:28:38 AM

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

Hi Claudia - received a post card in the mail inviting comments re the Development Application of 242 East Pender.

I'm really disappointed someone would even apply for this type of business there.

- Historic Pender street has been hit hard - not just by the pandemic - but by it's proximity to the DTES.
- In the last year, a few new stores have started up injecting a bit of energy to that street. Please give them a chance.
- Additionally, there appears to be no shortage of cannabis stores on Hastings (regardless of legal or not) and there seems to be many temporary pop up cannabis stores all around - so I don't think there's a real market need for this.
- The city is paying a considerable amount of money on the Chinatown Transformation Team - trying to stabilize and improve the area. This application would undo some of their work.

We have so, so, so, many issues facing us here in Chinatown. Please don't add to them. Please deny this application.

s.22(1) Business owner and property owner in Chinatown.

From: s.22(1)
To: Hicks, Claudia
Cc: s.22(1) Jordan
Subject: [EXT] Development Application DP-2021-00606 (242 East Pender)
Date: Tuesday, 24 August, 2021 10:18:35 PM
Attachments: Figure 1 map - 242 E. Pender.png
carnegie comm ctr.png

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

Dear Ms. Claudia Hicks,

As part owner of a property in Chinatown, I am writing to oppose the Development Application DP-2021-00606 for a retail cannabis store at 242 East Pender Street.

The heart of historic Chinatown is not the place for a cannabis store. First, it would be out of place amongst the other businesses in the neighbourhood. Second, cannabis should not be promoted in a neighbourhood where many citizens already have problems with addiction. Third, the proposed location does not satisfy the City of Vancouver's zoning requirements for a retail cannabis store.

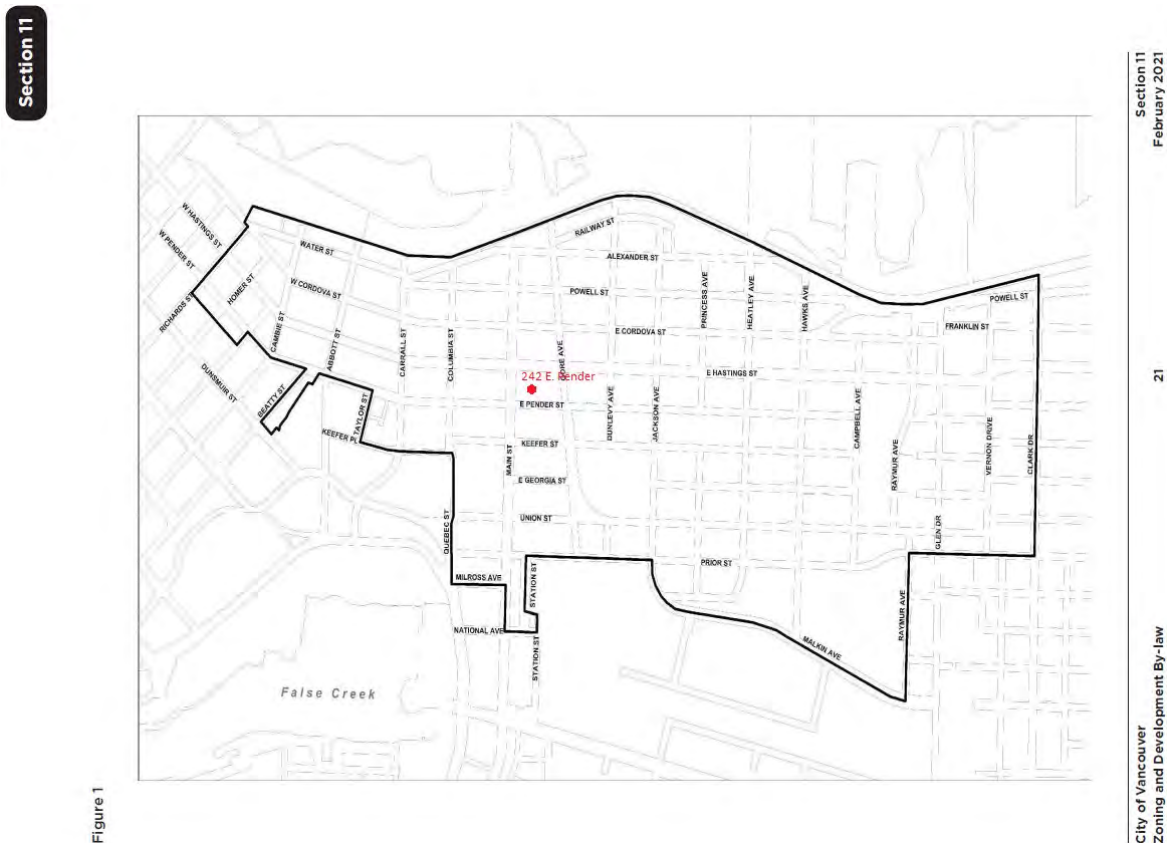
Vancouver's zoning requirements for a retail cannabis store

Source: Zoning and Development Bylaw - Section 11 - Additional Regulations for Specific Uses

<https://vancouver.ca/doing-business/cannabis-retail-dealer-business-licence-applicants.aspx>

- Section 11.6.2 (c)

A cannabis store is not permitted: within the area outlined on the map attached to this section 11 as Figure 1, except for sites with a property line on Hastings Street or Main Street

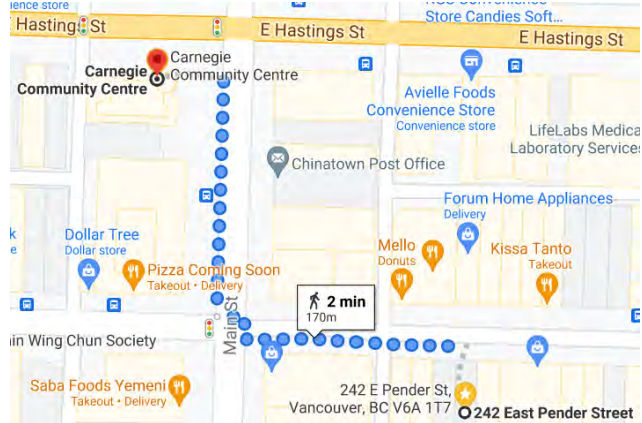


As indicated in Figure 1 above (with location 242 East Pender Street in red), the proposed cannabis location falls within the restricted zone. Further, as the proposed

location does not have frontage on either Main Street or Hastings Street, this development application cannot proceed.

- Section 11.6.2 (b)

A cannabis store is not permitted: within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house



As indicated in the above map, 242 East Pender is located 170 metres from Carnegie Community Centre. Since 170 metres is less than the required 300 metre distance between a cannabis store and a community centre, this development application cannot proceed.

Thank you for taking into account all of the above reasons for my opposition to this development application.

Sincerely,

s.22(1)

From: s.22(1)
To: [Hicks, Claudia](#)
Subject: [EXT] Letter Regarding DP-2021-00606
Date: Thursday, 26 August, 2021 9:55:13 AM

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

Dear Claudia Hicks,

Upon hearing about the proposed Retail Cannabis Store located at 242 East Pender Street (DP-2021-00606) that Arcannabis Enterprises has applied for permission to run as a retail store, I am writing you this letter to oppose such an application.

As a resident of Vancouver who frequents the shops and businesses of the historic Vancouver Chinatown, I feel this cannabis store does not represent this national historic site nor does it represent the values of the residents and local businesses of this community.

The biggest concerns that I would like to raise for this neighbourhood are issues with the safety, cleanliness and social disorder that cannabis will bring to this community. The Chinatown community has been suffering from on-going social issues related to drugs, addiction and mental health issues, and to this day, there are no real solutions in place. To simply place a cannabis retail store in this neighbourhood would exacerbate the situation further.

To support this application is to disparage the historic Chinatown community, businesses and residents further. In a time of increased drug use, violence and overdoses during the pandemic, the Chinatown businesses and residents deserve a healthy and safe environment.

Please reconsider and decline this Development Application at 242 East Pender Street.

Thank you,
s.22(1)

From: [Jordan Eng](#)
To: [Hicks, Claudia](#)
Subject: [EXT] Opposition Letter to DP Application 2021-00606 (242 East Pender Street to Cannabis Retail)
Date: Tuesday, 24 August, 2021 12:59:58 PM
Attachments: [image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[Opposition Letter to DP Application-Cannabis Retail-242 E Georgia-Aug 24-2021.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 Claudia,

Please find attached my letter of opposition to subject application.



Jordan Eng

Principal | Success Realty & Insurance Ltd.

O: 604 687 8899

M: 604 728 0883

E: jordaneng@telus.net

E: successrealty@telus.net

145 Keefer Street
Vancouver, BC V6A 1X3

www.successrealtyinsurance.com

[\[successrealtyinsurance.com\]](http://successrealtyinsurance.com)



[\[facebook.com\]](https://facebook.com)



[\[linkedin.com\]](https://linkedin.com)

August 23, 2021

Via email: Claudia.Hicks@Vancouver.ca

City of Vancouver
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

Attention: Ms. Claudia Hicks, Project Facilitator

Dear Madam:

**Re: Development Application to (DP-2021-00606)-242 East Pender Street
Change of Use from Retail to Retail Cannabis Store**

We are the business and property owner of 145 Keefer Street. Our office has been at this location since 1978 when Chinatown was a vibrant business and cultural community. At that time, Chinatown was the heart and soul of the Chinese community in the Lower Mainland. In subsequent decades, Chinatown experienced a period of steady decline, largely as a result of the high concentration of social agencies and services supporting and entrenching a community plagued by drug addiction and mental health issues in close proximity. The opioid crisis and Covid-19 has exacerbated the situation.

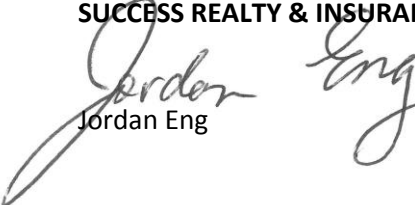
This is the main reason we wish to express our opposition to the Development Application regarding the change of use from Retail to Retail Cannabis Store at 242 East Pender Street.

Through the Chinatown Neighbourhood Plan and the Chinatown Economic Revitalization Strategy Plan approved by City Council in July of 2012, the community actively engaged in a strategic market analysis and marketing plan to bring new residents and businesses into the area that enhance and strength the neighbourhood, one of the oldest in the City and of national historic significance. The efforts of the community would be in vain, if we allow businesses to use Chinatown as a safe base to service cannabis users.

We urge you to disallow the Development Application for the change of use Retail Cannabis Store at 242 East Pender Street.

Yours truly,

SUCCESS REALTY & INSURANCE LTD.


Jordan Eng

From: [Jeffrey](#)
To: [Hicks, Claudia](#)
Subject: [EXT] Opposition to DP-2021-00606 - 242 East Pender St.
Date: Thursday, 26 August, 2021 11:52:19 AM
Attachments: [Pacific Crown - Opposition to DP-2021-00606 at 242 E Pender St - Aug 26-2021.pdf](#)

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

Dear Ms. Hicks,

Please find attached our opposition letter pertaining to DP-2021-00606 - 242 East Pender St.

I am available to answer any follow up questions or elaborate on our viewpoint.

Thank you for your time and consideration.

Kind Regards,

Jeffrey Graf
604-968-9643

Pacific Crown Investment Corporation

228-237 Keefer Street, Vancouver, BC V6A 1X6

tel: (604) 968-9643 fax: (604)-331-8798

email: s.22(1)

August 26, 2021

VIA E-MAIL

City of Vancouver
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

Attention: Claudia Hicks, Project Coordinator

Dear Madam:

Re: Notice of Development Application 242 E. Pender Street DP-2021-00606
Request for Change of Use to Retail Cannabis Store

We are writing to express our strong opposition to DP-2021-00606 for a change of use to Retail Cannabis Store at 242 East Pender Street.

My father and I have been business and property owners in the Downtown Eastside and Chinatown since the late 1970s. We have personally experienced the unchecked social disorder from mental illness and drug addiction that has led to the decline of the neighbourhood.

We currently own four commercial buildings in Chinatown which house approximately 35 businesses and employ about two hundred people. The business owners all share the same sentiment as we do: that Chinatown is a jewel of the city and that the application for a marijuana related operation is not welcomed.

In particular, our concerns are:

1. The Chinese community has suffered long enough from the effects of the Hastings Street drug market and the City's goal should be to promote policies that bring new life to Chinatown and build a healthy environment to live and work.
2. Chinatown is a major tourist attraction in the city and a designated a national historic site because of its distinct and significant heritage. East Pender Street is the major street in Chinatown with an active retail community. A retail cannabis store is inappropriate in this setting and will further degenerate the retail climate.
3. East Pender Street is zoned retail corridor HA-1, in keeping with its unique heritage. The zoning bylaw, while allowing a variety of retail uses, states that a certain level of compatibility must be met. The neighborhood's vision includes promoting a family oriented, mixed income community in a pedestrian friendly environment. In addition, Chinatown is looking to reestablish its luster as a major tourist center in the City. The proposed use lends no compatibility to the neighborhood's vision.
4. The area is already well served by legal and illegal marijuana dispensaries along East Hastings Street.

We strongly urge you to decline DP-2021-00606 at 242 East Pender Street.

Yours truly,

PACIFIC CROWN INVESTMENT CORP.



Jeffrey and Robert Graf

From: s.22(1)
To: [Hicks, Claudia](#)
Subject: [EXT] Proposed Cannabis Retailer at 242 East Pender Street. DP 2021 00606
Date: Tuesday, 24 August, 2021 9:25:07 AM

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

Claudia,

A quick note to say that I do not see any benefit for Chinatown in having a cannabis store within its boundaries. Chinatown is a fragile community trying to recover from the impact of Covid's mandated closures, the loss of both local and out of town visitors and deal with the extraordinary increase in vandalism, graffiti and street activity.

The community's experience with a previous cannabis store in the 100 Block of Pender Street was not great and is not something we are eager to see repeated. Chinatown is not Kerrisdale or Commercial Drive, this is a community that has many issues that few others have and a cannabis store, no matter how well intentioned the operator is, will bring problems. Problems the community doesn't need.

I urge rejection of this application.

Regards
s.22(1)

s.22(1)



From: [Henry Tom](#)
To: [Hicks, Claudia](#)
Subject: [EXT] VCMA letter to oppose DP-2021-00606 for 242 East Pender
Date: Wednesday, 25 August, 2021 5:38:22 PM
Attachments: [letter to oppose Cannabis shop at 242 E Pender..pdf](#)

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

Dear Ms. Hicks:

Please see attached letter from me on behalf of the Vancouver Chinatown Merchants Association.

Thanks,
Henry Tom
s.22(1)



溫哥華華埠商會

Vancouver Chinatown Merchants Association

508 Taylor Street, Vancouver, B.C. Canada V6B 6M4

Phone: (604) 682-8998 Fax: (604) 682-8939

Email: vcma@vancouver-chinatown.com

City of Vancouver
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

August 25, 2021

Attention: Ms. Claudia Hicks, Project Facilitator
Claudia.Hicks@Vancouver.ca

**Re: Development Application to (DP-2021-00606)-242 East Pender Street
Change of Use from Retail to Retail Cannabis Store**

Dear Ms Hicks:

I am writing on behalf of the Vancouver Chinatown Merchants Association to strongly oppose the Development Application to open a Cannabis Store at 242 East Pender Street.

The Vancouver Chinatown Merchants Association represents almost a hundred of the Legacy Chinatown Businesses. Our members have been particularly hard hit by open drug use and rampant street disorder over the past 5 or 6 years. With COVID, some of our members have had to close shop. Those who remain are struggling and looking forward to better post-COVID days.

The proposal to open a cannabis store in the heart of historic Chinatown will definitely add to the perception of street disorder. Our members' customer base is already reluctant to come down to Chinatown to do their shopping because they do not feel safe.

The Vancouver Chinatown Merchants Association urges the City of Vancouver to deny this DP application to open a cannabis shop.

Yours sincerely,

Henry Tom
Vice President

RECOMMENDATION TO DOP

Sep 17, 2021

ACCEPT --- ☐

REFUSE --- ☒

ADDRESS:

242 East Pender Street

PERMIT NUMBER:

DP-2021-00606

RECOMMENDATION TO:

M. So/J. Bosnjak

Manager/Supervisor Name

FROM:

C. Hicks

Staff Initials

RECOMMENDATION SUMMARY:

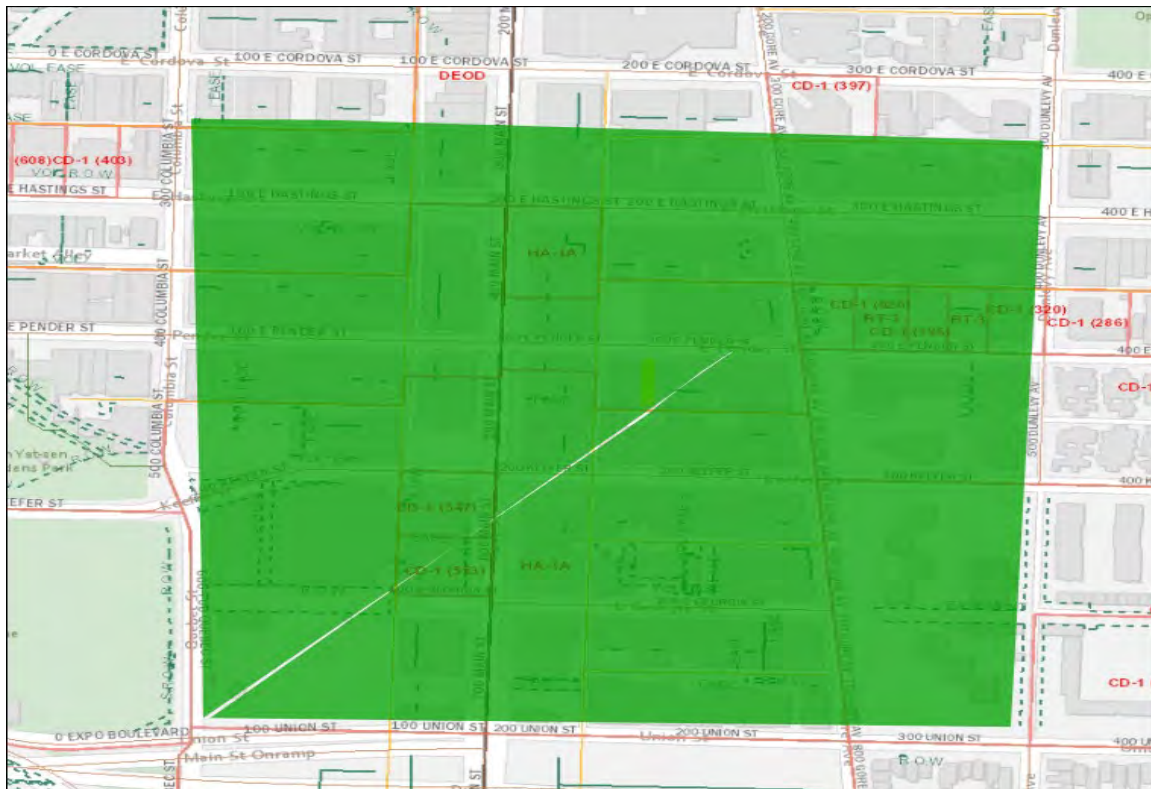
I would recommend REFUSAL for interior alterations and to change the use of approximately 2955.0 square feet to a Retail Cannabis Store.

SPECIAL DEPARTMENTAL NOTES:

1. Heritage - cleared
2. Social Policy – non-support due to failed distancing from Community Centres
3. Cleared by Engineering
4. cursory building code comments sent to Applicant
5. VPD – no response

NOTIFICATION SUMMARY: Yes – required

Notifications Area:



Site Sign: Yes **Install Date:** July 30, 2021

Postcards: Yes **Send Date:** August 5, 2021 **Number:** 1132

Expiry Date: August 27, 2021

Results of Notification:

Responses: #23 **Objections:** #22 **In Favour:** #1 **Petition(s):** N/A

Summary of Responses – Objections:

- 4 Community Groups
- 13 Property Owners
- 3 Business Owners
- 2 Residents of Vancouver
- Contributes to the drug issues in the area
- Not an appropriate use as Community has been working hard to rebuild a healthier neighbourhood
- Culturally insensitive/offensive due to revival of residential schools/Indigenous Reserves and near St. Pauls Hospital under construction
- Designated historic site - looking to regenerate tourism
- Seeking pedestrian friendly, healthy and safe uses for the neighbourhood
- Too close to Community Centres

Summary of Comments Received from Recognized Neighborhood Groups:

- Lim Sai Hor Kow Mock Benevolent Association
- Vancouver Chinatown BIA Society
- Pacific Crown Investment Corporation
- Vancouver Chinatown Merchants Association
- Contributes to ongoing drug trade issues in Chinatown
- Neighbourhood vision is for family oriented uses
- Enough Cannabis stores in area already
- Property owners have held off renting to Cannabis operators in order to not contribute to the social issues in the area caused by drug use/addition/mental health issues

HISTORY:

BU432023 – completed Jul 13/05

Interior alterations only to the ground floor and mezzanine level of this existing commercial building to divide 242 E Pender St into two retail units to be known as 242 E Pender St and 244 E Pender St and tenant improvements for a new retail (herbalist) tenant in 242 E Pender St.

BU404261 – completed Dec 21/05

Interior alterations of approximately 6000sf of this existing retail with ancillary office and storage building to provide tenant improvements for new retail tenant.

BP-2020-01651 – under review

Interior alterations on the ground floor of this retail Municipally Designated Heritage Building to provide a new closet in the garage to house new electrical equipment for the BC Hydro "H" frame elimination project.

BP-2020-01652 – under review

Interior alterations on the basement level of this existing retail, Municipally Designated Heritage Building to convert an existing storage room to become a new electrical room for the BC Hydro "H" frame elimination project.

TECHNICAL REVIEW:

Cannabis Retail conditional use in HA-1

Parking & Loading & Bicycle Calculation Details: No change – Retail to Retail



APPLICABLE SECTION 10 & 11 REGULATIONS:

Section 11.6

ADDITIONAL REGULATIONS & REQUIREMENTS:

Cannabis Guidelines

Community Centre	Carnegie Centre	401 Main St	111.36 Meters (approximate)
Community Centre Private	Chinese Cultural Centre	50 E Pender St	273.13 Meters (approximate)

Failed Buffering From Approved Cannabis Sites

Layer	ID	Name	Address	Distance
Cannabis stores	DE419549		151 E HASTINGS ST	213.68 Meters (approximate)

Recommend **REFUSAL**:

Application does not meet Section 11.6.2 (a) of the Zoning and Development By-law:

Location is within 300 m of the nearest property line of a site containing another cannabis store;
DE419549 – 151 East Hastings Street issued Jul 4/17 (213.6m from site) **extension under review**

Application does not meet Section 11.6.2 (b) of the Zoning and Development By-law:

Location is within 300m of the nearest property line of a site containing a school-elementary or secondary, or community centre or neighbourhood house.

Community Centre (Carnegie Centre – 401 Main Street – approximately 111.36m from site)

Community Centre (Chinese Cultural Centre – 50 East Pender – approximately 273.13m from site)

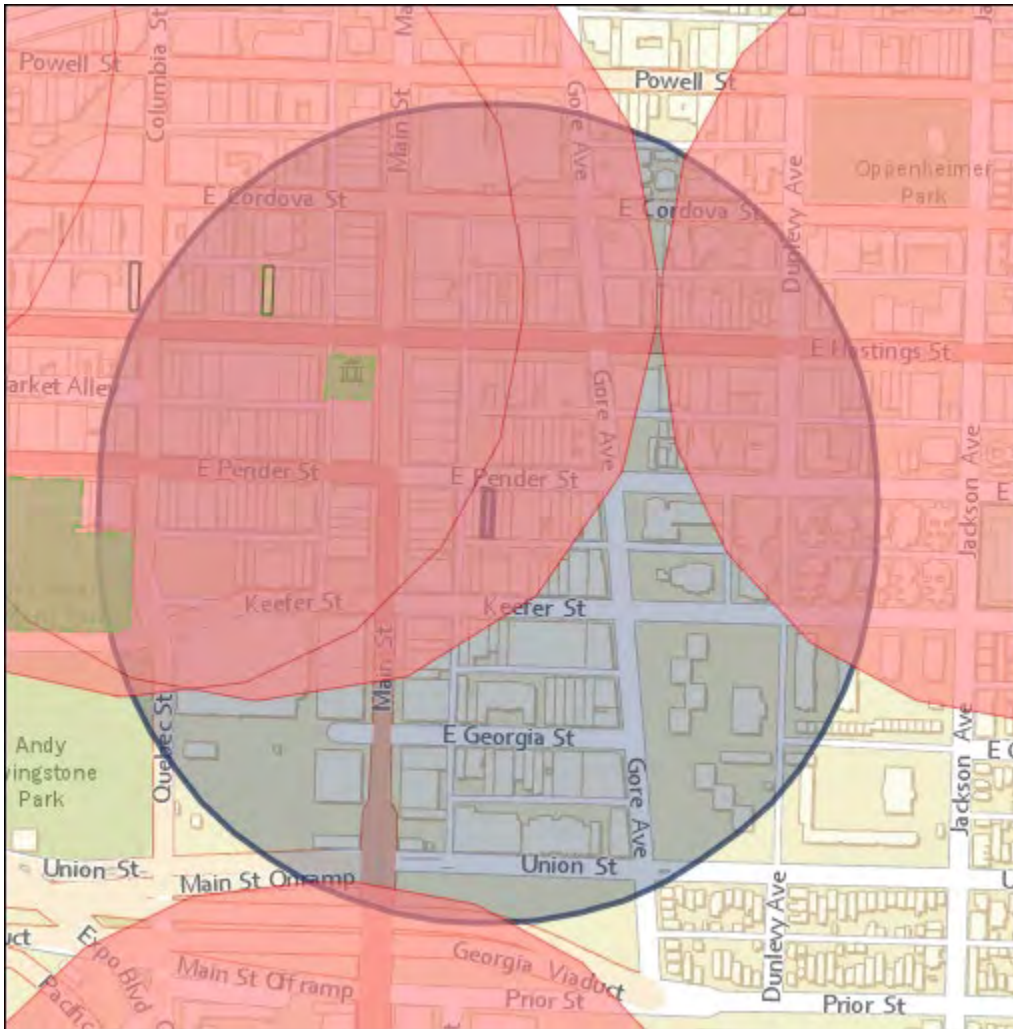
Application does not meet Section 11.6.2 (c) of the Zoning and Development By-law:

11.6.2 A cannabis store is not permitted:

Location is within the area outlined on the map attached to this section 11 as Figure 1, except for sites with a property line on Hastings Street or Main Street;

Application received 22 objections including 4 from neighbourhood community groups.





Recommend REFUSAL for the following reasons:

Refusal 1 – Non-compliance – Regulations; the proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;

Refusal 2 – Objections Received; objections have been received from neighbouring property owners.