

File No.: 04-1000-20-2022-119

May 16, 2022

s.22(1)

Dear s.22(1)

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

I am responding to your request of March 7, 2022 under the ***Freedom of Information and Protection of Privacy Act, (the Act)***, for:

Correspondence (including emails, comments, written letters, and petitions) regarding DP2021-01066 for 3958 Main Street. Date range: November 30, 2021 to March 6, 2022.

All responsive records are attached. Some information in the records has been severed, (blacked out), under Section 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 (#04-1000-20-2022-119); 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,

[Signed by Cobi Falconer]

Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy
cobi.falconer@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. (Response Package)

:pm

Survey Responses

18 February 2020 - 16 February 2022

3958 Main St development application comments

Shape Your City Vancouver

Project: 3958 Main St (DP-2021-01066) cannabis retail development application



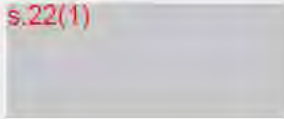
VISITORS					
185					
CONTRIBUTORS			RESPONSES		
148			149		
36	112	0	37	112	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



Respondent No: 1

Login: s.22(1)

Email:



Responded At: Jan 09, 2022 16:46:28 pm

Last Seen: Jan 09, 2022 16:46:28 pm

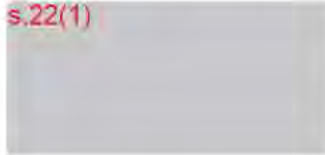
IP Address: n/a

Q1. Your comments:

I have no issue with cannabis retailers generally, but I do not believe that it is right for this location. As someone who grew up going to the neighbourhood house I dont think that a cannabis retailer should be allowed directly across the street.

Q2. Street address

s.22(1)



Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 2

Login: s.22(1)

Email:

Responded At: Jan 09, 2022 21:40:33 pm

Last Seen: Jan 09, 2022 21:40:33 pm

IP Address: n/a

Q1. Your comments:

I absolutely do not support this proposed change. A grocery store and market benefits the whole community, while a cannabis store is for a very small portion of the population in the neighbourhood. I have nothing against cannabis stores and am fine with them in general, but not to replace a store and market that sells food and essential goods. This location should absolutely stay a grocery store and should not be renovated into a cannabis store.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 3

Login: s.22(1)

Email:

Responded At: Jan 10, 2022 09:50:53 am

Last Seen: Jan 10, 2022 18:20:20 pm

IP Address: s.22(1)

Q1. Your comments:

It is too close to elementary school and other residential. There are so many other sellers in the city. Why do we need so many? A convenience to whom?

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 4

Login: s.22(1)

Email:

Responded At: Jan 10, 2022 16:31:51 pm

Last Seen: Jan 10, 2022 16:31:51 pm

IP Address: n/a

Q1. Your comments:

Hi. I think this is a horrible idea. It's right down the street from an David Livingston Elementary school, Tupper High School playground, and water park- Across the street from a homeless centre. There is so many young families that pay a lot of money in property tax, to live in this area. It's bad enough that the legion is already here. There is already 5 cannabis shops on main from 25th-33rd. How many more do we need?? Please reject this application. Happy New Year. Thank you

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 5

Login: s.22(1)

Email:

Responded At: Jan 10, 2022 18:42:26 pm

Last Seen: Jan 10, 2022 18:42:26 pm

IP Address: n/a

Q1. Your comments:

This is too close to the local high school for a cannabis dispensary. Students will be walking past it on their way to and from school.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 6

Login: s.22(1)

Email:

Responded At: Jan 10, 2022 20:35:28 pm

Last Seen: Jan 10, 2022 20:35:28 pm

IP Address: n/a

Q1. Your comments:

I am opposed to this application for the following four reasons: 1. Proximity to Livingstone Elementary School and Sir Charles Tupper highschool. I may be wrong but Highschool students with fake I.D's are likely to be good customers for this non-government Cannabis Retailer. The proximity to 1000+ highschool students may in fact make this a desirable location. 2. There is already cannabis retail on Main Street selling exactly the same product-the existing retailer gives nothing to the street with windows mostly pasted over in vinyl-the proposed new retailer is likely to be the same-it will damage the character of Main street. Conversely, If the proposed Cannabis Retailer has an attractive storefront with transparent windows and is welcoming to pedestrians it will be equally attractive to teens and younger children as well. Its just not a good fit for Main Street. 3. The Main Street area is an increasingly family neighbourhood. Cannabis Retail does not provide any amenity to families. A business that will stimulate pedestrian activity and contribute to the fabric of the community would be appropriate. An adult cannabis shop is not. 4. The proposed hours of operation, 9am to 11pm seven days a week are too extreme, but if the hours are consistent with the neighbouring storefronts then it probably makes sense.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 7

Login: s.22(1)

Email:

Responded At: Jan 11, 2022 15:14:34 pm

Last Seen: Jan 11, 2022 15:14:34 pm

IP Address: n/a

Q1. Your comments:

Muse is the best cannabis store in the Lower Mainland. They have the best staff and best products available on the legal market right now. I highly recommend approving the Muse application to open a cannabis store on Main St.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Support



Respondent No: 8

Login: s.22(1)

Email:

Responded At: Jan 11, 2022 18:30:24 pm

Last Seen: Jan 11, 2022 18:30:24 pm

IP Address: n/a

Q1. Your comments:

Absolutely not in support of this. There is already a cannabis store a few block North and south. This is near our elementary school and high school.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 9

Login: s.22(1)

Email:

Responded At: Jan 11, 2022 18:46:58 pm

Last Seen: Jan 11, 2022 18:46:58 pm

IP Address: n/a

Q1. Your comments:

Well I don't have a huge issues with cannabis shops in general it is starting to feel like there is one on every block! I can think of 5 within a short walk from my house. I believe thriving neighborhoods should have a mix of retail. This location would also be a short walk from both David Livingstone Elementary and Tupper Secondary which I dont think is the ideal location for such a venture.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Mixed



Respondent No: 10

Login: s.22(1)

Email:

Responded At: Jan 11, 2022 19:20:30 pm

Last Seen: Jan 11, 2022 19:20:30 pm

IP Address: n/a

Q1. Your comments:

We do not need another cannabis retailer in the neighborhood. Also it will be in very close proximity to an elementary school.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 11

Login: s.22(1)

Email:

Responded At: Jan 11, 2022 19:35:36 pm

Last Seen: Jan 12, 2022 03:35:37 am

IP Address: s.22(1)

Q1. Your comments:

This location is too close to David Livingstone Elementary and Tupper Secondary.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 12

Login: s.22(1)

Email:

Responded At: Jan 11, 2022 19:53:21 pm

Last Seen: Jan 12, 2022 03:55:07 am

IP Address: s.22(1)

Q1. Your comments:

I highly opposed having a Cannabis store only one block away from David Livingstone Elementary School where my s.22(1) I do not understand how the city of Vancouver would even consider such a thing in a family neighborhood where there lives lots of families and children attend school. This is highly offensive and should under no circumstances be allowed to move forward.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 13

Login: s.22(1)

Email:

Responded At: Jan 11, 2022 20:10:10 pm

Last Seen: Jan 11, 2022 20:10:10 pm

IP Address: n/a

Q1. Your comments:

Absolutely not. You are changiing the city's rules (this is within meters of an elementary school and a block from a high-school). The city should be ashamed they are wasting tax payer money to try and push this thru when it doesn't even pass the test to be there in the first place.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 14

Login: s.22(1)

Email:

Responded At: Jan 11, 2022 20:27:46 pm

Last Seen: Jan 11, 2022 20:27:46 pm

IP Address: n/a

Q1. Your comments:

No, no, no. How many weed stores do we need in the city for crying out loud?! Way too close to Livingstone school!

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 15

Login: s.22(1)

Email:

Responded At: Jan 11, 2022 20:53:50 pm

Last Seen: Jan 12, 2022 04:53:50 am

IP Address: s.22(1)

Q1. Your comments:

This is a block away from my kids elementary school! Hard no!! I'm concerned that there are too many dispensaries as it is, but this location has to be considered unacceptable!

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 16

Login: s.22(1)

Email:



Responded At: Jan 11, 2022 21:10:27 pm

Last Seen: Jan 11, 2022 21:10:27 pm

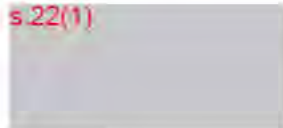
IP Address: n/a

Q1. Your comments:

This proposed store is too close to an elementary school and a high school. There is programming and services for children, youth and families directly across the street at the neighbourhood house. I don't believe that there is anything that could be done that would resolve this key issue. A comic book shop and a games store are within a block of this location and are favourite spots for children and youth.

Q2. Street address

s.22(1)



Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 17

Login: s.22(1)

Email:

Responded At: Jan 11, 2022 21:22:56 pm

Last Seen: Jan 12, 2022 05:21:59 am

IP Address: s.22(1)

Q1. Your comments:

I disagree to having a cannabis store at this location. There is already multiple cannabis stores along Main St (Dutch Love, Coastal Green, THC Canada) and we do not need another one especially so close to the elementary and high school. These cannabis stores do not add anything to our community. I am particularly concerned how this store will be open 7 days a week until 11pm and what foot traffic, noise, and smell implications this will have to our neighbourhood from patrons who will frequent this type of establishment.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 18

Login: s.22(1)

Email:

Responded At: Jan 11, 2022 21:36:02 pm

Last Seen: Jan 11, 2022 21:36:02 pm

IP Address: n/a

Q1. Your comments:

I strongly oppose the development application of this former grocery store into a cannabis store. The location is very close (within 2 blocks) to the local elementary school, David Livingstone Elementary. It is en route walking distance between the school and a candy store further up Main Street which is frequented regularly by kids from the school. It is absolutely inappropriate and against the community values of this neighbourhood to have our school children so closely exposed to such an establishment. Also, there are several other cannabis shops in the vicinity that are a more appropriate distance from the school. Thank you for considering this input.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 19

Login: s.22(1)

Email:

Responded At: Jan 11, 2022 22:33:17 pm

Last Seen: Jan 11, 2022 22:33:17 pm

IP Address: n/a

Q1. Your comments:

Really, one block from David Livingstone Elementary? Can we keep some kind of buffer from our kids and one more of these ships on Main Street?

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 20

Login: s.22(1)

Email:

Responded At: Jan 11, 2022 22:35:50 pm

Last Seen: Jan 11, 2022 22:35:50 pm

IP Address: n/a

Q1. Your comments:

Thank you for inviting and including public input. As a parent of s.22(1) David Livingstone Elementary (located nearby this application site) s.22(1) I am quite surprised that this is even being entertained. Given the proximity to an Elementary school, Preschool, numerous before and after school children's programs in the neighbourhood, and a Secondary school (Sir Charles Tupper secondary), a cannabis store should not be permitted so close to schools. Children frequently walk up to Main street after school to catch the bus to get home or attend after school activities. August market (what was there previously) was a wonderful part of the neighbourhood, and should not be replaced by a store that sells cannabis. We do not need another cannabis store in Vancouver especially this close to schools and children's programming facilities (for example: Collage Collage, 4 Cats, and Little Mountain Neighbourhood House). Further, given the ample research evidence that indicates that children and adolescent exposure to cannabis can lead to early psychosis, there should be clear guidelines set forth by the City of Vancouver that Cannabis stores should be situated well away from elementary and secondary schools as well as preschools and children's programming facilities. The effects of second hand exposure is also highly problematic. I have seen other cannabis stores' customers use nearby residential streets to have cannabis before heading on; which also exposes children and adults who do not wish to have any secondary effects of marijuana exposure - particularly for those who have negative reactions to it.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 21

Login: s.22(1)

Email:

Responded At: Jan 11, 2022 22:37:45 pm

Last Seen: Jan 11, 2022 22:37:45 pm

IP Address: n/a

Q1. Your comments:

Not an appropriate location given the proximity to an elementary school

Q2. Street address

3958 Main Street

Q3. Postal code

Vancouver, BC, V5V3P2

Q4. Your overall position about the application:

Opposed



Respondent No: 22

Login: s.22(1)

Email:

Responded At: Jan 11, 2022 22:43:43 pm

Last Seen: Jan 11, 2022 22:43:43 pm

IP Address: n/a

Q1. Your comments:

As per city bylaws, a cannabis retail store must be 300m away from schools or neighborhood houses. David Livingstone Elementary is 250m away and Little Mountain Neighborhood House is only 17m away. This store is not needed and is not of benefit to the area. There are already two other cannabis stores within five blocks away.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 23

Login: s.22(1)

Email:

Responded At: Jan 11, 2022 23:13:04 pm

Last Seen: Jan 12, 2022 07:18:24 am

IP Address: s.22(1)

Q1. Your comments:

This is completely unacceptable. David livingstone elementary school is a block away. It was a place where kid's could walk to to grab chips, fruit, cereal. Not drugs. I'm not against marijuana or the use of it, but how many marijuana stores do we need on Main Street and why so close to a school?!?

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 24

Login: s.22(1)

Email:

Responded At: Jan 12, 2022 06:06:05 am

Last Seen: Jan 12, 2022 06:06:05 am

IP Address: n/a

Q1. Your comments:

Way too close to Livingstone elementary and tupper high school

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 25

Login: s.22(1)

Email:

Responded At: Jan 12, 2022 06:58:44 am

Last Seen: Jan 12, 2022 06:58:44 am

IP Address: n/a

Q1. Your comments:

I oppose this Cannabis store opening in this location. It is too close to David Livingstone elementary school where

s.22(1) Not an appropriate location.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 26

Login: s.22(1)

Email:

Responded At: Jan 12, 2022 07:41:16 am

Last Seen: Jan 12, 2022 15:39:41 pm

IP Address: s.22(1)

Q1. Your comments:

Please do not approve this application. The elementary school is just behind the building on Prince Edward street, and even more concerning, Little Mountain Neighbourhood House is DIRECTLY across the street on Main. From my understanding this is against the bylaws and they have knowingly submitted an application in the hopes of an acception being granted. This is unnecessary and unwanted in the area. There is already an excellent cannabis store in the neighbourhood, and another is not needed.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 27

Login: s.22(1)

Email:

Responded At: Jan 12, 2022 09:08:10 am

Last Seen: Jan 12, 2022 09:08:10 am

IP Address: n/a

Q1. Your comments:

A cannabis store at this location would be too close to David Livingstone Elementary. The requested variance should be denied without hesitation.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 28

Login: s.22(1)

Email:

Responded At: Jan 12, 2022 11:09:20 am

Last Seen: Jan 12, 2022 19:09:20 pm

IP Address: s.22(1)

Q1. Your comments:

Good morning, I am writing to voice my strong opposition to the proposed Cannabis store at 3958 Main Street. I live s.22(1) from this proposed development and I am very much against adding yet another Cannabis store to the already overcrowded landscape on Main St. While there are no other Cannabis stores within 300 m, as discussed within Zoning-by-law Section 11, there is one at 350 m and we have four within 1 km of the proposed store. There clearly is no need for another Cannabis store in our neighbourhood as it has already reached saturation. I would think the City should instead encourage more businesses that promote a healthy and sustainable life style, much like the independent grocer that used to occupy this space. I would also like to point out that the proposed Cannabis store is less than 300 m from David Livingston Elementary School and is just over 300 m from Sir Charles Tupper Secondary School. The proposed store is also right across the street from Little Mountain Neighbourhood House. I would think that being so close to both a school and a neighbourhood house would prevent this application from even being considered. It is my hope that the development application for the proposed Cannabis store will be denied as it clearly contravenes city by-laws and it does little to promote the diversification of businesses on Main St. This is one of the most vibrant parts of our city and we should be trying to encourage businesses that promote healthy and sustainable lifestyles. Thank you for allowing me to voice my concerns.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 29

Login: s.22(1)

Email:

Responded At: Jan 12, 2022 16:36:03 pm

Last Seen: Jan 12, 2022 16:36:03 pm

IP Address: n/a

Q1. Your comments:

I do not believe we need a cannabis store, there is an elementary school near by and also a high school. I have been living in this neighbourhood for s.22(1) of my life I s.22(1) It was where kids can hang out but have cannabis store nearby meaning more kids and teen will be influence on drugs and that is also gateway to other drugs.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 30

Login: s.22(1)

Email:

Responded At: Jan 12, 2022 20:35:38 pm

Last Seen: Jan 13, 2022 04:35:39 am

IP Address: s.22(1)

Q1. Your comments:

I don't approve of this at this location, please build it elsewhere

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

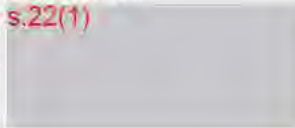
Opposed



Respondent No: 31

Login: s.22(1)

Email:



Responded At: Jan 12, 2022 21:32:10 pm

Last Seen: Jan 12, 2022 21:32:10 pm

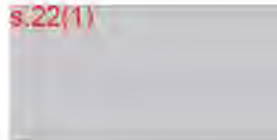
IP Address: n/a

Q1. Your comments:

There are so many cannabis stores in the neighborhood already. We need more business that address essential needs, like groceries.

Q2. Street address

s.22(1)



Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 32

Login: s.22(1)

Email:

Responded At: Jan 12, 2022 21:47:18 pm

Last Seen: Jan 12, 2022 21:47:18 pm

IP Address: n/a

Q1. Your comments:

I am not against cannabis stores, but we already have 3 within walking distance. It would be nice to see this space used in a way that benefits more community members.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 33

Login: s.22(1)

Email:

Responded At: Jan 12, 2022 22:37:37 pm

Last Seen: Jan 12, 2022 22:37:37 pm

IP Address: n/a

Q1. Your comments:

My feelings echo a comment that is worded better than I could have said: Cannabis stores are everywhere! I am not at all against cannabis but we need more essential businesses. August market was filling a great gap, can't we have something similar back in that space?

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 34

Login: s.22(1)

Email:

Responded At: Jan 12, 2022 23:00:05 pm

Last Seen: Jan 12, 2022 23:00:05 pm

IP Address: n/a

Q1. Your comments:

While I am not opposed to cannabis stores and am a customer of others in the neighbourhood, I disagree with placing one in this location. This site was an important and affordable grocery store prior to August's departure and the neighbourhood would be much better served with a similar business. This is also very close to several locations frequented by children (Little Mountain Neighbourhood House) and the elementary school at 23rd and Sophia. Please consider how the city might incentivize this location to become a store similar to August Market to better serve all members of our neighbourhood.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 35

Login: s.22(1)

Email:

Responded At: Jan 12, 2022 23:11:14 pm

Last Seen: Jan 12, 2022 23:11:14 pm

IP Address: n/a

Q1. Your comments:

I believe they are applying for an exemption as too close to LMNH and Livingston Elementary for normal bylaw for a cannabis store. For that reason I am opposed and feel there are already lots of options in walking distance that service the area. I would prefer to see another type of business in that space.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 36

Login: s.22(1)

Email:

Responded At: Jan 12, 2022 23:17:03 pm

Last Seen: Jan 12, 2022 23:17:03 pm

IP Address: n/a

Q1. Your comments:

There is already another Cannabis store in Main st not far from this one. There are lots of coffee shop, restaurants, ice cream shops which are family friendly and lots of kids/ teenagers walking by this location everyday, it makes this store inappropriate.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 37

Login: s.22(1)

Email:

Responded At: Jan 12, 2022 23:40:15 pm

Last Seen: Jan 12, 2022 23:40:15 pm

IP Address: n/a

Q1. Your comments:

No concerns

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Support



Respondent No: 38

Login: s.22(1)

Email:

Responded At: Jan 12, 2022 23:53:53 pm

Last Seen: Jan 13, 2022 08:02:15 am

IP Address: s.22(1)

Q1. Your comments:

This application should not even be considered. City of Vancouver Zoning and Development By-law states: 11.6.2 A cannabis store is not permitted: (b) within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. The proposed site is 200 metres from the corner of Sophia and East 23rd where David Livingstone Elementary School is located. No exemptions should be made to this provision of the bylaws. It is not appropriate for young children. There is no lack of cannabis stores in the city.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 39

Login: s.22(1)

Email:

Responded At: Jan 13, 2022 00:21:52 am

Last Seen: Jan 13, 2022 00:21:52 am

IP Address: n/a

Q1. Your comments:

A retailer selling marijuana which is in very close proximity to pre schools, elementary schools, high schools and families is highly problematic and unacceptable. We do not support drugs or the sale of drugs in our neighbourhood, this application should be rejected entirely. Many young students frequent this particular area on Main Street. Why is the City of Vancouver even considering a business that thrives on selling addiction in our neighbourhoods? SERIOUSLY, How does the application fit with the City's goals and priorities? Sincerely,

s.22(1)

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 40

Login: s.22(1)

Email:

Responded At: Jan 13, 2022 02:17:22 am

Last Seen: Jan 13, 2022 02:17:22 am

IP Address: n/a

Q1. Your comments:

We don't need yet another cannabis store in the neighbourhood as we have plenty already. The retail location should fill an essential business gap or add to the charm of the neighbourhood for everyone in the public, not only for cannabis users. Therefore I do not support this change of bylaw. It would be ideal to see a boutique or shop that adds to the charm of the historic main street shopping district, or a new food service.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 41

Login: s.22(1)

Email:

Responded At: Jan 13, 2022 05:50:44 am

Last Seen: Jan 13, 2022 05:50:44 am

IP Address: n/a

Q1. Your comments:

Please NOT another cannabis shop. The August Market added a small family run business to the neighbourhood..that's what this neighbourhood is and needs....

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 42

Login: s.22(1)

Email:

Responded At: Jan 13, 2022 06:46:58 am

Last Seen: Jan 13, 2022 06:46:58 am

IP Address: n/a

Q1. Your comments:

There seems to be a lot of Cannabis stores in the surrounding area. This is also a couple blocks away from High School and Elementary School. As well there are lots of playgrounds in the area. It is too much of a family friendly area and seems to be overpopulated with Cannabis Stores.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 43

Login: s.22(1)

Email:

Responded At: Jan 13, 2022 07:14:02 am

Last Seen: Jan 13, 2022 07:14:02 am

IP Address: n/a

Q1. Your comments:

Hi there - I am in support of cannabis stores but do believe that there are several near and along Main Street. The location of this proposed one is problematic time - it's is close to Riley Park Neighbourhood House and seems quite close to David Livingston Elementary, as well as Tupper. Our family would love to see a business go in that brought the same sense of community that August Marlet did.

Q2. Street address

3958 Main St

Q3. Postal code

Vancouver, BC, V5V3P2

Q4. Your overall position about the application:

Opposed



Respondent No: 44

Login: s.22(1)

Email:

Responded At: Jan 13, 2022 07:29:07 am

Last Seen: Jan 13, 2022 07:29:07 am

IP Address: n/a

Q1. Your comments:

This cannabis store is within 300 m of s.22(1) This completely violates the zoning rules concerning cannabis stores and as such should not be allowed. There is a moral obligation to keep our kids safe and allowing this store would violate this moral obligation. Please do the right thing.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 45

Login: s.22(1)

Email:

Responded At: Jan 13, 2022 08:30:07 am

Last Seen: Jan 13, 2022 08:30:07 am

IP Address: n/a

Q1. Your comments:

This is too close to a school and should not be allowed. I am dismayed that the City of Vancouver would even consider this application. There are far too many cannabis shops in this area and in this city. It has been proven from many studies worldwide that the use of cannabis under the age of 25 can cause damage to the developing brain. Despite the federal government legalizing cannabis use for 19-year-old and above, the City of Vancouver should not be promoting use by young people by permitting so many shops. The City's own bylaws do not permit a cannabis shop within 300 meters of a school. These bylaws were enacted for an important reason. Why should business interests trump our children's interests?

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 46

Login: s.22(1)

Email:

Responded At: Jan 13, 2022 08:34:13 am

Last Seen: Jan 13, 2022 08:34:13 am

IP Address: n/a

Q1. Your comments:

I had previously commented about my issues with getting rid of a grocery/market in place of a cannabis store, but also wanted to express my concern about this location and it's proximity to Little Mountain Neighbourhood house, which has a lot of child and youth programming. I don't think kids should be exiting the Neighbourhood House and essentially have a direct view across the street to a cannabis store. There are several other cannabis stores in close proximity along Main Street, this one would have no added value to the neighbourhood and is taking away a space that could be used by the whole community (like a grocery/market) instead of just a small subset.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 47

Login: s.22(1)

Email:

Responded At: Jan 13, 2022 08:40:49 am

Last Seen: Jan 13, 2022 16:40:50 pm

IP Address: s.22(1)

Q1. Your comments:

Aren't there bylaws about where these cannabis stores can operate? This one would be one block away from an elementary school, two blocks from a high school and directly across the street from Little Mountain House where young kids go to summer camp. There are already plenty of cannabis stores along Main St. Surely your not going to do this to our neighborhood.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 48

Login: s.22(1)

Email:

Responded At: Jan 13, 2022 09:25:06 am

Last Seen: Jan 13, 2022 09:25:06 am

IP Address: n/a

Q1. Your comments:

-Elementary school and high school nearby -few other business like this blocks up and down from this proposed location.
More diversity in business and services are better for neighbourhoods -as there are children and schools nearby this business would take away from this popular family neighborhood

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 49

Login: s.22(1)

Email:

Responded At: Jan 13, 2022 09:26:15 am

Last Seen: Jan 13, 2022 09:26:15 am

IP Address: n/a

Q1. Your comments:

I strongly oppose. Generally there are too many cannabis stores already. Specifically this store is too close to local schools and is too close to the Neighbourhood House.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 50

Login: s.22(1)

Email:

Responded At: Jan 13, 2022 09:35:43 am

Last Seen: Jan 13, 2022 09:35:43 am

IP Address: n/a

Q1. Your comments:

We have so many cannabis stores, we really don't need another one. I'd like more diversity in our neighbourhoods.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 51

Login: s.22(1)

Email:

Responded At: Jan 13, 2022 10:23:22 am

Last Seen: Jan 13, 2022 10:23:22 am

IP Address: n/a

Q1. Your comments:

Given that there are a number of schools nearby (David Livingstone elementary, Tupper secondary), as well as the Little Mountain Neighbourhood House (which hosts many activities for children of all ages, especially school aged children during breaks), approving this variation from the regulations around minimum distance from schools, is not advisable. There is already one cannabis store just a few blocks south of this proposed location on Main Street, as well as other locations in Fraser Street. There is not a dearth of options for those who wish to purchase cannabis (please note that I do purchase cannabis from stores, so my opposition has nothing to do with the use of cannabis but solely on the location and its proximity to schools) in our neighbourhood. For some customers, they may decide that the nearby school grounds would be a great place for them to consume their cannabis product right away if they cannot wait until they are home - and this is irresponsible. I also note that the amount of litter around cannabis stores is considerable - based on my observations. Having this distinctive litter around schools is also inadvisable and irresponsible.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 52

Login: s.22(1)

Email:

Responded At: Jan 13, 2022 11:41:47 am

Last Seen: Jan 13, 2022 11:41:47 am

IP Address: n/a

Q1. Your comments:

I think there are enough cannabis shops on Main Street already, less than a 2 min walk from this one. They meet a need but there are enough of them already.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 53

Login: s.22(1)

Email:

Responded At: Jan 13, 2022 11:44:12 am

Last Seen: Jan 13, 2022 11:44:12 am

IP Address: n/a

Q1. Your comments:

I would like to express my deep concern and disapproval with the establishment of a cannabis store in this location. This location is very close to 2 neighbourhood schools, David Livingston (146m) Elementary and Tupper (276m). The location has frequent pedestrian traffic by kids attending these schools and very inappropriate. Given the current drug crisis that is plaguing our city I am shocked opening a store that sells ANY kind of drug close to two of the largest schools in the city is even being considered. Please refer to section 11 of the Zoning bylaw. specifically 11.6 which outlines a cannabis store cannot be located within 300m of a school.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 54

Login: s.22(1)

Email:

Responded At: Jan 13, 2022 13:36:37 pm

Last Seen: Jan 13, 2022 13:36:37 pm

IP Address: n/a

Q1. Your comments:

This neighborhood does not need another Cannabis store. There are at least 5 such businesses along the Main street corridor between Broadway and 33rd. Furthermore this application is within a short distance to two schools and in a predominantly residential neighborhood. A more suitable use would be indicated.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 55

Login: s.22(1)

Email:

Responded At: Jan 13, 2022 13:41:08 pm

Last Seen: Jan 13, 2022 13:41:08 pm

IP Address: n/a

Q1. Your comments:

The proposed site is 250m from an Elementary School and across the street from a Neighborhood House. It is not a suitable location

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 56

Login: s.22(1)

Email:

Responded At: Jan 13, 2022 13:41:57 pm

Last Seen: Jan 13, 2022 20:01:38 pm

IP Address: s.22(1)

Q1. Your comments:

I have lived in this neighborhood for nearly s.22(1) s.22(1) Tupper high school. I see the concerns of cannabis use in people and am concerned about how this can change a neighborhood. There is already several cannabis dispensary's in the neighborhood, if I am not mistaken there are 2 near 16th and main as well 2 further up main near 26th. I am concerned that yet another dispensary changes the make-up of main street and wish to see this space used differently. It is also a very dog friendly neighborhood and there have been issues with items improperly disposed. I don't want to see anyone's dogs or kids in harms way.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 57

Login: s.22(1)

Email:

Responded At: Jan 13, 2022 15:56:28 pm

Last Seen: Jan 13, 2022 15:56:28 pm

IP Address: n/a

Q1. Your comments:

As a long-time resident living within a block of this location, I am opposed to this development application. In recent years, there has been an influx of cannabis retailers in this neighbourhood. If the objectives for city planning include diversity, this proposed use should not be approved to allow for other retail uses such as food service, or even another grocery store, to happen here. Cannabis retail does not activate the street (see blacked out windows), and is a risk for youth living in the neighbourhood. Please consider rejecting this application.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 58

Login: s.22(1)

Email:

Responded At: Jan 13, 2022 19:28:03 pm

Last Seen: Jan 13, 2022 19:28:03 pm

IP Address: n/a

Q1. Your comments:

I am opposed to another cannabis store in this area especially right across the street from the Little Mountain Neighbourhood House and only a few blocks from an elementary school. There are already three such stores on Main between Broadway and 33rd. This will add nothing beneficial to the neighbourhood.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

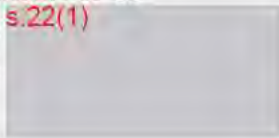
Opposed



Respondent No: 59

Login: s.22(1)

Email:



Responded At: Jan 13, 2022 19:59:02 pm

Last Seen: Jan 13, 2022 19:59:02 pm

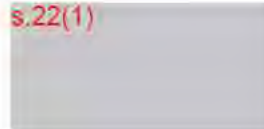
IP Address: n/a

Q1. Your comments:

We already have 2 cannabis stores at Main and 28th with another 2 at Main and 16th. Do we really need a 5th store in between these at Main and 23rd? I think this is overkill. I can't imagine the effect it would have on the three restaurants who are next door or very nearby. Hard no from our family!

Q2. Street address

s.22(1)



Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 60

Login: s.22(1)

Email:

Responded At: Jan 13, 2022 22:13:32 pm

Last Seen: Jan 14, 2022 06:11:23 am

IP Address: s.22(1)

Q1. Your comments:

Not yet another Cannabis shop, as a community member I value retail diversity on Main Street.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 61

Login: s.22(1)

Email:

Responded At: Jan 14, 2022 10:49:50 am

Last Seen: Jan 14, 2022 10:49:50 am

IP Address: n/a

Q1. Your comments:

I have lived in this neighbourhood for s.22(1) and am opposed to this development application. There are already numerous cannabis retailers in this neighbourhood, with no need for additional retail locations (including multiple within a few blocks' radius). This will not add retail diversity to the area.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 62

Login: s.22(1)

Email:

Responded At: Jan 14, 2022 17:55:54 pm

Last Seen: Jan 15, 2022 01:55:54 am

IP Address: s.22(1)

Q1. Your comments:

I disagree with this location being used as a cannabis retail location. There are already plenty of cannabis stores on / around Main Street (at least six between Marine Drive and Broadway). The previous tenant in that location was a small grocer, which provided a needed service to the community. We need something like that, not another cannabis store. Plus, it is very close to an elementary school and directly across from the Little Mountain Neighbourhood House. How could that possibly integrate positively into the fabric of the neighbourhood?

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 63

Login: s.22(1)

Email:

Responded At: Jan 14, 2022 18:38:29 pm

Last Seen: Jan 14, 2022 18:38:29 pm

IP Address: n/a

Q1. Your comments:

I have very serious concerns about the proximity to an elementary school and the library. I think there are plenty of cannabis shops on Main already - do we really need another one so close to where children hang out? I do not think this is a good choice and so not support another cannabis store at this location

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 64

Login: s.22(1)

Email:

Responded At: Jan 14, 2022 19:19:22 pm

Last Seen: Jan 14, 2022 19:19:22 pm

IP Address: n/a

Q1. Your comments:

This is WAY to close to an elementary school. The way that these products are marketed now towards youth should be enough for our city to not have one anywhere near a school. They is an abundance of available retain throughout our city where this would be much more appropriate.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 65

Login: s.22(1)

Email:

Responded At: Jan 14, 2022 19:42:43 pm

Last Seen: Jan 14, 2022 19:42:43 pm

IP Address: n/a

Q1. Your comments:

I think there's enough weed stores on main. People can walk up 4 blocks to Dutch Love, or 7 blocks down to Eggs Canna, there doesn't need to be another one. I'm all for easy access to weed and alcohol, I'm in my s.22(1) and enjoy both, but there is no reason to oversaturate an area with dispensaries or liquor stores, especially as they are all government standardized, bring nothing unique when a new one is opened. Let's use the space for something unique that adds to the community and the street, especially such a beautiful space in the heart of a neighbourhood.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 66

Login: s.22(1)

Email:

Responded At: Jan 14, 2022 20:09:00 pm

Last Seen: Jan 14, 2022 20:09:00 pm

IP Address: n/a

Q1. Your comments:

Do we really need another cannabis store on Main St? The location is also too close to David Livingstone school, Little Mountain Neighborhood House and not to mention all the other cannabis stores already on Main St.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 67

Login: s.22(1)

Email:

Responded At: Jan 14, 2022 20:19:04 pm

Last Seen: Jan 15, 2022 04:19:05 am

IP Address: s.22(1)

Q1. Your comments:

Another weed shop? Aren't there enough in this area already?

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 68

Login: s.22(1)

Email:

Responded At: Jan 14, 2022 21:23:38 pm

Last Seen: Jan 14, 2022 21:23:38 pm

IP Address: n/a

Q1. Your comments:

This location is far too close to both Livingstone Elementary School and Little Mountain Neighbourhood house. I find it hard to believe that there is any justification for ignoring the bylaw requiring a distance exceeding 300m in this case.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 69

Login: s.22(1)

Email:

Responded At: Jan 14, 2022 21:48:29 pm

Last Seen: Jan 16, 2022 03:16:11 am

IP Address: s.22(1)

Q1. Your comments:

Main street on this particular block does not need one more 'weed' store. There are several already existing 1-2 blocks away ! Walking past these existing stinks and serves enough! Also it is to close local elementary schools and would make it even more tempting for kids. We need a store that is community building with no addictive component

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 70

Login: s.22(1)

Email:

Responded At: Jan 14, 2022 21:54:27 pm

Last Seen: Jan 14, 2022 21:54:27 pm

IP Address: n/a

Q1. Your comments:

I am strongly against a cannabis store opening in this location. This is too close to a major schools and a neighbourhood community center. (David Livingstone, Tupper, and Little Mountain Neighbourhood House). The research is clear around the effects of cannabis on developing brains, and promoting visual reminders and moreover easy access is doing a detriment to our younger generation. Those who are legal to drive, thus legal to obtain cannabis can go to locations away from schools.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 71

Login: s.22(1)

Email:

Responded At: Jan 15, 2022 08:59:13 am

Last Seen: Jan 15, 2022 16:59:14 pm

IP Address: s.22(1)

Q1. Your comments:

This location is inappropriate for a cannabis store. There is a elementary school, a high school and a neighbourhood house within a 2-3 block radius.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 72

Login: s.22(1)

Email:

Responded At: Jan 15, 2022 10:30:43 am

Last Seen: Jan 15, 2022 10:30:43 am

IP Address: n/a

Q1. Your comments:

There are already plenty of places to buy cannabis between 16th & 33rd in the Main Street area. We need more neighborhood grocery stores like the recently closed August Market.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

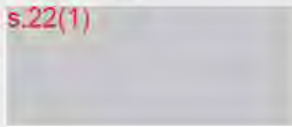
Opposed



Respondent No: 73

Login: s.22(1)

Email:



Responded At: Jan 15, 2022 11:41:25 am

Last Seen: Jan 15, 2022 11:41:25 am

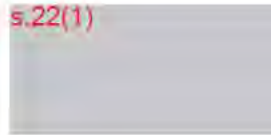
IP Address: n/a

Q1. Your comments:

We definitely do not need another cannabis/weed shop in the area, and this location is too close to Livingstone and Sir Charles Tupper schools. I strongly oppose this project.

Q2. Street address

s.22(1)



Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 74

Login: s.22(1)

Email:

Responded At: Jan 16, 2022 01:04:13 am

Last Seen: Jan 16, 2022 09:07:31 am

IP Address: s.22(1)

Q1. Your comments:

There are many cannabis stores along Main already, we don't feel another is necessary that is in close proximity to the school/park.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 75

Login: s.22(1)

Email:

Responded At: Jan 16, 2022 19:10:17 pm

Last Seen: Jan 16, 2022 19:10:17 pm

IP Address: n/a

Q1. Your comments:

I do not want to have a Cannabis store too close to my neighbourhood. There are already quite a bit of Cannabis stores on Main Street. Sometimes s.22(1) with weed smell so definitely prefer not to have anything associated with weed where I live, and the new store will be too close to my house.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 76

Login: 5.22(1)

Email:

Responded At: Jan 16, 2022 21:52:17 pm

Last Seen: Jan 16, 2022 21:52:17 pm

IP Address: n/a

Q1. Your comments:

The cannabis business is not appropriate to the area and neighborhood as there is 2 elementary schools, high school both are less than 2 blocks away, across the street is a community center. Minors may have unlawful access, also there is already cannabis dispensary in the area. The hours of operation is very long. The immediate neighbours and the community do not need or want this type of business in this area or location. This is a family neighborhood.

Q2. Street address

3958 Main St

Q3. Postal code

Vancouver, BC, V5V3P2

Q4. Your overall position about the application:

Opposed



Respondent No: 77

Login: s.22(1)

Email:

Responded At: Jan 17, 2022 17:17:40 pm

Last Seen: Jan 18, 2022 01:10:43 am

IP Address: s.22(1)

Q1. Your comments:

There are already numerous Cannabis stores on Main near my neighborhood. This particular location is two blocks from the public elementary school and three blocks from the high school. I don't like the messages this sends to our children and youth. It replaces a neighbourhood grocery store.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 78

Login: s.22(1)

Email:

Responded At: Jan 17, 2022 19:34:26 pm

Last Seen: Jan 18, 2022 03:48:44 am

IP Address: s.22(1)

Q1. Your comments:

Thank you for sending the notice of development application for 3958 Main St. I would not of known about this upcoming development application had it not been for your responsibility sending out this information. I am concerned that a cannabis store will be opened so close to an elementary and a high school. It is my understanding that a cannabis store may not be within 300 m of a school. However the proposed store is only two blocks away from Brock elementary school and three blocks away from Tupper secondary school. My second concern is that there are already three cannabis stores on main street within blocks of each other and relatively close to elementary schools already. I found that the cannabis store opened up on Fraser and King Ed is also very close to Tupper high school as well.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 79

Login: s.22(1)

Email:

Responded At: Jan 17, 2022 20:04:25 pm

Last Seen: Jan 17, 2022 20:04:25 pm

IP Address: n/a

Q1. Your comments:

Whose idea was this? One block away from an elementary school, two blocks from a high school and across the street from a neighborhood house? My thoughts are that this is an unacceptable location. NO.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 80

Login: s.22(1)

Email:

Responded At: Jan 17, 2022 20:28:03 pm

Last Seen: Jan 17, 2022 20:28:03 pm

IP Address: n/a

Q1. Your comments:

As a resident of the Main Street community and a mother of an s.22(1) I was frankly shocked that the City is even considering allowing this change of use to a Cannabis Store. s.22(1) attends Livingstone Elementary school which is one block (!) away from this commercial building. s.22(1) browse local shops, and become more independent. The thought that kids like s.22 might now stumble upon a cannabis store while innocently strolling Main St next to their school is unbearable. The alternative - having to prevent our kids from leaving the schools grounds in fear they will find themselves near this store or its clients, is just as bad to their wellbeing. Cannabis use has been legalized, however the evidence-based negative effects of using it as well as the negative effects on youth being exposed to drugs (legal or otherwise) have not changed. I see NO REASON why this suggested cannabis business would be granted an exemption from the Zoning and Development Bylaw (Section 11.6), according to which a cannabis store IS NOT PERMITTED considering its proximity to both the school and the Little Mountain Neighbourhood House (just across the street!). In my mind, this should have been sufficient grounds to reject this application even prior to involving the community. If approved, I would be extremely disappointed to learn that the City grants exemptions to its own by-laws in a way that favours a Cannabis business over the wellbeing of hundreds of kids and their families! Sincerely, A very concerned resident

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 81

Login: s.22(1)

Email:

Responded At: Jan 17, 2022 21:28:44 pm

Last Seen: Jan 17, 2022 21:28:44 pm

IP Address: n/a

Q1. Your comments:

s.22(1)

and do not want this in my neighborhood. It will lead to more unwanted people in the area

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 82

Login: s.22(1)

Email:

Responded At: Jan 18, 2022 10:23:10 am

Last Seen: Jan 18, 2022 10:23:10 am

IP Address: n/a

Q1. Your comments:

A cannabis store would be a great asset to this neighbourhood.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Support



Respondent No: 83
Login: Hayden O'Connor
Email: hoconnor@vsb.bc.ca

Responded At: Jan 18, 2022 13:44:00 pm
Last Seen: Jan 18, 2022 13:44:00 pm
IP Address: n/a

Q1. Your comments:

Hi Iman, This feedback is in response to an application at 3958 Main St (DP-2021-01066) for cannabis retail use. The City of Vancouver is the governing authority for these uses, which includes zoning, re-zoning where appropriate, variances to regulations through the Board of Variance, building permits and licensing, as well as direct authority from Director of Planning under the Vancouver Charter to modify or interpret City By-Laws, including the City of Vancouver Zoning and Development By-Law Section 11 Additional Regulations for Specific Uses, 11.6.2(b). This application appears to be about 155m from David Livingstone Elementary and about 285m from Sir Charles Tupper Secondary School. We appreciate your attention to this item and expressing your thoughts. 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: 84

Login: s.22(1)

Email:

Responded At: Jan 19, 2022 12:59:46 pm

Last Seen: Jan 19, 2022 12:59:46 pm

IP Address: n/a

Q1. Your comments:

Our childcare program operates out of the outbuilding and portable located on David Livingstone school grounds. Since our space is also located next to Prince Edward Park, there are often people hanging around our buildings and smoking/drinking by our staircases. We've experienced vandalism and break-ins in the past and we are concerned that the late and extensive hours of the cannabis store may invite people to loiter on school property after hours and on weekends.

Q2. Street address

315 East 23rd Avenue

Q3. Postal code

Vancouver, BC, V5V1X6

Q4. Your overall position about the application:

Mixed



Respondent No: 85

Login: s.22(1)

Email:

Responded At: Jan 19, 2022 15:30:51 pm

Last Seen: Jan 19, 2022 23:30:52 pm

IP Address: s.22(1)

Q1. Your comments:

This proposed cannabis store is too close to Tupper Secondary. Please do not approve it.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 86

Login: s.22(1)

Email:

Responded At: Jan 19, 2022 15:31:46 pm

Last Seen: Jan 19, 2022 23:30:52 pm

IP Address: s.22(1)

Q1. Your comments:

This is too close to Tupper Secondary. Please do not approve.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 87

Login: s.22(1)

Email:

Responded At: Jan 20, 2022 19:30:20 pm

Last Seen: Jan 20, 2022 19:30:20 pm

IP Address: n/a

Q1. Your comments:

s.22(1) and attends David Livingstone Elementary school s.22(1) Please do not open a marijuana dealer on his way to school. There are already 2 marijuana dealer stores on Main Street within a 5 minute walk from where we live, we don't need one near his Elementary school. There must be some by-law against selling marijuana within 200m of an elementary school. I understand marijuana helps those in pain, but that doesn't need to be within 200m of an elementary school; there are already 2 too many within a 5 minute walk of this location. s.22(1)
s.22(1) A marijuana dealer next to where we live will make us sick, our ability to breathe will be compromised because of this. Suffering shouldn't be introduced to appease another. Please don't do this. s.22(1) I don't want to expose this to.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 88

Login: s.22(1)

Email:

Responded At: Jan 20, 2022 20:43:53 pm

Last Seen: Jan 21, 2022 04:43:53 am

IP Address: s.22(1)

Q1. Your comments:

I have several concerns that the application has not taken into consideration the appropriateness of the location given several factors and I am opposed to the development application for the following reasons. First, the proximity to David Livingston Elementary School is less than 300M to the property boundary. The school property is also used to accommodate after school care programs associated as well as the properties being used throughout the year with various community programs (Pedal Heads and Soccer). The adjoining park, which also has a vibrant kids activity area is connected to the school property and is used by all ages year round. Tupper High School (though outside of bylaw limits on proximity to a cannabis's store) has consistent student traffic on 23rd and 24th Ave heading south on to Main Street during the lunch and after school periods as there are a number of restaurants, cafes, and stores which are frequented. This foot traffic would be passing by the cannabis store continually. Across the street the Fire Fighters Burn Fund Center has for 8 short-term-stay, furnished accommodation suites for patients and families while undergoing treatment at VGH or Children's Hospital, on discharge transition or returning for follow up appointments. There is also common spaces with a family friendly great room, children's play area. Little Mountain Neighborhood House is directly across from the proposed business site. It offers a wide range of child and youth programs. There are currently 4 Cannabis Stores within 800m of the proposed store and a total of 7 within 1800m. I would consider the community to be sufficiently provided with stores to purchase cannabis and cannabis products.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 89

Login: s.22(1)

Email:

Responded At: Jan 22, 2022 09:09:06 am

Last Seen: Jan 22, 2022 09:09:06 am

IP Address: n/a

Q1. Your comments:

The hours opening to 11pm may cause a disturbance to the neighbors on main and king Edward. There are already many noisy, smoking and drunk people at this intersection at night, so opening this late will encourage more of this. As residents living on s.22(1) we can already smell when people are smoking on the street, while we live at the s.22(1) This can create an unpleasant atmosphere to live in for the neighbors. The store hours need to close earlier, maybe at 6 or 7pm, for the residents living in the surrounding area.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 90

Login: s.22(1)

Email:

Responded At: Jan 22, 2022 21:59:50 pm

Last Seen: Jan 22, 2022 21:59:50 pm

IP Address: n/a

Q1. Your comments:

There are cannabis stores in close proximity that can meet the needs of marijuana smokers. A cannabis store caters to a niche clientele and bans minors. This neighbourhood needs more community-friendly spaces that are accessible to all, including the students who attend the public schools nearby.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 91

Login: s.22(1)

Email:

Responded At: Jan 23, 2022 01:07:27 am

Last Seen: Jan 23, 2022 01:07:27 am

IP Address: n/a

Q1. Your comments:

There are already multiple cannabis vendors in the neighbourhood, including 4 close to this proposed location. This is also very close to a secondary school. Cannabis shops customers also, unfortunately, produce a substantial amount of litter. Most cannabis shops really don't appear to be intended to be long term businesses, there's a boom happening now that many are jumping on to, but as the market is flooded, will close up and leave the areas worse than they were before. This location would be better served as a grocery or more conventional retail space.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 92

Login: s.22(1)

Email:

Responded At: Jan 24, 2022 18:43:28 pm

Last Seen: Jan 24, 2022 18:43:28 pm

IP Address: n/a

Q1. Your comments:

There are already 4 or 5 dispensaries along Main St/nearby Fraser—we really don't need yet another in this area. What a wasted opportunity. The former grocery store is sadly missed, and something else like it that fills an essential need, would be ideal. (Save On & East West are quite far apart on Main; Organic Acres is small, lacking, and alright for niche things). Doesn't seem to fit in with community vibe of immediate mid-Main surroundings, what with a neighbourhood house and schools right near by. Even another restaurant would be more welcome. This application doesn't fit with the City's goals and priorities other than to fill a space with a business that'll quickly pay off high rent.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 93

Login: s.22(1)

Email:

Responded At: Jan 24, 2022 21:39:10 pm

Last Seen: Jan 24, 2022 21:39:10 pm

IP Address: n/a

Q1. Your comments:

There are already similar type business within walking distance north and south of this proposed location. We are opposed to having another similar business located so close to each other on the Main Street strip. We already have issues with drunks and rowdy behaviour in the family oriented neighbourhood. We do not further need to encourage the foot traffic into the area and endorse this behaviour.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 94

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 10:19:28 am

Last Seen: Jan 25, 2022 18:19:28 pm

IP Address: s.22(1)

Q1. Your comments:

I think this location is far too close to both the elementary school(David Livingstone) and High School (Sir Charles Tupper).
As a parent of a child who goes to Tupper, i know there is already a problem with Cannabis use in the school and I don't want any options for making it easier for the kids to procure.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 95

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 10:20:23 am

Last Seen: Jan 25, 2022 18:20:23 pm

IP Address: s.22(1)

Q1. Your comments:

As this is a legal cannabis operation, I'm supportive of the application.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Support



Respondent No: 96

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 10:21:38 am

Last Seen: Jan 25, 2022 10:21:38 am

IP Address: n/a

Q1. Your comments:

Hello - I don't think we need another cannabis retailer, let alone one a few blocks from a high school. This should have been obvious - I'm surprised we have to point this out.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 97

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 10:21:47 am

Last Seen: Jan 25, 2022 18:21:48 pm

IP Address: s.22(1)

Q1. Your comments:

I am opposed to this change of use. This is far too close to Tupper High School. Many kids walk by this location on their way to school.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 98

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 10:27:39 am

Last Seen: Jan 25, 2022 18:24:22 pm

IP Address: s.22(1)

Q1. Your comments:

s.22(1) Sir Charles Tupper Secondary School and the above proposed Cannabis application is too near to the school.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 99

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 10:30:59 am

Last Seen: Jan 25, 2022 10:30:59 am

IP Address: n/a

Q1. Your comments:

The proximity of the proposed cannabis store to Tupper and Dickinson schools is unacceptable.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 100

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 10:40:24 am

Last Seen: Jan 25, 2022 10:40:24 am

IP Address: n/a

Q1. Your comments:

As a local parent of a Tupper high school student, I'm -not- concerned about the location's proximity to the two schools east of Main. My experience of cannabis retail in this neighbourhood and elsewhere in Vancouver is that it has little street/sidewalk impact, nor get much attention from passers-by. They're rather unlike liquor stores in that way: Nobody hangs around outside them, kids pass them without paying them any attention, nobody tries to get a stranger to buy something for them. Cannabis retail in Vancouver has turned out to be pretty inoffensive, and make for quiet, tidy storefronts and pretty good neighbours. I think the mindful attention to proximity to schools is a good default caution, but I don't think cannabis retail on major streets that happen to be close to schools cause any actual problems in practice.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Support



Respondent No: 101

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 11:00:37 am

Last Seen: Jan 25, 2022 11:00:37 am

IP Address: n/a

Q1. Your comments:

We just heard about the permit application for a cannabis store located near Main Street and 23rd Avenue. Ugg. We're parents of a student at Tupper Senior Secondary. Please don't approve this application. How is the shop even allowed to apply within such close proximity to a school?!! The store is too close the school, and even though kids aren't allowed to purchase, it's just way too easy for them to get access. The closer it is to a school, the easier the access, etc. We could list a whole pile of reasons why this is a bad idea but it should be enough to say that parents and administrators don't want it near the school. Please register two votes of opposition for my husband and myself to this application.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 102

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 11:52:25 am

Last Seen: Jan 25, 2022 19:48:46 pm

IP Address: s.22(1)

Q1. Your comments:

Do we really need yet another cannabis store on Main street. Its also very close proximity to Tupper high school. I feel like another location would be more suitable.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 103

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 12:15:52 pm

Last Seen: Jan 25, 2022 12:15:52 pm

IP Address: n/a

Q1. Your comments:

As a parent of s.22(1) we feel highly concerned about cannabis retail stores close to Tupper Secondary School. As far as I know, even vaping is strictly not allowed in school, there are students who always vape in the bathroom or outside of school, and now I am even more surprised and shocked that the city is planning to provide the cannabis options so close to them now. You might be argue that the youth won't be encouraged to use it (that would actually even "inspire" the teenagers' curiosity) or are prohibited to purchase it under 18(since it is so close to them, they will find creative ways to purchase it). Students also usually get together around 711 on Fraser and Eking Edward during lunch break and after school. If we have this Cannabis Retail stores open on Main and 23rd avenue, it will become another "popular" location or area for the students to hung out. As a parent and citizen of the city, I strongly object to this. Teenagers need more support than neglect and ignorance. They are the future of our city and country. We should provide more safe, friendly and sustainable environment.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 104

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 12:53:58 pm

Last Seen: Jan 25, 2022 21:38:12 pm

IP Address: s.22(1)

Q1. Your comments:

1. Near schools. s.22(1) attends one of the two schools situated just a few blocks away. During a lunch break or after school, s.22(1) just a short distance towards the proposed marijuana store and find themselves surrounded by the smell of fresh dope inevitably emanating from the proposed marijuana store. A then-local dope dealer would have a short walk distance to market then-locally purchased dope to the high school students during school lunch breaks. 2. Surrounding residential neighborhood. Two floor, 2450 sq ft facility open 9 - 11pm 7 days a week essentially in a residential neighborhood - are you serious?!! Clearly, you do not need such an extensive footage only to just sell marijuana: it's obvious it is intended to be a hangout for the dope smokers, likely beyond 11pm 'official' closure time. s.22(1) s.22(1) East Hasting marijuana store beyond its closure hours during their daily late night parties. s.22(1) 3. Inevitably criminal connections. Cannabis-related facilities have almost invariably criminal elements associated with them as cannabis illegal growups still substantially govern the business. To think otherwise is either ignorant or naive. Drug dealers have cash, including enough to attempt to bribe city officials to obtain permits to open a "cannabis store" near schools and in the residential neighborhoods. I happened to be of a view that anyone responsible for actually issuing the DP-2021-01066 permit deserves to be questioned if not investigated for possible less than arms-length connections with the permit applicants.

Q2. Street address

3958 Main St (DP-2021-01066)

Q3. Postal code

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 105

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 13:23:39 pm

Last Seen: Jan 25, 2022 21:17:18 pm

IP Address:

s.22(1)

Q1. Your comments:

This building is extremely close to an elementary school and a high school as well as a large park and open space frequented by many young children. It is not prudent or desired to have another cannabis business so close to where children attend school and play. Additionally, this location used to be a small grocery which would be a preferable use for this space.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 106

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 14:11:16 pm

Last Seen: Jan 25, 2022 14:11:16 pm

IP Address: n/a

Q1. Your comments:

I am strongly opposed to a Cannabis store located near Sir Charles Tupper Secondary school. It seems that there are too many Cannabis stores around the city as it is, but the students going to school nearby especially do not need this influence. This kind of business does not benefit most people and it causes more harm than good for youth. The application should be denied.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 107

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 14:17:12 pm

Last Seen: Jan 25, 2022 14:17:12 pm

IP Address: n/a

Q1. Your comments:

As a parent of a student at Sir Charles Tupper Secondary school, I would NOT support the approval of this business permit in relative close proximity to the school as a healthy business to have in the neighbourhood.

Q2. Street address

3958 Main St.

Q3. Postal code

Vancouver, BC, V5W2C4

Q4. Your overall position about the application:

Opposed



Respondent No: 108

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 14:24:57 pm

Last Seen: Jan 25, 2022 22:56:04 pm

IP Address: s.22(1)

Q1. Your comments:

To whom it may concern, I oppose to have this retail store near my neighborhood. There's a lot of these type of dispensary across the city and what bothers me is this is way to close to a high school and elementary. I Believe this is builders intention of building a cannabis place near the community so they can expose and make huge revenue through young teens and I think that is wrong. As well I don't like the smell of burning cannabis in general and it gives s.22(1) Please this take into consideration and think about the younger generations future. With respect.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 109

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 15:32:20 pm

Last Seen: Jan 25, 2022 15:32:20 pm

IP Address: n/a

Q1. Your comments:

Parent of s.22(1) I have no objections.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Support



Respondent No: 110

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 15:34:26 pm

Last Seen: Jan 25, 2022 15:34:26 pm

IP Address: n/a

Q1. Your comments:

How many cannabis stores do we need so close to schools? There is already a cannabis and vape store on Fraser and 26th which is also too close to Tupper High school. Do we really need another one? There are too many cannabis stores already in Vancouver and they don't ID!

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 111

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 15:37:37 pm

Last Seen: Jan 25, 2022 15:37:37 pm

IP Address: n/a

Q1. Your comments:

We know that it has already been legalized thru out the city and we don't opposed to that, it is just that if it is being situated near a school especially where our child is going, it just does not go well with us, as parents.

Q2. Street address

DP-2021-01066 - 3958 Main Street, Vancouver

Q3. Postal code

Vancouver, BC, V5V3P2

Q4. Your overall position about the application:

Opposed



Respondent No: 112

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 15:55:11 pm

Last Seen: Jan 25, 2022 23:58:34 pm

IP Address: s.22(1)

Q1. Your comments:

I am opposed to this development application as there is already an existing Cannabis store 2 blocks south of this location.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 113

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 16:03:01 pm

Last Seen: Jan 25, 2022 16:03:01 pm

IP Address: n/a

Q1. Your comments:

way too close to school, please reject this permit as I am worry it is too close to my kid school. thanks

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 114

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 16:20:52 pm

Last Seen: Jan 26, 2022 00:20:52 am

IP Address: s.22(1)

Q1. Your comments:

I strongly oppose this application for a cannabis retail. I'm concerned with the proximity to schools and the overall lack of community benefits. This type of store doesn't fit with other retailers like restaurants, thrift stores and antique shops where people gather and browse together. The nature of this shop would serve to erode that community feel and potentially encourage children to seek out drugs. As a parent this is the last thing I'd like to see in the neighborhood.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 115

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 16:23:45 pm

Last Seen: Jan 25, 2022 16:23:45 pm

IP Address: n/a

Q1. Your comments:

I received this information from a parent at s.22(1) -- Tupper. Which is really rather quite close to this potential (yet another, unwanted if I may say) cannabis outlet. I can only assume the proprietors think that a building of 12-18 year olds is a fantastic new customer pool for them. I find it horrifying. I've commented on one other potential cannabis outlet. I'm not against them all. I do, however, think there are already plenty. And I think we should be mindful of where they're located -- a quick walk to a high school makes me feel ill and concerned. These are kids with not yet fully developed brains (I am completely serious). Our job as adults is to support them, protect them, and help them develop good judgement. I assume some will slip through our safety net and perhaps buy products they wouldn't if they weren't being marketed right under their noses. I really hope this application is turned down and that the community feels as I do.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

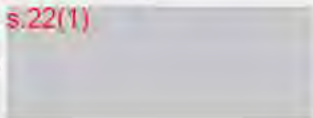
Opposed



Respondent No: 116

Login: s.22(1)

Email:



Responded At: Jan 25, 2022 16:27:11 pm

Last Seen: Jan 25, 2022 16:27:11 pm

IP Address: n/a

Q1. Your comments:

This application should NOT be approved. The location (Main St, between E 23rd and E 24th) is 1 block from an elementary school (David Livingstone, Sophia St and E 23rd), 2 blocks from a secondary school (Tupper, Prince Edward and E 24th), and directly across the street from Little Mountain Neighbourhood House.

Q2. Street address

s.22(1)



Q3. Postal code

Q4. Your overall position about the application:

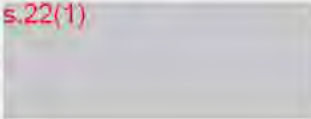
Opposed



Respondent No: 117

Login: s.22(1)

Email:



Responded At: Jan 25, 2022 16:34:44 pm

Last Seen: Jan 25, 2022 16:34:44 pm

IP Address: n/a

Q1. Your comments:

good use of the retail location

Q2. Street address

s.22(1)



Q3. Postal code

Q4. Your overall position about the application:

Support



Respondent No: 118

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 16:42:29 pm

Last Seen: Jan 25, 2022 16:42:29 pm

IP Address: n/a

Q1. Your comments:

While I am not opposed to cannabis retailers generally, I already think there are enough of them on Main Street and Vancouver in general. Our neighbourhood needs to continue to diversify and this is not an example of that.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 119

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 16:54:21 pm

Last Seen: Jan 26, 2022 14:25:58 pm

IP Address: s.22(1)

Q1. Your comments:

I am writing to raise my concern regarding the application for a cannabis retail business in close proximity to Tupper high school. Research using mapping data recording movement in urban environments has found increased use of marijuana and tobacco among high school students with higher exposure to tobacco and marijuana retail outlets in their neighborhoods. A recent California study found this to be particularly the case for youth walking, biking past these outlets in their daily activities. Given that 23rd Ave is one of the main approaches to Tupper it seems wise not to bring another cannabis business in close proximity to the school. Supporting neighborhood environments that make the default choices healthier for teens is important public health action.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 120

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 16:55:44 pm

Last Seen: Jan 25, 2022 16:55:44 pm

IP Address: n/a

Q1. Your comments:

I am a concerned parent and this is a terrible location for a cannabis dispensary, it is much too close to Tupper Secondary school and vulnerable youth / students will be exposed to this cannabis location walking to / from school every day and to / from closest bus lines. I do not support this application and strongly urge the city to reject it.

Q2. Street address

419 E 24th Ave, Vancouver, BC

Q3. Postal code

Vancouver, BC, V5V2A2

Q4. Your overall position about the application:

Opposed



Respondent No: 121

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 16:56:11 pm

Last Seen: Jan 25, 2022 16:56:11 pm

IP Address: n/a

Q1. Your comments:

This is absolutely NOT a good location for this business. There is a high school a couple of minutes walking distance away and 2 elementary schools also within walking distance.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 122

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 17:24:09 pm

Last Seen: Jan 25, 2022 17:24:09 pm

IP Address: n/a

Q1. Your comments:

This is so close to 2 schools in the area — Tupper Secondary and David Livingstone Elementary!

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 123

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 17:25:47 pm

Last Seen: Jan 25, 2022 17:25:47 pm

IP Address: n/a

Q1. Your comments:

Hello as a parent of s.22(1) who go to Sir Charles Tupper Secondary (which is a block away from this site) and as a member of the community - we live a few blocks away, I am not thrilled at the idea of this development. It further encourage teens to engage in related drug related practices and just generally is a bad influence to a highly familial neighborhood. <https://www.drugabuse.gov/publications/research-reports/marijuana/marijuana-addictive>. Youth are especially vulnerable as per this research and these articles-- both statement from the Gov't of Canada and Public Health Canada: <https://www.canada.ca/en/health-canada/services/drugs-medication/cannabis/health-effects/addiction.html> ... and <https://cpha.ca/sites/default/files/uploads/resources/cannabis/evidence-brief-addictive-e.pdf>

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 124

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 17:46:46 pm

Last Seen: Jan 25, 2022 17:46:46 pm

IP Address: n/a

Q1. Your comments:

please stop adding cannabis or liquor stores and encourage healthier food, small business or all ages products stores.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 125

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 17:51:45 pm

Last Seen: Jan 25, 2022 17:51:45 pm

IP Address: n/a

Q1. Your comments:

As Parents of Children attending Charles Tupper Secondary School, we are highly opposed to the development of a Cannabis Store at this location. It is only a 5 to 7 minute walk from this high school. The close proximity of the store to the school can negatively influence students to either 1) start experimenting with the drug or 2) increase their habit of recreation cannabis usage. The reality is that teens are influenced by what they see and hear, and the desire to appear cool - it is our responsibility as adults and guardians to guard and protect them from negative influencers where possible. // Take note that the 711 Convenience Store on Fraser Street, at King Edward Avenue, is a 6 to 8 minute walk from the school - it is consistently visited by streams of kids at lunch breaks and after school, and is especially overcrowded on Friday afternoons. // We know that someone is meant to be 19 years or older to enter the store but nothing is going to stop the older high schoolers from going in and purchasing cannabis for themselves and for younger students, if the location is so close by. Please do the right thing, and do not allow this store to be developed at this location - it is too close to Charles Tupper Secondary School. Thank you.

Q2. Street address

419 East 24th Avenue

Q3. Postal code

Vancouver, BC, V5V2A2

Q4. Your overall position about the application:

Opposed



Respondent No: 126

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 17:53:13 pm

Last Seen: Jan 25, 2022 17:53:13 pm

IP Address: n/a

Q1. Your comments:

Two schools within 1.5 and 2 blocks - one elementary and a secondary with lots of students walking past everyday. There is already a dispensary further up Main St at 26th. Main and 16th and Fraser and 26th Ave as well. There isn't a need to have this so close to the schools.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 127

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 17:56:48 pm

Last Seen: Jan 25, 2022 17:56:48 pm

IP Address: n/a

Q1. Your comments:

The location of the proposed cannabis retail shop at 3958 Main street is 500 metres away from one of one of Vancouver's largest high schools, Sir Charles Tupper Secondary School. Cannabis use by Canadians age 15 years and older has increased during the pandemic and so have youth mental health issues and concerns. Please refer to the linked reports outlining the needs for this age group. While I am not so naive to think that teenagers can't walk further afield to purchase cannabis, or that they don't have other means, having much easier access does not help the issue and sends the message to parents and families that the city doesn't care about this issue and concern. Now is time for the city to err on the cautious side and to make planning decisions that support the health and well being it's youth citizens in a time of crisis.

https://www.mentalhealthcommission.ca/wp-content/uploads/drupal/2021-02/lockdown_life_eng.pdf

http://www.bccdc.ca/Health-Professionals-Site/Documents/COVID-Impacts/BCCDC_COVID-19_Young_Adult_Health_Well-being_Report.pdf <https://www.cbc.ca/radio/whitecoat/cannabis-use-rose-over-the-pandemic-so-what-do-you-need-to-know-about-the-risks-1.6005925>

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 128

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 18:39:36 pm

Last Seen: Jan 25, 2022 18:39:36 pm

IP Address: n/a

Q1. Your comments:

This is absolutely disturbing to have a cannabis outlet so close to a school. s.22(1) goes to Tupper High and I am outraged s.22(1) is going to be exposed, along with s.22(1) peers, to smoke outlet on a daily basis.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 129

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 18:57:39 pm

Last Seen: Jan 25, 2022 18:57:39 pm

IP Address: n/a

Q1. Your comments:

Unfortunately money , for the city, is more important that than devastating impact of having a store selling drugs on our kids.
Nothing but tragedies will come up of this.

Q2. Street address

Main Street

Q3. Postal code

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 130

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 19:50:08 pm

Last Seen: Jan 26, 2022 03:47:41 am

IP Address: s.22(1)

Q1. Your comments:

It is too close to the local high school - this is something that should not be allowed to go through. Students don't need more of this kind of business in the neighbourhood. There are many others already too close.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 131

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 19:52:58 pm

Last Seen: Jan 25, 2022 19:52:58 pm

IP Address: n/a

Q1. Your comments:

Oppose this. It's proximity to the local schools are too close

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 132

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 20:18:23 pm

Last Seen: Jan 25, 2022 20:18:23 pm

IP Address: n/a

Q1. Your comments:

The inhaling of smoke by smokers for young kids make it unhealthy for them. Even though it may seem like a distance from school but it is still too close. Students do not need to be exposed to cannabis at a young age.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 133

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 20:52:29 pm

Last Seen: Jan 25, 2022 20:52:29 pm

IP Address: n/a

Q1. Your comments:

This is just around the corner from an Elementary school and another block away from a High School. Very disappointing that this is being considered an appropriate place for this business.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 134

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 21:05:45 pm

Last Seen: Jan 25, 2022 21:05:45 pm

IP Address: n/a

Q1. Your comments:

I am against this application and am confused as to how it was accepted seeing that it is across the street from a Neighbourhood and so close to a school which my children attend. I also know that it is not allowed according to the by-laws so close to a school or neighbourhood house. s.22(1) and feel that it is not appropriate for this type of store to be located there. There are also so many other Vaping stores very close by so opening another one is not necessary. The store would open late 7 days a week and I feel it is unsafe , especially for children in this area and do not want to have the store at the end of my street

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 135

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 21:41:06 pm

Last Seen: Jan 25, 2022 21:41:06 pm

IP Address: n/a

Q1. Your comments:

I don't believe it is safe or appropriate to open a Cannabis store so close to a High School. My kids attend Sir Tupper Secondary, and I'm truly concerned about having this kind of business so close to them.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 136

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 22:58:47 pm

Last Seen: Jan 25, 2022 22:58:47 pm

IP Address: n/a

Q1. Your comments:

A new study in the Journal of health communication by Washington State University say that the adolescents' intentions they lived within five miles of marijuana shop were more likely to report intentions to use the drug than those who perceived they lived further away. Location of cannabis retailers influence adolescents' intentions to use marijuana according to the study; therefore I believe the cannabis store in very close distance to Sir Charles Tupper Secondary School at 419 East 24th Avenue IS NOT appropriate. Thanks for your time s.22(1)

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 137

Login: s.22(1)

Email:

Responded At: Jan 25, 2022 23:01:54 pm

Last Seen: Jan 26, 2022 06:50:40 am

IP Address: s.22(1)

Q1. Your comments:

I love this city and the direction it's heading. Generally I have no problems with Cannabis stores. However, there are several already in the area and this one would only be 2 to 3 blocks from a primary and secondary school. I strongly believe this is not the best use of space and oppose this application.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 138

Login: s.22(1)

Email:

Responded At: Jan 26, 2022 00:23:48 am

Last Seen: Jan 26, 2022 00:23:48 am

IP Address: n/a

Q1. Your comments:

I think the city of Vancouver should be ashamed of itself for promoting cannabis to youth by putting stores near school. it is disrespectful to youth and to their parents who are trying to keep their children off drugs. Throwing our children under the bus for profit purposes. The city should decide if children and youth are their priority and if so then to consider not putting cannabis in such an accessible spot.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 139

Login: s.22(1)

Email:

Responded At: Jan 26, 2022 10:24:56 am

Last Seen: Jan 26, 2022 18:19:21 pm

IP Address: s.22(1)

Q1. Your comments:

I am extremely concerned about this application because this place would be located close to Sir. Charles Tupper High School and David Livingstone Elementary School.

Q2. Street address

419 east 24th Avenue

Q3. Postal code

Vancouver, BC, V5V2A2

Q4. Your overall position about the application:

Opposed



Respondent No: 140

Login: s.22(1)

Email:

Responded At: Jan 26, 2022 12:20:53 pm

Last Seen: Jan 26, 2022 12:20:53 pm

IP Address: n/a

Q1. Your comments:

Kindly consider this as formal opposition to 3958 Main Street location being changed from a grocery to a Cannabis shop. This location is only a few blocks from a number of schools and daycares. The proposed store hours are during school hours and beyond. Children from Livingstone and Tupper walk to Main Street and to King Edward daily. Tupper Secondary has launched an initiative to REDUCE vaping/smoking and having a cannabis shop in such close proximity is concerning. While I understand these shops can't be a number of meters near schools, this area is frequented by children who go there to get food for lunches or snacks. Often these cannabis shops market themselves as 'trendy' or stylish to attract customers, this is what children see also. It is not unusual to also have cannabis smell around these shops (you don't necessarily see the smokers) - are they smoking in the shop or somewhere near the shop? As parents, we try to teach our children about concerns related to substance use/abuse and schools have concerns about the increased use and impact to adolescents who vape or take cannabis, it makes it an even greater contradiction and challenge when our City allows a shop be placed within an area frequented by children and families. Marijuana is one of the most commonly used substances by adolescents. There are no liquor stores in proximity of these schools (one on King Edward is considerably south of the 7-11 the children frequent). Studies have shown substance use (not even abuse) affects a child's growth and development, increases risky behaviours and can result in other physical/mental health issues. A study conducted by Washington State University researchers (published in Journal of Health Communications) found that regular exposure to marijuana advertising on storefronts, billboards, retailer websites and other locations increased the likelihood of adolescents using marijuana. While the City has approved many, many of these applications, I encourage the City to decline this application at this specific location because there are so many young students in this location. Please be a part of our effort to educate and protect our children from unnecessary exposure and access to substances that are empirically proven to be harmful to them. Thanks for your consideration.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 141

Login: s.22(1)

Email:

Responded At: Jan 26, 2022 12:25:54 pm

Last Seen: Jan 26, 2022 12:25:54 pm

IP Address: n/a

Q1. Your comments:

This proposed Cannabis retail store is in a completely inappropriate location. It is literally 1 block from an Elementary school (David Livingstone), 3 blocks from another (General Wolfe) and 3 blocks from Charles Tupper high school. The space is massive (over 2400 sq. ft) which is excessive, does not aid in creating a safe, walkable community + retail environment. How many cannabis stores are okay on a prime shopping street in such close proximity of 3 schools (2 of which are elementary)?

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 142

Login: s.22(1)

Email:

Responded At: Jan 26, 2022 12:38:53 pm

Last Seen: Jan 26, 2022 12:38:53 pm

IP Address: n/a

Q1. Your comments:

I received this information from my s.22(1) PAC (Tupper PAC). It seems like the proposed cannabis outlet at Main and 23rd is not only close to several other outlets in our neighbourhood, its extremely closet to Tupper high school. (Maybe its essentially being marketed to the high school minors.) I question the need or want to have these dispensaries so densely located, especially near high schools. I find it ridiculous that cannabis outlets seem to have carte blanche to set up anywhere and everywhere in this city!

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 143

Login: s.22(1)

Email:

Responded At: Jan 26, 2022 12:48:27 pm

Last Seen: Jan 26, 2022 12:48:27 pm

IP Address: n/a

Q1. Your comments:

as a Vancouverite who lives and works in the Main street neighbourhood, I'm asking that this cannabis outlet be rejected. Currently there are at least two other cannabis dispensaries s.22(1) near 29th Avenue. A third outlet, directly up the street from the neighbourhood highschool (Tupper), is absolutely unnecessary and approval by the city would be irresponsible to the community and the school. Are we trying to 'Shape the City' purely with pot outlets? Please do better.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 144

Login: s.22(1)

Email:

Responded At: Jan 26, 2022 13:07:01 pm

Last Seen: Jan 26, 2022 13:07:01 pm

IP Address: n/a

Q1. Your comments:

Opening a cannabis store so close to two elementary schools and a secondary school is not a good use of this space. As a parent s.22(1) attending Tupper Secondary, I strongly oppose this location which would imprint on young children and teens who frequent the area, as well as being a risk to teens with poor impulse control, a typical problem at that age. All smoking is a carcinogen and using narcotics before the brain is fully developed is proven to be harmful and more addictive in youth than in adults. I'd rather see a well ventilated small gym, dance studio, charity thrift shop, book store, dental or other allied health studio, or grocery store, all would have potentially positive impacts for the community.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 145

Login: s.22(1)

Email:

Responded At: Jan 26, 2022 23:45:55 pm

Last Seen: Jan 26, 2022 23:45:55 pm

IP Address: n/a

Q1. Your comments:

Location is too close in proximity to elementary and high schools where there are many children. There are already too many cannabis vendors along Main St.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 146

Login: s.22(1)

Email:

Responded At: Jan 28, 2022 12:49:13 pm

Last Seen: Jan 28, 2022 12:49:13 pm

IP Address: n/a

Q1. Your comments:

This is a completely ridiculous idea. There is a high school two blocks from this location - why would we encourage this business/behaviour within blocks of a large population of teenagers who are meant to be learning? There are thousands of storefronts in Vancouver: this is not the right one. Not by a long shot.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 147

Login: s.22(1)

Email:

Responded At: Jan 28, 2022 19:45:41 pm

Last Seen: Jan 28, 2022 19:45:41 pm

IP Address: n/a

Q1. Your comments:

s.22(1) goes to Tupper Secondary school and s.22(1) often tells me about kids vaping and being stoned at school. Marijuana negatively impacts youth brain development. I don't agree with having another close access point.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed



Respondent No: 148

Login: s.22(1)

Email:

Responded At: Jan 29, 2022 10:54:52 am

Last Seen: Jan 29, 2022 10:54:52 am

IP Address: n/a

Q1. Your comments:

I think this is a good idea. So people have options that are less destructive than alcohol.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Support



Respondent No: 149

Login: s.22(1)

Email:

Responded At: Jan 30, 2022 23:44:27 pm

Last Seen: Jan 30, 2022 23:44:27 pm

IP Address: n/a

Q1. Your comments:

This is too close to 2 schools for this type of business to be operating.

Q2. Street address

s.22(1)

Q3. Postal code

Q4. Your overall position about the application:

Opposed

Project Report

18 February 2020 - 16 February 2022

Shape Your City Vancouver

3958 Main St (DP-2021-01066) cannabis retail development application



Visitors Summary

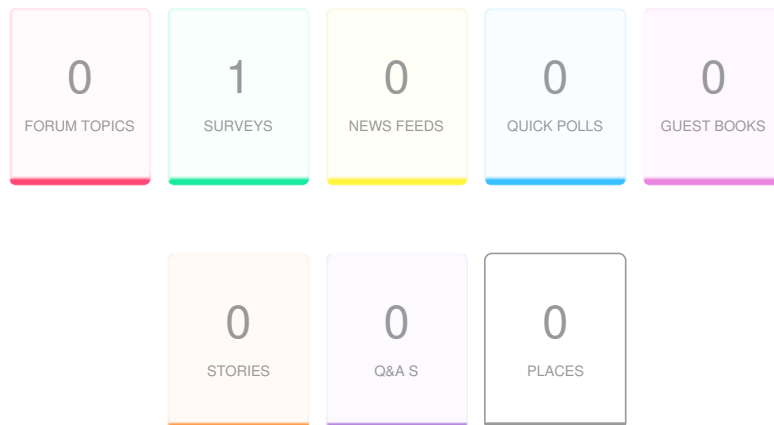


Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
308	43	
NEW REGISTRATIONS		
16		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
148	190	283

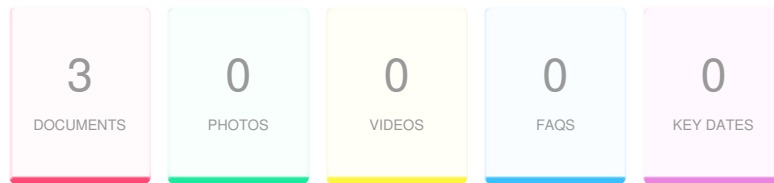
Aware Participants		283	Engaged Participants		148	
Aware Actions Performed		Participants	Engaged Actions Performed			
Visited a Project or Tool Page		283	Registered	Unverified	Anonymous	
Informed Participants		190	Contributed on Forums	0	0	0
Informed Actions Performed		Participants	Participated in Surveys	36	112	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		13	Posted on Guestbooks	0	0	0
Visited the Key Dates page		0	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		44	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)		148				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	3958 Main St development application comments	Published	185	36	112	0

INFORMATION WIDGET SUMMARY



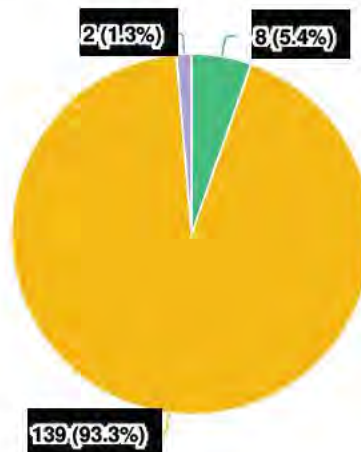
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Operational letter	9	12
Document	Site plan/ context plan	7	7
Document	Notification postcard	6	6
Key Dates	Key Date	0	0

ENGAGEMENT TOOL: SURVEY TOOL

3958 Main St development application comments

Visitors	185	Contributors	148	CONTRIBUTIONS	149
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Your overall position about the application:



Question options

● Support
 ● Opposed
 ● Mixed

Optional question (149 response(s), 0 skipped)

Question type: Dropdown Question

From: s.22(1)
To: [Jaaffer, Iman](#)
Subject: [EXT] 3958 Main St development - Cannabis Retail Development Application
Date: Thursday, January 13, 2022 1:29:54 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.

Dear Iman Jaffer

I write with respect to the the notice I have received for:

3958 Main St development - Cannabis Retail Development Application.

I confirm that the proposed retail site is **less than:**

- a. 250 metres from an Elementary School - David Livingstone**
- b. 17 metres from Little Mountain Neighbourhood House; and**
- c. approximately 2 blocks away from another cannabis retail store: Dutch Love.**

Given the aforementioned the proposed retail site is not in compliance with section 11.6 of Zoning Bylaws for Specific Uses.

The City of Vancouver expends resources in sending out Notices of Applications, comments from community etc.

While I appreciate that the applicant for the proposed cannabis retail location may seek a variance of the by laws, the proposed location is grossly in contravention of section 11.6.

It is obvious that the City of Vancouver has allowed a Variance Application given the proximity of both an Elementary School and a Neighbourhood House.

Please advise what the City of Vancouver process is in expending the already scant resources on such Variance Applications that clearly fly in the face of the City's own bylaws.

I look forward to your earliest reply.

Regards,

s.22(1)

From: s.22(1)
To: [Jaaffer, Iman](#)
Subject: [EXT] 3958 Main Street - Grocery Store to Cannabis Shop
Date: Sunday, January 30, 2022 2:25:14 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.

Hello Iman Jaaffer,

I would like to address the proposed notice of development application by Thrive Advisors at 3958 Main Street for a change of use from a Grocery Store to a Cannabis Store. I live just s.22(1) Avenue. s.22(1) is a busy thoroughfare of Elementary and Highschool students from David Livingstone and Sir Charles Tupper. This cannabis shop is alarmingly close to both of these schools and I am concerned it will have a negative impact on the children and teens who attend. I hope you take this into consideration and deny this application.

Best,
s.22(1)

From: s.22(1)
To: [Jaaffer Iman](#)
Subject: [EXT] 3958 Main Street application
Date: Thursday, January 13, 2022 11:40:16 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.

Hello Iman,

I am writing to you with written comments on this application.

We do not support this application.

- This is a Cannabis store
- The neighborhood needs a grocery store to replace the store which is no longer there as of October 2021
- The grocery store was always frequented by the neighbors for their food needs
- There are some seniors in our neighborhood who are dependent on the easy walking distance to the grocery store
- A cannabis store does not serve the needs of the neighborhood
- There are also two schools within a block from this location

Please reject this application.

Thanks in advance,

s.22(1)

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Friday, January 14, 2022 5:56:00 PM

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s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I disagree with this location being used as a cannabis retail location. There are already plenty of cannabis stores on / around Main Street (at least six between Marine Drive and Broadway). The previous tenant in that location was a small grocer, which provided a needed service to the community. We need something like that, not another cannabis store. Plus, it is very close to an elementary school and directly across from the Little Mountain Neighbourhood House. How could that possibly integrate positively into the fabric of the neighbourhood?

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 4:54:25 PM

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s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I am writing to raise my concern regarding the application for a cannabis retail business in close proximity to Tupper high school. Research using mapping data recording movement in urban environments has found increased use of marijuana and tobacco among high school students with higher exposure to tobacco and marijuana retail outlets in their neighborhoods. A recent California study found this to be particularly the case for youth walking, biking past these outlets in their daily activities. Given that 23rd Ave is one of the main approaches to Tupper it seems wise not to bring another cannabis business in close proximity to the school. Supporting neighborhood environments that make the default choices healthier for teens is important public health action.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT **s.22(1)**] completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Saturday, January 22, 2022 9:59:53 PM

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s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

There are cannabis stores in close proximity that can meet the needs of marijuana smokers. A cannabis store caters to a niche clientele and bans minors. This neighbourhood needs more community-friendly spaces that are accessible to all, including the students who attend the public schools nearby.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 5:51:49 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

As Parents of Children attending Charles Tupper Secondary School, we are highly opposed to the development of a Cannabis Store at this location. It is only a 5 to 7 minute walk from this high school. The close proximity of the store to the school can negatively influence students to either 1) start experimenting with the drug or 2) increase their habit of recreation cannabis usage. The reality is that teens are influenced by what they see and hear, and the desire to appear cool - it is our responsibility as adults and guardians to guard and protect them from negative influencers where possible. // Take note that the 711 Convenience Store on Fraser Street, at King Edward Avenue, is a 6 to 8 minute walk from the school - it is consistently visited by streams of kids at lunch breaks and after school, and is especially overcrowded on Friday afternoons. // We know that someone is meant to be 19 years or older to enter the store but nothing is going to stop the older high schoolers from going in and purchasing cannabis for themselves and for younger students, if the location is so close by. Please do the right thing, and do not allow this store to be developed at this location - it is too close to Charles Tupper Secondary School. Thank you.

Street address

419 East 24th Avenue

Postal code

Vancouver, BC, V5V2A2

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 11, 2022 9:23:00 PM

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s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I disagree to having a cannabis store at this location. There is already multiple cannabis stores along Main St (Dutch Love, Coastal Green, THC Canada) and we do not need another one especially so close to the elementary and high school. These cannabis stores do not add anything to our community. I am particularly concerned how this store will be open 7 days a week until 11pm and what foot traffic, noise, and smell implications this will have to our neighbourhood from patrons who will frequent this type of establishment.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT s.22(1)] completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Sunday, January 9, 2022 9:40:37 PM

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s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I absolutely do not support this proposed change. A grocery store and market benefits the whole community, while a cannabis store is for a very small portion of the population in the neighbourhood. I have nothing against cannabis stores and am fine with them in general, but not to replace a store and market that sells food and essential goods. This location should absolutely stay a grocery store and should not be renovated into a cannabis store.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 4:42:33 PM

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s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

While I am not opposed to cannabis retailers generally, I already think there are enough of them on Main Street and Vancouver in general. Our neighbourhood needs to continue to diversify and this is not an example of that.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 11, 2022 10:35:53 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Thank you for inviting and including public input. As a parent of s.22(1) s.22(1) David Livingstone Elementary (located nearby this application site) s.22(1) I am quite surprised that this is even being entertained. Given the proximity to an Elementary school, Preschool, numerous before and after school children's programs in the neighbourhood, and a Secondary school (Sir Charles Tupper secondary), a cannabis store should not be permitted so close to schools. Children frequently walk up to Main street after school to catch the bus to get home or attend after school activities. August market (what was there previously) was a wonderful part of the neighbourhood, and should not be replaced by a store that sells cannabis. We do not need another cannabis store in Vancouver especially this close to schools and children's programming facilities (for example: Collage Collage, 4 Cats, and Little Mountain Neighbourhood House). Further, given the ample research evidence that indicates that children and adolescent exposure to cannabis can lead to early psychosis, there should be clear guidelines set forth by the City of Vancouver that Cannabis stores should be situated well away from elementary and secondary schools as well as preschools and children's programming facilities. The effects of second hand exposure is also highly problematic. I have seen other cannabis stores' customers use nearby residential streets to have cannabis before heading on; which also exposes children and adults who do not wish to have any secondary effects of marijuana exposure - particularly for those who have negative reactions to it.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 3:55:15 PM

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s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I am opposed to this development application as there is already an existing Cannabis store 2 blocks south of this location.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT s.22(1)] completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 4:56:15 PM

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s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

This is absolutely NOT a good location for this business. There is a high school a couple of minutes walking distance away and 2 elementary schools also within walking distance.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Friday, January 14, 2022 7:42:47 PM

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s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I think there's enough weed stores on main. People can walk up 4 blocks to Dutch Love, or 7 blocks down to Eggs Canna, there doesn't need to be another one. I'm all for easy access to weed and alcohol, I'm in my s.22(1) and enjoy both, but there is no reason to oversaturate an area with dispensaries or liquor stores, especially as they are all government standardized, bring nothing unique when a new one is opened. Let's use the space for something unique that adds to the community and the street, especially such a beautiful space in the heart of a neighbourhood.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Wednesday, January 12, 2022 7:41:20 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Please do not approve this application. The elementary school is just behind the building on Prince Edward street, and even more concerning, Little Mountain Neighbourhood House is DIRECTLY across the street on Main. From my understanding this is against the bylaws and they have knowingly submitted an application in the hopes of an acception being granted. This is unnecessary and unwanted in the area. There is already an excellent cannabis store in the neighbourhood, and another is not needed.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT] [s.22\(1\)](#) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 11, 2022 10:33:20 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.

[s.22\(1\)](#) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Really, one block from David Livingstone Elementary? Can we keep some kind of buffer from our kids and one more of these ships on Main Street?

Street address

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

Postal code

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

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 11, 2022 9:10:31 PM

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s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

This proposed store is too close to an elementary school and a high school. There is programming and services for children, youth and families directly across the street at the neighbourhood house. I don't believe that there is anything that could be done that would resolve this key issue. A comic book shop and a games store are within a block of this location and are favourite spots for children and youth.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Wednesday, January 12, 2022 9:47:21 PM

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s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I am not against cannabis stores, but we already have 3 within walking distance. It would be nice to see this space used in a way that benefits more community members.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Wednesday, January 12, 2022 9:08:14 AM

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s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

A cannabis store at this location would be too close to David Livingstone Elementary. The requested variance should be denied without hesitation.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Friday, January 14, 2022 10:49:58 AM

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s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I have lived in this neighbourhood for s.22(1) and am opposed to this development application. There are already numerous cannabis retailers in this neighbourhood, with no need for additional retail locations (including multiple within a few blocks' radius). This will not add retail diversity to the area.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Wednesday, January 19, 2022 12:59:50 PM

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s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Our childcare program operates out of the outbuilding and portable located on David Livingstone school grounds. Since our space is also located next to Prince Edward Park, there are often people hanging around our buildings and smoking/drinking by our staircases. We've experienced vandalism and break-ins in the past and we are concerned that the late and extensive hours of the cannabis store may invite people to loiter on school property after hours and on weekends.

Street address

315 East 23rd Avenue

Postal code

Vancouver, BC, V5V1X6

Your overall position about the application:

Mixed

From: s.22(1)
To: Jaaffer, Iman
Subject: [EXT] Comments regarding Development Application for 3958 Main St. DP-2021-01066
Date: Friday, January 21, 2022 1:59:40 PM
Attachments: s.22(1)

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 Iman,

I am writing to voice my strong opposition to the proposed development of a Cannabis Store at 3958 Main St.

I have reviewed the development application on the shapeyourcity.ca site and I see the site recommends that I consider the following when presenting my thoughts:

1. **How does the application affect the immediate surroundings?**
2. **How does the application fit with the City's goals and priorities?**
3. **What are your concerns about the application and how should they be addressed?**

So, I thought that I would use these questions to frame my thoughts about this proposed development application.

1. How does the application affect the immediate surroundings?

I should first point out that s.22(1) from the proposed site on E 23rd Ave. The application for a Cannabis Store contributes nothing positive to the neighbourhood and its immediate surroundings. It is replacing a local grocery store that provided a needed and valuable service for a growing and vibrant part of the city in desperate need of such services. Yet another Cannabis Store quickly shoved into another vacant store front adds nothing positive to a residential neighbourhood in need of retail options that provide healthy service options. This should not be the kind of retail outlet that the city encourages while also trying to increase residential density in the neighbourhood.

2. How does the application fit with the City's goals and priorities?

I see from the City of Vancouver [Website](#) that Council and staff share the same primary priority, "to maintain and improve the core services that meet your needs every day." I would hardly label providing access to cannabis as a core service. It certainly does not meet our every day needs as the previously existing grocery store did. The four additional priorities listed on the City of Vancouver [site](#) include; addressing affordability and the housing crisis, protecting and building a resilient local community, increasing focus on equity and critical social issue, and accelerating action on climate change. Once again, I fail to see how allowing another Cannabis Store on Main St. even remotely addresses any of these four priorities.

3. What are your concerns about the application and how should they be addressed?

My concerns about the application are many. I am concerned about the number of cannabis stores that are already in our neighbourhood and the proximity of the propose store to existing stores. I am also concerned about the proximity of the proposed store to both local schools and neighbourhood houses. Both of these concerns are addressed within [Zoning-by-law Section 11](#) and the [Guidelines for Retailer Dealer – Medical Marijuana-Related Uses Near Youth Facilities](#).

Within **Zoning-by-law Section 11** Additional Regulations for Specific Uses (<https://bylaws.vancouver.ca/zoning/zoning-by-law-section-11.pdf>) the following information is

provided:

11.6	Cannabis Store	Formerly 11.28
11.6.1	<p>Before granting a development permit, the Director of Planning shall:</p> <ul style="list-style-type: none">(a) notify surrounding property owners and residents and have regard to their opinions;(b) have regard to the liveability of neighbouring residents; and(c) consider all applicable Council policies and guidelines.	
11.6.2	<p>A cannabis store is not permitted:</p> <ul style="list-style-type: none">(a) within 300 m of the nearest property line of a site containing another cannabis store;(b) within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house;(c) 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;(d) on any site with a property line on Granville Street between Robson Street and Pacific Boulevard;(e) on any site other than a site located on a block where all or part of the street in that block has a painted centre line;(f) in conjunction with any other use; or(g) in conjunction with an automated banking machine.	

If we consider sub-sections 11.6.2 (a) and (c) we can point to the fact that we have one school less than 300 m from the proposed store, a second school just outside the 300 m limit and one neighbourhood house right across the street from the proposed location. These facts alone should be enough to stop this development. In fact, I'm surprised that this is even being considered knowing this up front.

The "[GUIDELINES FOR RETAIL DEALER - MEDICAL MARIJUANA-RELATED USES NEAR YOUTH FACILITIES](#)" also addresses the 300 m limit for proposed new Cannabis retailers. I have pasted the text from this document below. The guidelines document clearly states that the intent of the guidelines is to protect youth from the potential health and social risks posed by the proximity of a Retail Dealer. Allowing a Cannabis Store to open directly across the street from the [Little Mountain Neighbourhood House \[web2.lmnhs.bc.ca\]](#) would clearly be in contravention of these guidelines and would put the children and youth that attend this neighbourhood house at increased risk for numerous negative health and social outcomes. I do realize that the guidelines document is for Medical marijuana-related uses but I am going to assume that they also apply to Non-Medical retail store applications as Non-Medical retail stores did not exist at the time these guidelines were adopted.



GUIDELINES FOR RETAIL DEALER - MEDICAL MARIJUANA-RELATED USES NEAR YOUTH FACILITIES

Adopted by City Council on June 24, 2015

Application and Intent

These guidelines are to be used in conjunction with any district that allows Retail Dealer - Medical Marijuana-Related Use. The primary intent of these Guidelines is to protect youth from the potential health and social risks posed by the proximity of a Retail Dealer - Medical Marijuana-Related Use. In the event that a Retail Dealer - Medical Marijuana-Related Use is deemed to pose a risk to youth at a youth facility, it is the intent of these Guidelines that the Retail Dealer - Medical Marijuana-Related Use should not be permitted.

Note: These guidelines are organized under standard headings. As a consequence, there are gaps in the numbering sequence where no guidelines apply.

3 Uses

3.1 Retail Uses

- (a) Retail Dealer - Medical Marijuana-Related Use should not locate within 300 metres of a youth facility unless, having given careful regard to:
 - (i) the distance between the Retail Dealer - Medical Marijuana-Related Use and the youth facility;
 - (ii) the role and function of the youth facility;
 - (iii) the hours and days of operation of the youth facility; and
 - (iv) any other criteria deemed relevant to the protection of youth

the Director of Planning is satisfied that youth related to the facility will not be adversely affected by the Retail Dealer - Medical Marijuana-Related Use.

For purposes of these Guidelines, a youth facility is defined as a facility where there is a regular assembly of youth in the opinion of the Director of Planning.

While there are no Cannabis stores within 300 m there is one at 350 m and we have four within 1 km of the proposed store and 7 within 1.8 km. Knowing this, I fail to see how there is a need for another Cannabis store in our neighbourhood as it has already reached saturation. Below I have also included a list of locations (i.e., schools, neighbourhood houses, parks and existing cannabis stores) that serves to illustrate the close proximity of the proposed store to locations where children and families gather and to where existing stores are already located. The possible health and social risks posed by a new Cannabis Store at the proposed location far outweigh the need to add another such store in the neighbourhood.

Proposed NEW cannabis store

3958 Main Street

Nearby Schools**Distance from proposed Cannabis store**

David Livingston Elementary School
315 E 23rd Ave 260 m

Sir Charles Tupper Secondary School
419 E 24th Ave 350 m

Nearby Neighbourhood House**Distance from proposed Cannabis store**

Little Mountain Neighbourhood House
3981 Main St. 210 m (if walking to the nearest light, it's right across the street)

Nearby Cannabis Stores**Distance from proposed Cannabis store**

Dutch Love Cannabis
4296 Main St. 350 m

Edibles Vancouver
4408 Main St. 500 m

Coastal Green
208 E 16th Ave 800 m

Canapa Sky Cannabis
211 E 16th Ave 800 m

Eden Cannabis
4317 Fraser St. 1.2 km

La Canapa Boutique
2549 Main St. 1.7 km

Elmwood Cannabis Co.
3178 Cambie St. 1.8 km

Nearby Parks**Distance from proposed Cannabis store**

Prince Edward Park
3773 Prince Edward St. 300 m

Grimmett Park
169 E 19th Ave 500 m

Tea Swamp Park
266 E 15th Ave 900 m

Mount Pleasant Park
3161 Ontario St. 1 km

Please note that all distances were calculated using Google Maps

I did see that the applicant acknowledged within their [Operational Letter \[ehq-production-canada.s3.ca-central-1.amazonaws.com\]](#) that the proposed store is only 147 m from a school and 25.8 m from the Little Mountain Neighbourhood house. Both measurements are closer than those I obtained from the internet and well within the limits for which a store is NOT permitted. They are requesting a relaxation to the school distancing buffer and neighbourhood house buffer criteria but they do not provide a reason for this. I am not sure what possible reason could be provided and approved by the city to allow for a development that has the potential to put children and youth at risk for both negative health and social outcomes. It is my sincere hope that the request for cannabis retail development at 3958 Main St. will be rejected for the many reasons cited above.

I appreciate the opportunity to share my thoughts and concerns about this development application. Please do not hesitate to reach out to me if you have any questions.

Cheers,

s.22(1)

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT s.22(1)] completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Monday, January 10, 2022 8:35:31 PM

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s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I am opposed to this application for the following four reasons: 1. Proximity to Livingstone Elementary School and Sir Charles Tupper highschool. I may be wrong but Highschool students with fake I.D's are likely to be good customers for this non-government Cannabis Retailer. The proximity to 1000+ highschool students may in fact make this a desirable location. 2. There is already cannabis retail on Main Street selling exactly the same product-the existing retailer gives nothing to the street with windows mostly pasted over in vinyl-the proposed new retailer is likely to be the same-it will damage the character of Main street. Conversely, If the proposed Cannabis Retailer has an attractive storefront with transparent windows and is welcoming to pedestrians it will be equally attractive to teens and younger children as well. Its just not a good fit for Main Street. 3. The Main Street area is an increasingly family neighbourhood. Cannabis Retail does not provide any amenity to families. A business that will stimulate pedestrian activity and contribute to the fabric of the community would be appropriate. An adult cannabis shop is not. 4. The proposed hours of operation, 9am to 11pm seven days a week are too extreme, but if the hours are consistent with the neighbouring storefronts then it probably makes sense.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 4:55:48 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I am a concerned parent and this is a terrible location for a cannabis dispensary, it is much too close to Tupper Secondary school and vulnerable youth / students will be exposed to this cannabis location walking to / from school every day and to / from closest bus lines. I do not support this application and strongly urge the city to reject it.

Street address

419 E 24th Ave, Vancouver, BC

Postal code

Vancouver, BC, V5V2A2

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Monday, January 10, 2022 4:31:54 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Hi. I think this is a horrible idea. It's right down the street from an David Livingston Elementary school, Tupper High School playground, and water park- Across the street from a homeless centre. There is so many young families that pay a lot of money in property tax, to live in this area. It's bad enough that the legion is already here. There is already 5 cannabis shops on main from 25th-33rd. How many more do we need?? Please reject this application. Happy New Year. Thank you

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT s.22(1)] completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Wednesday, January 12, 2022 11:53:57 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

This application should not even be considered. City of Vancouver Zoning and Development By-law states: 11.6.2 A cannabis store is not permitted: (b) within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. The proposed site is 200 metres from the corner of Sophia and East 23rd where David Livingstone Elementary School is located. No exemptions should be made to this provision of the bylaws. It is not appropriate for young children. There is no lack of cannabis stores in the city.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Friday, January 14, 2022 8:09:03 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Do we really need another cannabis store on Main St? The location is also too close to David Livingstone school, Little Mountain Neighborhood House and not to mention all the other cannabis stores already on Main St.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 10:21:42 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Hello - I don't think we need another cannabis retailer, let alone one a few blocks from a high school. This should have been obvious - I'm surprised we have to point this out.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: s.22(1)
To: Jaaffer, Iman
Subject: [EXT] DP-2021-01066 - Our Reasons for Opposing this Cannabis Retail Development
Date: Tuesday, January 25, 2022 11:26:11 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.

Dear Mr. Jaaffer,

DP-2021-01066 - Reasons for Opposing this Cannabis Retail Development

As Parents of Children attending Sir Charles Tupper Secondary School, we are highly opposed to the development of a Retail Cannabis Store at this location: 3958 Main Street, Vancouver, BC.

It is only a 5 to 7 minute walk from the high school. The close proximity of the store to the school can negatively influence students to either 1) start experimenting with the drug or 2) increase their habit of recreational cannabis usage. The reality is that teens are influenced by what they see and hear, and the desire to appear cool. It is our responsibility as Adults and Guardians to guard and protect them from negative influencers where possible.

Please take note that the 711 Convenience Store on Fraser Street (4064 Fraser St) at King Edward Avenue, is a 6 to 8 minute walk from the school. Streams of kids spend their money at this store during lunch breaks and after school, and it is especially overcrowded on Friday afternoons.

We know that someone is meant to be 19 years or older to enter a cannabis store but nothing is going to stop the older high schoolers from going in and purchasing cannabis for themselves and for younger students, if the location is so close by. Please do the right thing, and do not allow this retail store to be developed at this location - it is too close to Charles Tupper Secondary School. We do not want our kids spending their money at this Cannabis store.

Thank you.

Kind regards,
s.22(1)



We live, work and play on the unceded and traditional territory of the xʷməθkʷəy̍əm (Musqueam), sel̓il̓wítulh (Tsleil Waututh) and skwxwú7mesh (Squamish Coast Salish) peoples.

From: s.22(1)
To: [Jaaffer, Iman](#)
Subject: [EXT] DP-2021-01066 feedback on cannabis store
Date: Tuesday, January 25, 2022 8:43:33 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.

Hello,

Please reconsider not opening a cannabis store near main and 23rd. There is a kid friendly park (popular park) and splash park a block away as well as schools (elementary and high school). It would be a negative impact for those smoking cannabis to possibly hang out in the park and expose second hand smoking for kids which I can foresee becoming an issue. I do believe it would have an impact on our future generations of kids.

Thanks for your consideration,

s.22(1)

From: s.22(1)
To: Jaaffer, Iman
Subject: [EXT] DP-2021-01066
Date: Wednesday, January 12, 2022 10:51:18 AM
Attachments: ByLaw infraction.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.

I received a notice by mail indicating that the retail space on 3958 Main Street is to be redeveloped to support a Cannabis store. I am appalled that the city has provided a permit for this request knowing that we have bylaws to keep these businesses away from schools.

CONCERN 1 (Clear infraction of the bylaw) This business would be located at 260 meters from David Livingston Elementary School which is located at 315 E 23rd Avenue. This is an clear infraction of your municipal bylaw (<https://vancouver.ca/doing-business/cannabis-retail-dealer-business-licence-applicants.aspx>):

Step 1: Meet municipal requirements

Find a business location that meets zoning requirements. 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

See the [Zoning and Development Bylaw \(Section 11.6\)](#) PDF file [\(552 KB\)](#) distancing requirements for more detail.

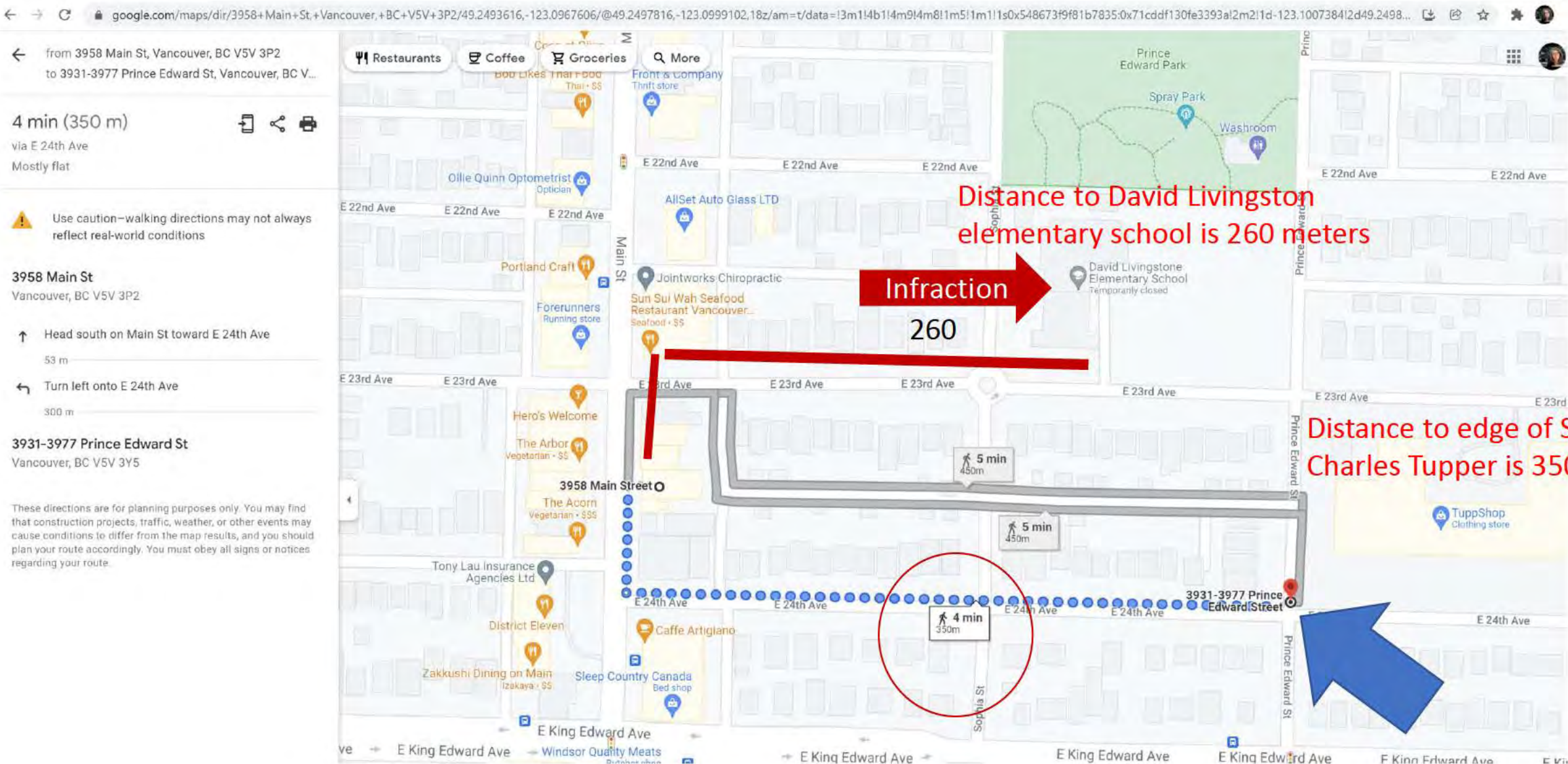
Questions? Phone the Services Centre at 604-873-7611.

CONCERN 2 (Proximity not only to 1 school but two schools). This business would be located close to an Elementary school (David Livingston at 260 meters) and it would be 350 meters from the edge of Sir Charles Tupper Secondary School (see the pdf which calculated the distance using mapquest.. While it is still acceptable from the bylaw, it is unacceptable to have a business to be so close to two schools. s.22(1) and over the

year we have seeing many children selling drugs on that corner during school hours. The Tupper students are not doing any drug transactions near their schools but are operating out of sight of their own schools but unfortunately this is occuring near the Livingston school, The Livingstone schools has a large park where they tend to hang out after they do their drug transactions. We have reported this pattern to the city but nothing has been done about this and his can be amplified with the addition of this store so close to the two schools.

CONCERN 3: The city has permitted other Cannabis stores on Main. There is an official permit located at 4296 Main street (0.39 km). While this is still within the city limits there is no need to add a permit that would be located so close to 2 schools with one having a clear infraction of the municipal bylaws.

Thank you for addressing these concerns and ensuring the city follow its own bylaw and prevent this development from happening. s.22(1)



Distance to David Livingston elementary school is 260 meters

Infraction

260

Distance to edge of Sir Charles Tupper is 350 m

From: s.22(1)
To: [Jaaffer, Iman](#)
Subject: [EXT] DP-2021-01066
Date: Tuesday, January 25, 2022 10:58:19 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.

Hello my name is s.22(1)
s.22(1)

I am opposed to this application:

I believe this development would be detrimental to the spirit of main street- it is a destination store that does not need prime shopfront location. Any street level shops should be cafes and shops and eateries that cater to all the residents of the neighbourhood and contribute life to the texture of the community. A cannabis shop , like a mattress shop(for example), take away from life on the street- they should be on a second floor or a side street. There is a reason the zoning requires a minimum distance from schools as well.

Thank you
s.22(1)

Sent from my iPhone

From: s.22(1)
To: tupperpacchair@gmail.com
Cc: [Jaaffer, Iman](#)
Subject: [EXT] DP-2021-01066
Date: Monday, January 31, 2022 10:03:14 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.

I think this is not something the school or the VSB should be concerned about

I think its an example of NIMBY attitudes that stifle so many progressive initiatives

s.22(1)

Dear Tupper parents,

A member of our PAC has brought forward some information to share about a City of Vancouver permit application for a cannabis store located near Main Street and 23rd Avenue.

The VSB has written to express their comments about the application. If you have comments to share about this application, please send them to the City of Vancouver at:

[https://shapeyourcity.ca/development?
utm_source=qr_stuff&utm_medium=referral&utm_campaign=development
\[track.spe.schoolmessenger.com\]](https://shapeyourcity.ca/development?utm_source=qr_stuff&utm_medium=referral&utm_campaign=development[track.spe.schoolmessenger.com])

Type in **DP-2021-01066** after you open this link in your browser. You can also contact Iman Jaaffer at 604-829-9834 or via email at iman.jaaffer@vancouver.ca to share your input directly.

The deadline for comments on this application is January 26, 2022.

******PLEASE DO NOT REPLY TO THIS EMAIL.
PLEASE DIRECT INQUIRIES OR CONCERNS
TO tupperpacchair@gmail.com******

From: s.22(1)
To: Jaaffer, Iman
Subject: [EXT] DP-2021-01066
Date: Tuesday, January 11, 2022 8:12:53 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 Iman,

I am writing regarding the development application DP-2021-01066 at 3958 Main Street. According to the City of Vancouver, a cannabis store cannot be located within 300m of a school:

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

This location is 260m from David Livingstone Elementary School, a public school in the VSB:

<https://goo.gl/maps/nDNWmFwtyWrFj1xk7> [goo.gl]

As such, it should not be approved.

Thanks so much and I look forward to hearing from you.

Best,

s.22(1)



From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 4:23:49 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I received this information from a parent at s.22(1) -- Tupper. Which is really rather quite close to this potential (yet another, unwanted if I may say) cannabis outlet. I can only assume the proprietors think that a building of 12-18 year olds is a fantastic new customer pool for them. I find it horrifying. I've commented on one other potential cannabis outlet. I'm not against them all. I do, however, think there are already plenty. And I think we should be mindful of where they're located -- a quick walk to a high school makes me feel ill and concerned. These are kids with not yet fully developed brains (I am completely serious). Our job as adults is to support them, protect them, and help them develop good judgement. I assume some will slip through our safety net and perhaps buy products they wouldn't if they weren't being marketed right under their noses. I really hope this application is turned down and that the community feels as I do.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development applica
Date: Thursday, January 13, 2022 5:50:47 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Please NOT another cannabis shop. The August Market added a small family run business to the neighbourhood..that's what this neighbourhood is and needs....

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT s.22(1)] completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 11, 2022 7:53:24 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I highly opposed having a Cannabis store only one block away from David Livingstone Elementary School where s.22(1) I do not understand how the city of Vancouver would even consider such a thing in a family neighborhood where the lives lots of families and children attend school. This is highly offensive and should under no circumstances be allowed to move forward.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 5:25:51 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Hello as a parent of s.22(1) who go to Sir Charles Tupper Secondary (which is a block away from this site) and as a member of the community - we live a few blocks away, I am not thrilled at the idea of this development. It further encourage teens to engage in related drug related practices and just generally is a bad influence to a highly famililal neighborhood. <https://www.drugabuse.gov/publications/research-reports/marijuana/marijuana-addictive> [drugabuse.gov]. Youth are especially vulnerable as per this research and these articles-- both statement from the Gov't of Canada and Public Health Canada: <https://www.canada.ca/en/health-canada/services/drugs-medication/cannabis/health-effects/addiction.html> [canada.ca] ... and <https://cpha.ca/sites/default/files/uploads/resources/cannabis/evidence-brief-addictive-e.pdf> [cpha.ca]

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 2:25:01 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

To whom it may concern, I oppose to have this retail store near my neighborhood. There's a lot of these type of dispensary across the city and what bothers me is this is way to close to a high school and elementary. I Believe this is builders intention of building a cannabis place near the community so they can expose and make huge revenue through young teens and I think that is wrong. As well I don't like the smell of burning cannabis in general and it gives s.22(1) Please this take into consideration and think about the younger generations future. With respect.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 8:52:32 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

This is just around the corner from an Elementary school and another block away from a High School. Very disappointing that this is being considered an appropriate place for this business.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] **s.22(1)** completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 11:01:58 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I love this city and the direction it's heading. Generally I have no problems with Cannabis stores. However, there are several already in the area and this one would only be 2 to 3 blocks from a primary and secondary school. I strongly believe this is not the best use of space and oppose this application.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 3:37:41 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

We know that it has already been legalized thru out the city and we don't opposed to that, it is just that if it is being situated near a school especially where our child is going, it just does not go well with us, as parents.

Street address

DP-2021-01066 - 3958 Main Street, Vancouver

Postal code

Vancouver, BC, V5V3P2

Your overall position about the application:

Opposed

From: s.22(1)
To: [Jaaffer Iman](#)
Subject: [EXT] Development application response (DP-2021-01066)
Date: Tuesday, January 11, 2022 9:08:02 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.

Hello Iman,

I'm writing to let you know that my family opposes the permission of the proposed cannabis store at 3958 Main Street. Our children attend David Livingstone Elementary School and this location is literally 1 block from the school. It's simply not an appropriate location seeing as so many children walk by that area on a daily basis.

Hopefully this is taken into consideration when the decision is made.

Thank you,

s.22(1)



From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT s.22(1)] completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 11:52:29 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Do we really need yet another cannabis store on Main street. Its also very close proximity to Tupper high school. I feel like another location would be more suitable.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Monday, January 24, 2022 6:43:32 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

There are already 4 or 5 dispensaries along Main St/nearby Fraser—we really don't need yet another in this area. What a wasted opportunity. The former grocery store is sadly missed, and something else like it that fills an essential need, would be ideal. (Save On & East West are quite far apart on Main; Organic Acres is small, lacking, and alright for niche things). Doesn't seem to fit in with community vibe of immediate mid-Main surroundings, what with a neighbourhood house and schools right near by. Even another restaurant would be more welcome. This application doesn't fit with the City's goals and priorities other than to fill a space with a business that'll quickly pay off high rent.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 9:41:09 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I don't believe it is safe or appropriate to open a Cannabis store so close to a High School. My kids attend Sir Tupper Secondary, and I'm truly concerned about having this kind of business so close to them.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 2:17:17 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

As a parent of a student at Sir Charles Tupper Secondary school, I would NOT support the approval of this business permit in relative close proximity to the school as a healthy business to have in the neighbourhood.

Street address

3958 Main St.

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Wednesday, January 26, 2022 12:23:51 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I think the city of Vancouver should be ashamed of itself for promoting cannabis to youth by putting stores near school. it is disrespectful to youth and to their parents who are trying to keep their children off drugs. Throwing our children under the bus for profit purposes. The city should decide if children and youth are their priority and if so then to consider not putting cannabis in such an accessible spot.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT s.22(1)] completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Sunday, January 16, 2022 1:04:16 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

There are many cannabis stores along Main already, we don't feel another is necessary that is in close proximity to the school/park.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Thursday, January 13, 2022 12:21:55 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

A retailer selling marijuana which is in very close proximity to pre schools, elementary schools, high schools and families is highly problematic and unacceptable. We do not support drugs or the sale of drugs in our neighbourhood, this application should be rejected entirely. Many young students frequent this particular area on Main Street. Why is the City of Vancouver even considering a business that thrives on selling addiction in our neighbourhoods? SERIOUSLY, How does the application fit with the City's goals and priorities? Sincerely, s.22(1)
)

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 3:34:29 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

How many cannabis stores do we need so close to schools? There is already a cannibis and vape store on Fraser and 26th which is also too close to Tupper High school. Do we really need another one? There are too many cannabis stores already in Vancouver and they don't ID!

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Sunday, January 23, 2022 1:07:31 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

There are already multiple cannabis vendors in the neighbourhood, including 4 close to this proposed location. This is also very close to a secondary school. Cannabis shops customers also, unfortunately, produce a substantial amount of litter. Most cannabis shops really don't appear to be intended to be long term businesses, there's a boom happening now that many are jumping on to, but as the market is flooded, will close up and leave the areas worse than they were before. This location would be better served as a grocery or more conventional retail space.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] Hayden O'Connor completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 18, 2022 1:44:04 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.

Hayden O'Connor completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Hi Iman, This feedback is in response to an application at 3958 Main St (DP-2021-01066) for cannabis retail use. The City of Vancouver is the governing authority for these uses, which includes zoning, re-zoning where appropriate, variances to regulations through the Board of Variance, building permits and licensing, as well as direct authority from Director of Planning under the Vancouver Charter to modify or interpret City By-Laws, including the City of Vancouver Zoning and Development By-Law Section 11 Additional Regulations for Specific Uses, 11.6.2(b). This application appears to be about 155m from David Livingstone Elementary and about 285m from Sir Charles Tupper Secondary School. We appreciate your attention to this item and expressing your thoughts. Kind regards, Hayden

Street address

1580 W Broadway

Postal code

Vancouver, BC, V6J5K8

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Wednesday, January 12, 2022 11:09:26 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Good morning, I am writing to voice my strong opposition to the proposed Cannabis store at 3958 Main Street. I live s.22(1) from this proposed development and I am very much against adding yet another Cannabis store to the already overcrowded landscape on Main St. While there are no other Cannabis stores within 300 m, as discussed within Zoning-by-law Section 11, there is one at 350 m and we have four within 1 km of the proposed store. There clearly is no need for another Cannabis store in our neighbourhood as it has already reached saturation. I would think the City should instead encourage more businesses that promote a healthy and sustainable life style, much like the independent grocer that used to occupy this space. I would also like to point out that the proposed Cannabis store is less than 300 m from David Livingston Elementary School and is just over 300 m from Sir Charles Tupper Secondary School. The proposed store is also right across the street from Little Mountain Neighbourhood House. I would think that being so close to both a school and a neighbourhood house would prevent this application from even being considered. It is my hope that the development application for the proposed Cannabis store will be denied as it clearly contravenes city by-laws and it does little to promote the diversification of businesses on Main St. This is one of the most vibrant parts of our city and we should be trying to encourage businesses that promote healthy and sustainable lifestyles. Thank you for allowing me to voice my concerns.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 11, 2022 7:35:40 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

This location is too close to David Livingstone Elementary and Tupper Secondary.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 10:31:02 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

The proximity of the proposed cannabis store to Tupper and Dickinson schools is unacceptable.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 11, 2022 10:37:48 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Not an appropriate location given the proximity to an elementary school

Street address

3958 Main Street

Postal code

Vancouver, BC, V5V3P2

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Thursday, January 13, 2022 10:13:36 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Not yet another Cannabis shop, as a community member I value retail diversity on Main Street.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT] [s.22\(1\)](#) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Thursday, January 13, 2022 8:30:12 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.

[s.22\(1\)](#) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

This is too close to a school and should not be allowed. I am dismayed that the City of Vancouver would even consider this application. There are far too many cannabis shops in this area and in this city. It has been proven from many studies worldwide that the use of cannabis under the age of 25 can cause damage to the developing brain. Despite the federal government legalizing cannabis use for 19-year-old and above, the City of Vancouver should not be promoting use by young people by permitting so many shops. The City's own bylaws do not permit a cannabis shop within 300 meters of a school. These bylaws were enacted for an important reason. Why should business interests trump our children's interests?

Street address

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

Postal code

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

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 12:54:21 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

1. Near schools. s.22(1) attends one of the two schools situated just a few blocks away. During a lunch break or after school, s.22(1) just a short distance towards the proposed marijuana store and find themselves surrounded by the smell of fresh dope inevitably emanating from the proposed marijuana store. A then-local dope dealer would have a short walk distance to market then-locally purchased dope to the high school students during school lunch breaks. 2. Surrounding residential neighborhood. Two floor, 2450 sq ft facility open 9 - 11pm 7 days a week essentially in a residential neighborhood - are you serious?!! Clearly, you do not need such an extensive footage only to just sell marijuana: it's obvious it is intended to be a hangout for the dope smokers, likely beyond 11pm 'official' closure time. s.22(1) East Hasting marijuana store beyond its closure hours during their daily late night parties. s.22(1) s.22(1) 3. Inevitably criminal connections. Cannabis-related facilities have almost invariably criminal elements associated with them as cannabis illegal growups still substantially govern the business. To think otherwise is either ignorant or naive. Drug dealers have cash, including enough to attempt to bribe city officials to obtain permits to open a "cannabis store" near schools and in the residential neighborhoods. I happened to be of a view that anyone responsible for actually issuing the DP-2021-01066 permit deserves to be questioned if not investigated for possible less than arms-length connections with the permit applicants.

Street address

3958 Main St (DP-2021-01066)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Thursday, January 13, 2022 9:35:46 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

We have so many cannabis stores, we really don't need another one. I'd like more diversity in our neighbourhoods.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Wednesday, January 12, 2022 8:35:44 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I don't approve of this at this location, please build it elsewhere

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Thursday, January 13, 2022 9:25:10 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

-Elementary school and high school nearby -few other business like this blocks up and down from this proposed location. More diversity in business and services are better for neighbourhoods -as there are children and schools nearby this business would take away from this popular family neighborhood

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 12:15:56 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

As a parent of s.22(1) we feel highly concerned about cannabis retail stores close to Tupper Secondary School. As far as I know, even vaping is strictly not allowed in school, there are students who always vape in the bathroom or outside of school, and now I am even more surprised and shocked that the city is planning to provide the cannabis options so close to them now. You might be argue that the youth won't be encouraged to use it (that would actually even "inspire" the teenagers' curiosity) or are prohibited to purchase it under 18(since it is so close to them, they will find creative ways to purchase it). Students also usually get together around 711 on Fraser and Eking Edward during lunch break and after school. If we have this Cannabis Retail stores open on Main and 23rd avenue, it will become another "popular" location or area for the students to hung out. As a parent and citizen of the city, I strongly object to this. Teenagers need more support than neglect and ignorance. They are the future of our city and country. We should provide more safe, friendly and sustainable environment.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 11, 2022 6:30:27 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Absolutely not in support of this. There is already a cannabis store a few block North and south. This is near our elementary school and high school.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Friday, January 14, 2022 9:54:30 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I am strongly against a cannabis store opening in this location. This is too close to a major schools and a neighbourhood community center. (David Livingstone, Tupper, and Little Mountain Neighbourhood House). The research is clear around the effects of cannabis on developing brains, and promoting visual reminders and moreover easy access is doing a detriment to our younger generation. Those who are legal to drive, thus legal to obtain cannabis can go to locations away from schools.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Thursday, January 13, 2022 9:26:20 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I strongly oppose. Generally there are too many cannabis stores already. Specifically this store is too close to local schools and is too close to the Neighbourhood House.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Sunday, January 16, 2022 9:52:20 PM

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s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

The cannabis business is not appropriate to the area and neighborhood as there is 2 elementary schools, high school both are less than 2 blocks away, across the street is a community center. Minors may have unlawful access, also there is already cannabis dispensary in the area. The hours of operation is very long. The immediate neighbours and the community do not need or want this type of business in this area or location. This is a family neighborhood.

Street address

3958 Main St

Postal code

Vancouver, BC, V5V3P2

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Friday, January 14, 2022 7:19:25 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

This is WAY to close to an elementary school. The way that these products are marketed now towards youth should be enough for our city to not have one anywhere near a school. They is an abundance of available retain throughout our city where this would be much more appropriate.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT s.22(1)] completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Monday, January 10, 2022 6:42:30 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

This is too close to the local high school for a cannabis dispensary. Students will be walking past it on their way to and from school.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Monday, January 17, 2022 9:28:48 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

s.22(1) and do not want this in my neighborhood. It will lead to more unwanted people in the area

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Wednesday, January 26, 2022 12:48:30 PM

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s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

as a Vancouverite who lives and works in the Main street neighbourhood, I'm asking that this cannabis outlet be rejected. Currently there are at least two other cannabis dispensaries within walking distance of my home near 29th Avenue. A third outlet, directly up the street from the neighbourhood highschool (Tupper), is absolutely unnecessary and approval by the city would be irresponsible to the community and the school. Are we trying to 'Shape the City' purely with pot outlets? Please do better.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 11, 2022 7:20:34 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

We do not need another cannabis retailer in the neighborhood. Also it will be in very close proximity to an elementary school.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 11, 2022 8:10:13 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Absolutely not. You are changing the city's rules (this is within meters of an elementary school and a block from a high-school). The city should be ashamed they are wasting tax payer money to try and push this thru when it doesn't even pass the test to be there in the first place.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Wednesday, January 26, 2022 11:45:59 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Location is too close in proximity to elementary and high schools where there are many children. There are already too many cannabis vendors along Main St.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Thursday, January 13, 2022 7:29:09 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

This cannabis store is within 300 m of s.22(1) This completely violates the zoning rules concerning cannabis stores and as such should not be allowed. There is a moral obligation to keep our kids safe and allowing this store would violate this moral obligation. Please do the right thing.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 11, 2022 9:36:06 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I strongly oppose the development application of this former grocery store into a cannabis store. The location is very close (within 2 blocks) to the local elementary school, David Livingstone Elementary. It is en route walking distance between the school and a candy store further up Main Street which is frequented regularly by kids from the school. It is absolutely inappropriate and against the community values of this neighbourhood to have our school children so closely exposed to such an establishment. Also, there are several other cannabis shops in the vicinity that are a more appropriate distance from the school. Thank you for considering this input.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Friday, January 14, 2022 9:48:33 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Main street on this particular block does not need one more 'weed' store. There are several already existing 1-2 blocks away ! Walking past these existing stinks and serves enough! Also it is to close local elementary schools and would make it even more tempting for kids. We need a store that is community building with no addictive component

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Wednesday, January 12, 2022 9:32:13 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

There are so many cannabis stores in the neighborhood already. We need more business that address essential needs, like groceries.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 11, 2022 8:53:53 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

This is a block away from my kids elementary school! Hard no!! I'm concerned that there are too many dispensaries as it is, but this location has to be considered unacceptable!

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Saturday, January 15, 2022 11:41:29 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

We definitely do not need another cannabis/weed shop in the area, and this location is too close to Livingstone and Sir Charles Tupper schools. I strongly oppose this project.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 5:24:12 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

This is so close to 2 schools in the area — Tupper Secondary and David Livingstone Elementary!

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Wednesday, January 12, 2022 6:06:09 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Way too close to Livingstone elementary and tupper high school

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT] [REDACTED] completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 4:27:15 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

This application should NOT be approved. The location (Main St, between E 23rd and E 24th) is 1 block from an elementary school (David Livingstone, Sophia St and E 23rd), 2 blocks from a secondary school (Tupper, Prince Edward and E 24th), and directly across the street from Little Mountain Neighbourhood House.

Street address

s.22(1) [REDACTED]

Postal code

s.22(1) [REDACTED]

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development applic
Date: Thursday, January 13, 2022 1:41:12 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

The proposed site is 250m from an Elementary School and across the street from a Neighborhood House. It is not a suitable location

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 10:58:51 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

A new study in the Journal of health communication by Washington State University say that the adolescents' intentions they lived within five miles of marijuana shop were more likely to report intentions to use the drug than those who perceived they lived further away. Location of cannabis retailers influence adolescents' intentions to use marijuana according to the study; therefore I believe the cannabis store in very close distance to Sir Charles Tupper Secondary School at 419 East 24th Avenue IS NOT appropriate. Thanks for your time s.22(1)

s.22(1)

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Sunday, January 30, 2022 11:44:30 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

This is too close to 2 schools for this type of business to be operating.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Thursday, January 20, 2022 8:43:56 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I have several concerns that the application has not taken into consideration the appropriateness of the location given several factors and I am opposed to the development application for the following reasons. First, the proximity to David Livingston Elementary School is less than 300M to the property boundary. The school property is also used to accommodate after school care programs associated as well as the properties being used throughout the year with various community programs (Pedal Heads and Soccer). The adjoining park, which also has a vibrant kids activity area is connected to the school property and is used by all ages year round. Tupper High School (though outside of bylaw limits on proximity to a cannabis's store) has consistent student traffic on 23rd and 24th Ave heading south on to Main Street during the lunch and after school periods as there are a number of restaurants, cafes, and stores which are frequented. This foot traffic would be passing by the cannabis store continually. Across the street the Fire Fighters Burn Fund Center has for 8 short-term-stay, furnished accommodation suites for patients and families while undergoing treatment at VGH or Children's Hospital, on discharge transition or returning for follow up appointments. There is also common spaces with a family friendly great room, children's play area. Little Mountain Neighborhood House is directly across from the proposed business site. It offers a wide range of child and youth programs. There are currently 4 Cannabis Stores within 800m of the proposed store and a total of 7 within 1800m. I would consider the community to be sufficiently provided with stores to purchase cannabis and cannabis products.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Wednesday, January 12, 2022 10:37:40 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

My feelings echo a comment that is worded better than I could have said: Cannabis stores are everywhere! I am not at all against cannabis but we need more essential businesses. August market was filling a great gap, can't we have something similar back in that space?

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Friday, January 28, 2022 7:45:44 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

s.22(1) goes to Tupper Secondary school and s.22(1) often tells me about kids vaping and being stoned at school. Marijuana negatively impacts youth brain development. I don't agree with having another close access point.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT] [REDACTED] completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Thursday, January 13, 2022 8:34:16 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I had previously commented about my issues with getting rid of a grocery/market in place of a cannabis store, but also wanted to express my concern about this location and it's proximity to Little Mountain Neighbourhood house, which has a lot of child and youth programming. I don't think kids should be exiting the Neighbourhood House and essentially have a direct view across the street to a cannabis store. There are several other cannabis stores in close proximity along Main Street, this one would have no added value to the neighbourhood and is taking away a space that could be used by the whole community (like a grocery/market) instead of just a small subset.

Street address

s.22(1) [REDACTED]

Postal code

s.22(1) [REDACTED]

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 11, 2022 10:43:46 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

As per city bylaws, a cannabis retail store must be 300m away from schools or neighborhood houses. David Livingstone Elementary is 250m away and Little Mountain Neighborhood House is only 17m away. This store is not needed and is not of benefit to the area. There are already two other cannabis stores within five blocks away.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Friday, January 14, 2022 9:23:41 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

This location is far too close to both Livingstone Elementary School and Little Mountain Neighbourhood house. I find it hard to believe that there is any justification for ignoring the bylaw requiring a distance exceeding 300m in this case.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Thursday, January 20, 2022 7:30:23 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

s.22(1) and attends David Livingstone Elementary school s.22(1) Please do not open a marijuana dealer on his way to school. There are already 2 marijuana dealer stores on Main Street within a 5 minute walk from where we live, we don't need one near his Elementary school. There must be some by-law against selling marijuana within 200m of an elementary school. I understand marijuana helps those in pain, but that doesn't need to be within 200m of an elementary school; there are already 2 too many within a 5 minute walk of this location. s.22(1) A marijuana dealer next to where we live will make us sick, our ability to breathe will be compromised because of this. Suffering shouldn't be introduced to appease another. Please don't do this. I s.22(1) and that I don't want to expose this to.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Saturday, January 22, 2022 9:09:10 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail application . If you would like to respond, please reply to the individual directly via email.

Your comments:

The hours opening to 11pm may cause a disturbance to the neighbors on main and king Edward. There are already many noisy, smoking and drunk people at this intersection at night, so opening this late will encourage more of this. As residents living on s.22(1) we can already smell when people are smoking on the street, while we live at the s.22(1) This can create an unpleasant atmosphere to live in for the neighbors. The store hours need to close earlier, maybe at 6 or 7pm, for the residents living in the surrounding area.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development applica
Date: Wednesday, January 12, 2022 11:17:07 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

There is already another Cannabis store in Main st not far from this one. There are lots of coffee shop, restaurants, ice cream shops which are family friendly and lots of kids/ teenagers walking by this location everyday, it makes this store inappropriate.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Wednesday, January 12, 2022 6:58:47 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I oppose this Cannabis store opening in this location. It is too close to David Livingstone elementary school s.22(1) Not an appropriate location.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Monday, January 17, 2022 8:28:06 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

As a resident of the Main Street community and a mother of an s.22(1) I was frankly shocked that the City is even considering allowing this change of use to a Cannabis Store. s.22(1) attends Livingstone Elementary school which is one block (!) away from this commercial building. s.22(1) s.22(1) browse local shops, and become more independent. The thought that kids like s.22(1) might now stumble upon a cannabis store while innocently strolling Main St next to their school is unbearable. The alternative - having to prevent our kids from leaving the schools grounds in fear they will find themselves near this store or its clients, is just as bad to their wellbeing. Cannabis use has been legalized, however the evidence-based negative effects of using it as well as the negative effects on youth being exposed to drugs (legal or otherwise) have not changed. I see NO REASON why this suggested cannabis business would be granted an exemption from the Zoning and Development Bylaw (Section 11.6), according to which a cannabis store IS NOT PERMITTED considering its proximity to both the school and the Little Mountain Neighbourhood House (just across the street!). In my mind, this should have been sufficient grounds to reject this application even prior to involving the community. If approved, I would be extremely disappointed to learn that the City grants exemptions to its own by-laws in a way that favours a Cannabis business over the wellbeing of hundreds of kids and their families! Sincerely, A very concerned resident

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 5:56:52 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

The location of the proposed cannabis retail shop at 3958 Main street is 500 metres away from one of one of Vancouver's largest high schools, Sir Charles Tupper Secondary School. Cannabis use by Canadians age 15 years and older has increased during the pandemic and so have youth mental health issues and concerns. Please refer to the linked reports outlining the needs for this age group. While I am not so naive to think that teenagers can't walk further afield to purchase cannabis, or that they don't have other means, having much easier access does not help the issue and sends the message to parents and families that the city doesn't care about this issue and concern. Now is time for the city to err on the cautious side and to make planning decisions that support the health and well being it's youth citizens in a time of crisis. https://www.mentalhealthcommission.ca/wp-content/uploads/drupal/2021-02/lockdown_life_eng.pdf [mentalhealthcommission.ca] http://www.bccdc.ca/Health-Professionals-Site/Documents/COVID-Impacts/BCCDC_COVID-19_Young_Adult_Health_Well-being_Report.pdf [bccdc.ca] <https://www.cbc.ca/radio/whitecoat/cannabis-use-rose-over-the-pandemic-so-what-do-you-need-to-know-about-the-risks-1.6005925> [cbc.ca]

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Saturday, January 15, 2022 10:30:47 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

There are already plenty of places to buy cannabis between 16th & 33rd in the Main Street area. We need more neighborhood grocery stores like the recently closed August Market.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: s.22(1)
To: [Jaaffer, Iman](#)
Subject: [EXT] Re. 3958 Main St (DP-2021-01066)
Date: Tuesday, January 25, 2022 2:26:48 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.

Ms. Jaafer,

as the parent of s.22(1) attending Tupper, I am absolutely opposed to a cannabis store at this location. You have only to walk around Main Street near 23rd at lunch or after school to see the groups of teens walking around this intersection. Should the store be permitted, it is a certainty there will be adults who obtain cannabis from this store on behalf of underaged youth.

Please do the right thing for the young people attending this school and do not license this store. It's also completely nonsensical for the City to be using so many resources to deal with the fallout from drug addiction yet permit a store selling a gateway drug a couple of blocks from a high school. It would be extraordinarily frustrating as a taxpayer to see a store allowed here when the City is demanding more and more taxes from me every year for to mitigate the social ills caused by drug addiction.

s.22(1)

From: s.22(1)
To: [Jaaffer, Iman](#)
Subject: [EXT] Re: against DP-2021-01066, cannabis near school
Date: Tuesday, January 25, 2022 1:29:22 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.

[Sent from Yahoo Mail on Android](#) s.22(1)

On Tue, Jan 25, 2022 at 1:25 PM, s.22(1)
s.22(1) wrote:

[Sent from Yahoo Mail on Android](#) s.22(1)

On Tue, Jan 25, 2022 at 1:23 PM, s.22(1)
s.22(1) wrote:

Hi Iman

Re: DP-2021-01066

I'm writing to inform you that I'm against having a cannabis store up on main and 23rd as there are elementary school and high school just down the street.

I also have s.22(1) going to the schools.
Thank you for your time.

s.22(1)

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 10:21:51 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I am opposed to this change of use. This is far too close to Tupper High School. Many kids walk by this location on their way to school.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Thursday, January 13, 2022 11:44:16 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I would like to express my deep concern and disapproval with the establishment of a cannabis store in this location. This location is very close to 2 neighbourhood schools, David Livingston (146m) Elementary and Tupper (276m). The location has frequent pedestrian traffic by kids attending these schools and very inappropriate. Given the current drug crisis that is pleaguig our city I am shocked opening a store that sells ANY kind of drug close to two of the largest schools in the city is even being considered. Please refer to section 11 of the Zoning bylaw. specifically 11.6 which outlines a cannabis store cannot be located within 300m of a school.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 6:39:40 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

This is absolutely disturbing to have a cannabis outlet so close to a school. s.22(1) goes to Tupper High and I am outraged s.22(1) is going to be exposed, along with s.22(1) peers, to smoke outlet on a daily basis.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 11:00:41 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

We just heard about the permit application for a cannabis store located near Main Street and 23rd Avenue. Ugg. We're parents of a student at Tupper Senior Secondary. Please don't approve this application. How is the shop even allowed to apply within such close proximity to a school?!! The store is too close the school, and even though kids aren't allowed to purchase, it's just way too easy for them to get access. The closer it is to a school, the easier the access, etc. We could list a whole pile of reasons why this is a bad idea but it should be enough to say that parents and administrators don't want it near the school. Please register two votes of opposition for my husband and myself to this application.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT s.22(1)] completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Friday, January 14, 2022 6:38:33 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I have very serious concerns about the proximity to an elementary school and the library. I think there are plenty of cannabis shops on Main already - do we really need another one so close to where children hang out? I do not think this is a good choice and so not support another cannabis store at this location

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Thursday, January 13, 2022 6:47:02 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

There seems to be a lot of Cannabis stores in the surrounding area. This is also a couple blocks away from High School and Elementary School. As well there are lots of playgrounds in the area. It is too much of a family friendly area and seems to be overpopulated with Cannabis Stores.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Monday, January 24, 2022 9:39:14 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

There are already similar type business within walking distance north and south of this proposed location. We are opposed to having another similar business located so close to each other on the Main Street strip. We already have issues with drunks and rowdy behaviour in the family oriented neighbourhood. We do not further need to encourage the foot traffic into the area and endorse this behaviour.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development applica
Date: Sunday, January 9, 2022 4:46:31 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I have no issue with cannabis retailers generally, but I do not believe that it is right for this location. As someone who grew up going to the neighbourhood house I dont think that a cannabis retailer should be allowed directly across the street.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Wednesday, January 26, 2022 1:07:56 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Opening a cannabis store so close to two elementary schools and a secondary school is not a good use of this space. As a parent of a s.22(1) attending Tupper Secondary, I strongly oppose this location which would imprint on young children and teens who frequent the area, as well as being a risk to teens with poor impulse control, a typical problem at that age. All smoking is a carcinogen and using narcotics before the brain is fully developed is proven to be harmful and more addictive in youth than in adults. I'd rather see a well ventilated small gym, dance studio, charity thrift shop, book store, dental or other allied health studio, or grocery store, all would have potentially positive impacts for the community.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Wednesday, January 12, 2022 11:11:18 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I believe they are applying for an exemption as too close to LMNH and Livingston Elementary for normal bylaw for a cannabis store. For that reason I am opposed and feel there are already lots of options in walking distance that service the area. I would prefer to see another type of business in that space.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development applica
Date: Sunday, January 16, 2022 7:10:21 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I do not want to have a Cannabis store too close to my neighbourhood. There are already quite a bit of Cannabis stores on Main Street. Sometimes s.22(1) with weed smell so definitely prefer not to have anything associated with weed where I live, and the new store will be too close to my house.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development applica
Date: Thursday, January 13, 2022 7:59:05 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

We already have 2 cannabis stores at Main and 28th with another 2 at Main and 16th. Do we really need a 5th store in between these at Main and 23rd? I think this is overkill. I can't imagine the effect it would have on the three restaurants who are next door or very nearby. Hard no from our family!

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] **s.22(1)** completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 7:50:12 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

It is too close to the local high school - this is something that should not be allowed to go through. Students don't need more of this kind of business in the neighbourhood. There are many others already too close.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Monday, January 17, 2022 8:04:29 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Whose idea was this? One block away from an elementary school, two blocks from a high school and across the street from a neighborhood house? My thoughts are that this is an unacceptable location. NO.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 11, 2022 6:47:00 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Well I don't have a huge issues with cannabis shops in general it is starting to feel like there is one on every block! I can think of 5 within a short walk from my house. I believe thriving neighborhoods should have a mix of retail. This location would also be a short walk from both David Livingstone Elementary and Tupper Secondary which I dont think is the ideal location for such a venture.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 10:27:42 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

s.22(1) Sir Charles Tupper Secondary School and the above proposed Cannabis application is too near to the school.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 5:53:16 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Two schools within 1.5 and 2 blocks - one elementary and a secondary with lots of students walking past everyday. There is already a dispensary further up Main St at 26th. Main and 16th and Fraser and 26th Ave as well. There isn't a need to have this so close to the schools.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Wednesday, January 26, 2022 12:25:57 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

This proposed Cannabis retail store is in a completely inappropriate location. It is literally 1 block from an Elementary school (David Livingstone), 3 blocks from another (General Wolfe) and 3 blocks from Charles Tupper high school. The space is massive (over 2400 sq. ft) which is excessive, does not aid in creating a safe, walkable community + retail environment. How many cannabis stores are okay on a prime shopping street in such close proximity of 3 schools (2 of which are elementary)?

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 8:18:27 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

The inhaling of smoke by smokers for young kids make it unhealthy for them. Even though it may seem like a distance from school but it is still too close. Students do not need to be exposed to cannabis at a young age.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Wednesday, January 19, 2022 3:31:51 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

This is too close to Tupper Secondary. Please do not approve.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Wednesday, January 19, 2022 3:30:54 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

This proposed cannabis store is too close to Tupper Secondary. Please do not approve it.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: s.22(1)
To: [Jaaffer, Iman](#)
Subject: [EXT] Tupper
Date: Tuesday, January 25, 2022 3:45:14 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.

Dear Iman,

As a parent of a student at Charles Tupper, I was just made aware of the proposed cannabis store within a few blocks of the school. Put simply, I feel this is a terrible idea. There is already a drug problem at the school, and dozens of existing cannabis shops in the neighbourhood, so surely it's not needed for yet another one and for it to be located so closely to the school. This sends the wrong message to students and sets up more opportunities for negative and harmful activities. It's hard enough managing the drug discussion with our kids. Please can we put a stop to this store going up in this location.

Best,
s.22(1)

Sent from my iPhone

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Wednesday, January 26, 2022 12:20:57 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Kindly consider this as formal opposition to 3958 Main Street location being changed from a grocery to a Cannabis shop. This location is only a few blocks from a number of schools and daycares. The proposed store hours are during school hours and beyond. Children from Livingstone and Tupper walk to Main Street and to King Edward daily. Tupper Secondary has launched an initiative to REDUCE vaping/smoking and having a cannabis shop in such close proximity is concerning. While I understand these shops can't be a number of meters near schools, this area is frequented by children who go there to get food for lunches or snacks. Often these cannabis shops market themselves as 'trendy' or stylish to attract customers, this is what children see also. It is not unusual to also have cannabis smell around these shops (you don't necessarily see the smokers) - are they smoking in the shop or somewhere near the shop? As parents, we try to teach our children about concerns related to substance use/abuse and schools have concerns about the increased use and impact to adolescents who vape or take cannabis, it makes it an even greater contradiction and challenge when our City allows a shop be placed within an area frequented by children and families. Marijuana is one of the most commonly used substances by adolescents. There are no liquor stores in proximity of these schools (one on King Edward is considerably south of the 7-11 the children frequent). Studies have shown substance use (not even abuse) affects a child's growth and development, increases risky behaviours and can result in other physical/mental health issues. A study conducted by Washington State University researchers (published in Journal of Health Communications) found that regular exposure to marijuana advertising on storefronts, billboards, retailer websites and other locations increased the likelihood of adolescents using marijuana. While the City has approved many, many of these applications, I encourage the City to decline this application at this specific location because there are so many young students in this location. Please be a part of our effort to educate and protect our children from unnecessary exposure and access to substances that are empirically proven to be harmful to them. Thanks for your consideration.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 11, 2022 8:27:50 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

No, no, no. How many weed stores do we need in the city for crying out loud?! Way too close to Livingstone school!

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Thursday, January 13, 2022 10:23:26 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Given that there are a number of schools nearby (david Livingstone elementary, tupper secondary), as well as the Little Mountain Neighbourhood House (which hosts many activities for children of all ages, especially school aged children during breaks), approving this variation from the regulations around minimum distance from schools, is not advisable. There is already one cannabis store just a few blocks south of this proposed location on Main Street, as well as other locations in Fraser Street. There is not a dearth of options for those who wish to purchase cannabis (please note that I do purchase cannabis from stores, so my opposition has nothing to do with the use of cannabis but solely on the location and it's proximity to schools) in our neighbourhood. For some customers, they may decide that the nearby school grounds would be a great place for them to consume their cannabis product right away if they cannot wait until they are home - and this is irresponsible. I also note that the amount of litter around cannabis stores is considerable - based on my observations. Having this distinctive litter around schools is also inadvisable and irresponsible.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Thursday, January 13, 2022 8:40:53 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Aren't there bylaws about where these cannabis stores can operate? This one would be one block away from an elementary school, two blocks from a high school and directly across the street from Little Mountain House where young kids go to summer camp. There are already plenty of cannabis stores along Main St. Surely your not going to do this to our neighborhood.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Monday, January 10, 2022 9:51:08 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

It is too close to elementary school and other residential. There are so many other sellers in the city. Why do we need so many? A convenience to whom?

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 9:05:48 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I am against this application and am confused as to how it was accepted seeing that it is across the street from a Neighbourhood and so close to a school which my children attend. I also know that it is not allowed according to the by-laws so close to a school or neighbourhood house s.22(1) and feel that it is not appropriate for this type of store to be located there. There are also so many other Vaping stores very close by so opening another one is not necessary. The store would open late 7 days a week and I feel it is unsafe , especially for children in this area and do not want to have the store at the end of my street

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Thursday, January 13, 2022 3:56:32 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

As a long-time resident living within a block of this location, I am opposed to this development application. In recent years, there has been an influx of cannabis retailers in this neighbourhood. If the objectives for city planning include diversity, this proposed use should not be approved to allow for other retail uses such as food service, or even another grocery store, to happen here. Cannabis retail does not activate the street (see blacked out windows), and is a risk for youth living in the neighbourhood. Please consider rejecting this application.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT s.22(1)] completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development applic
Date: Saturday, January 15, 2022 8:59:17 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

This location is inappropriate for a cannabis store. There is a elementary school, a high school and a neighbourhood house within a 2-3 block radius.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Wednesday, January 26, 2022 12:38:56 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I received this information from s.22(1) PAC (Tupper PAC). It seems like the proposed cannabis outlet at Main and 23rd is not only close to several other outlets in our neighbourhood, its extremely closet to Tupper high school. (Maybe its essentially being marketed to the high school minors.) I question the need or want to have these dispensaries so densely located, especially near high schools. I find it ridiculous that cannabis outlets seem to have carte blanche to set up anywhere and everywhere in this city!

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: s.22(1)
To: [Jaaffer, Iman](#)
Subject: [EXT] comments of 3958 Main st
Date: Sunday, January 23, 2022 11:45:02 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 Iman,

We reside at s.22(1) and we strongly oppose the change of use and application. There are a number of cannabis stores on Main street and there is one a few blocks south of this one. We have resided in the neighbourhood s.22(1) and have enjoyed the diverse shops and offerings of main street. We were sorry to see the grocery store leave (due to the increase in rent) and we feel that a cannabis store in this spot would saturate the street and take away from the diversity and interest. In addition, there are rules that limit the proximity of liquor stores to one another. . There is a reason for that. The same principle should be applied to Cannabis stores.

Thank you for your time.

s.22(1)

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Monday, January 17, 2022 5:17:43 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

There are already numerous Cannabis stores on Main near my neighborhood. This particular location is two blocks from the public elementary school and three blocks from the high school. I don't like the messages this sends to our children and youth. It replaces a neighbourhood grocery store.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: s.22(1)
To: [Jaaffer, Iman](#)
Subject: [EXT] development notice DP-2021-01066
Date: Wednesday, January 12, 2022 1:13:49 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,

I am a homeowner in the s.22(1) and received the above numbered notice of development application. It appears to me that this location is not eligible to house a cannabis store due to its proximity to an elementary school. I believe the city regulation is 300 metres and that David Livingstone Elementary is less than this distance from the proposed store (about 260 metres according to google maps). Given this, can you please comment on whether this application will go ahead, and if so, why this 300 metre distance requirement is being waived?

Thank you,

s.22(1)

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 2:11:20 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I am strongly opposed to a Cannabis store located near Sir Charles Tupper Secondary school. It seems that there are too many Cannabis stores around the city as it is, but the students going to school nearby especially do not need this influence. This kind of business does not benefit most people and it causes more harm than good for youth. The application should be denied.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Thursday, January 13, 2022 11:41:57 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I think there are enough cannabis shops on Main Street already, less than a 2 min walk from this one. They meet a need but there are enough of them already.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 6:57:42 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Unfortunately money , for the city, is more important that than devastating impact of having a store selling drugs on our kids. Nothing but tragedies will come up of this.

Street address

Main Street

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Wednesday, January 12, 2022 11:00:09 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

While I am not opposed to cannabis stores and am a customer of others in the neighbourhood, I disagree with placing one in this location. This site was an important and affordable grocery store prior to August's departure and the neighbourhood would be much better served with a similar business. This is also very close to several locations frequented by children (Little Mountain Neighbourhood House) and the elementary school at 23rd and Sophia. Please consider how the city might incentivize this location to become a store similar to August Market to better serve all members of our neighbourhood.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 1:23:43 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

This building is extremely close to an elementary school and a high school as well as a large park and open space frequented by many young children. It is not prudent or desired to have another cannabis business so close to where children attend school and play. Additionally, this location used to be a small grocery which would be a preferable use for this space.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Thursday, January 13, 2022 1:43:54 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I have lived in this neighborhood for nearly s.22(1) s.22(1)
s.22(1) Tupper high school. I see the concerns of cannabis use in people and am concerned about how this can change a neighborhood. There is already several cannabis dispensary's in the neighborhood, if I am not mistaken there are 2 near 16th and main as well 2 further up main near 26th. I am concerned that yet another dispensary changes the make-up of main street and wish to see this space used differently. It is also a very dog friendly neighborhood and there have been issues with items improperly disposed. I don't want to see anyone's dogs or kids in harms way.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Friday, January 14, 2022 8:19:07 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Another weed shop? Aren't there enough in this area already?

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Thursday, January 13, 2022 1:36:41 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

This neighborhood does not need another Cannabis store. There are at least 5 such businesses along the Main street corridor between Broadway and 33rd. Furthermore this application is within a short distance to two schools and in a predominantly residential neighborhood. A more suitable use would be indicated.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Thursday, January 13, 2022 7:28:06 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I am opposed to another cannabis store in this area especially right across the street from the Little Mountain Neighbourhood House and only a few blocks from an elementary school. There are already three such stores on Main between Broadway and 33rd. This will add nothing beneficial to the neighbourhood.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 5:46:50 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

please stop adding cannabis or liquor stores and encourage healthier food, small business or all ages products stores.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Wednesday, January 26, 2022 10:27:10 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I am extremely concerned about this application because this place would be located close to Sir. Charles Tupper High School and David Livingstone Elementary School.

Street address

419 east 24th Avenue

Postal code

Vancouver, BC, V5V2A2

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT s.22(1)] completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 7:53:01 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Oppose this. It's proximity to the local schools are too close

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: s.22(1)
To: [Jaaffer, Iman](#)
Subject: [EXT] proposed cannabis retail shop at 3958 Main st
Date: Tuesday, January 25, 2022 8:01:34 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.

Dear Iman Jaaffer,

I am writing to express my concern regarding a planned Cannabis retail shop close to our local high school ,
Tupper.

As I am sure you are well aware, the pandemic has hit our youth particularly hard when it comes to mental health and wellness. In addition, the body of evidence about the harms of cannabis on the teenage brain continues to grow. This combination means that we need to think wisely as a community as to how we can educate our youth to make the right choices for their health and well-being.

I would respectfully suggest that allowing the development of a retail cannabis store within a 2 minute walk from a large high school, does not make this choice easy for our youth. Peer pressure, mental health and social stresses are all now part of growing up, but I'd like to think that we can take these small steps to help guide our youth in more healthy directions.

I appreciate you reflections on this as you and your team deliberate.

Yours Sincerely,

s.22(1)

Sent from my iPhone

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 11, 2022 11:13:07 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

This is completely unacceptable. David livingstone elementary school is a block away. It was a place where kid's could walk to to grab chips, fruit, cereal. Not drugs. I'm not against marijuana or the use of it, but how many marijuana stores do we need on Main Street and why so close to a school?!?

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Thursday, January 13, 2022 2:17:25 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

We don't need yet another cannabis store in the neighbourhood as we have plenty already. The retail location should fill an essential business gap or add to the charm of the neighbourhood for everyone in the public, not only for cannabis users. Therefore I do not support this change of bylaw. It would be ideal to see a boutique or shop that adds to the charm of the historic main street shopping district, or a new food service.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Wednesday, January 12, 2022 4:36:06 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I do not believe we need a cannabis store, their is an elementary school near by and also a high school. I have been living in this neighbourhood for s.22(1) of my life s.22(1) s.22(1) It was where kids can hang out but have cannabis store nearby meaning more kids and teen will be influence on drugs and that is also gateway to other drugs.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Thursday, January 13, 2022 7:14:05 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Hi there - I am in support of cannabis stores but do believe that there are several near and along Main Street. The location of this proposed one is problematic time - it's is close to Riley Park Neighbourhood House and seems quite close to David Livingston Elementary, as well as Tupper. Our family would love to see a business go in that brought the same sense of community that August Marlet did.

Street address

3958 Main St

Postal code

Vancouver, BC, V5V3P2

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 10:19:31 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I think this location is far too close to both the elementary school(David Livingstone) and High School (Sir Charles Tupper). As a parent of a child who goes to Tupper, i know there is already a problem with Cannabis use in the school and I don't want any options for making it easier for the kids to procure.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 4:20:59 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I strongly oppose this application for a cannabis retail. I'm concerned with the proximity to schools and the overall lack of community benefits. This type of store doesn't fit with other retailers like restaurants, thrift stores and antique shops where people gather and browse together. The nature of this shop would serve to erode that community feel and potentially encourage children to seek out drugs. As a parent this is the last thing I'd like to see in the neighborhood.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] [s.22\(1\)](#) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 4:03:06 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.

[s.22\(1\)](#) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

way too close to school, please reject this permit as I am worry it is too close to my kid school. thanks

Street address

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

Postal code

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

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 10:20:27 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

As this is a legal cannabis operation, I'm supportive of the application.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Jaaffer, Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 11, 2022 3:14:42 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Muse is the best cannabis store in the Lower Mainland. They have the best staff and best products available on the legal market right now. I highly recommend approving the Muse application to open a cannabis store on Main St.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 4:34:48 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

good use of the retail location

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 25, 2022 3:32:24 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Parent of s.22(1) at Tupper. I have no objections.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Saturday, January 29, 2022 10:54:55 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I think this is a good idea. So people have options that are less destructive than alcohol.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Tuesday, January 18, 2022 10:23:14 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

A cannabis store would be a great asset to this neighbourhood.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Jaaffer Iman](#)
Subject: [EXT] s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application
Date: Wednesday, January 12, 2022 11:40:19 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.

s.22(1) completed a comment form for 3958 Main St (DP-2021-01066) cannabis retail development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

No concerns

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Support

RECOMMENDATION TO DOP

February 17, 2022

ACCEPT --- ☐

REFUSE --- ✕

ADDRESS:

3958 MAIN STREET, Vancouver, BC V5V 3P2

PERMIT NUMBER:

DP-2021-01066

RECOMMENDATION TO:

Joe Bosnjak

FROM:

IJ

Manager/Supervisor Name

Staff Initials

RECOMMENDATION SUMMARY:

I would recommend REFUSAL to perform interior alterations and a change of use from grocery store to cannabis store on the first floor level and mezzanine floor level in the South unit of this existing commercial building, providing two parking spaces and one loading space having vehicular access from the lane.

- **Refusal Reason 1** – Non-compliance – Regulations; the proposed development does not comply with the regulations in Section 11.6.2 of the Zoning and Development By-law that affect the site;
- **Refusal Reason 2** – Objections Received; objections have been received from neighboring property owners;

SPECIAL DEPARTMENTAL NOTES:

Department	Note
Development Review Branch	Iman Jaaffer- recommend refusal for non compliance with section 11 of bylaw and number of objections recieved
Social Policy	Accepted with conditions (location is within 300m of two schools and a neighbourhood house)
Engineering	Terry Wilson – Accepted with conditions (revision to be made to parking/bicycle spaces provided if project is approved.)
Building Review Branch	Tina Jawandha – Accepted (conditions listed to be sent to applicant if project accepted.)

NOTIFICATION SUMMARY:**Site Sign:** Yes**Install Date:** January 4, 2022**Postcards:** Yes**Send Date:** January 5, 2022**Number:** 339**Expiry Date:** January 26, 2022

Results of Notification:

Responses: 161

Objections: 154

In Favour: 7

Petition(s): N/A

Summary of Responses:

- Too close to schools
- Too close to other operating cannabis stores; already too many on site.
- Concerns of store encouraging kids to take cannabis.
- Area is family neighbourhood, cannabis not suitable in the area.
- A lot of young students walk by this store.
- Concerns of other activities happening in this store, due to the area of this store.
- Store too big to be just a cannabis store, concerns of it being "a hangout for dope smokers" especially with the upper floor level.
- This location would be better served as a grocery or more conventional retail space.
- Odour and air pollution.

HISTORY:

Zone: C2
Built: 2013
Heritage: No
Character: No
Lot Type: interior lot with Lane
Use of existing building: commercial building with two units (restaurant & retail)

Permit / Application Details:

Permit Number	Issue Date	Project Description
OC-2015-00163	Sep 2015	Occupancy Permit for RETAIL (Food) Group "E" Occupancy - approx. 2,460.0 sq. ft. South Unit - 1st & Mezzanine (address 3958 Main St)
DB450109	July 2015	Exterior and interior alterations to provide improvements including a walk-in cooler and rooftop condenser unit for a new Grocery Store tenant in this existing Retail shell unit at 3958 Main St in this existing commercial building. Note: No changes proposed to the storefront.
DB446781	Aug 2014	For 3950 Main St unit - Exterior and interior alterations, change of use and change of major occupancy from Retail "Shell Space" (Group E) to Restaurant- Class 1 (Group A2) at 3950 Main St in this existing one-storey with mezzanine, commercial building on this site. Proposed work includes new kitchen exhaust, kitchen equipment, new make-up air unit, two (2) rooftop units, and two (2) new washrooms. Processing Centre- Building Notes: First Tenant in this space. Separate engineering sidewalk patio permit required for proposed 6 exterior seats.
BU455856	Jan 2013	To construct a one storey plus mezzanine mercantile

		building consisting of two units with surface parking for four vehicles. Address Note: 3950 Main St - 1st & mezzanine (north unit) / 3958 Main St - 1st & mezzanine (south unit)
DE415899	Jan 2013	To construct a 1 storey plus mezzanine commercial building consisting of two commercial rental units with surface parking for 4 vehicles.

TECHNICAL REVIEW:

Parking & Loading & Bicycle Calculation Details:

Parking: 4.2.5.1 (retail) + 4.2.5.9 –although the site area is greater than 250sqm(restaurant)

Required:2+2=4

Existing:4

Proposed:4

Loading: 5.2.5

Required: 1 (ClassB)

Existing:1 (ClassA)

Proposed: 1 (ClassA)

Bicycle: 6.2.5.1

Required:1 (classA)

Existing:0

Proposed:0

APPLICABLE REGULATIONS & REQUIREMENTS:

- Zoning and Development By-law - C-8 District Schedule
- Section 10 + 11 General/Additional Regulations, applicable sections:
 - 11.6 Cannabis Store
- Guidelines + Policies
 - Guidelines for Youth Facilities near Cannabis Stores
- 2019 Parking By-law

Technical Calculation Details:

- **C2:** Cannabis Store uses OK- cannabis is a conditional approval in this district schedule.
- Cannabis location does not comply with section 11.6 *Cannabis Store* of Section 11 of Zoning Bylaw.

See proximity to nearby schools/ other approved cannabis store

Address Queried: 3958 MAIN ST	Failed Buffering From Sensitive Use Sites			
Zone: C-2	Layer	Name	Address	Distance
in the permitted zone	Neighbourhood House	Little Mountain	3981 Main St	27.66 Meters (approximate)
	Public School	David Livingstone Elementary	315 E 23rd Av	144.09 Meters (approximate)
	Public School	Sir Charles Tupper Secondary	419 E 24th Av	276.13 Meters (approximate)

