

File No.: 04-1000-20-2022-146

May 4, 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 22, 2022 under the ***Freedom of Information and Protection of Privacy Act, (the Act)***, for:

**Record of neighbourhood notification results for 3838 Rupert Street, development application DP-2021-01028. Date range: February 1 to 28, 2022.**

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

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

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2022-146); 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](mailto:cobi.falconer@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at [foi@vancouver.ca](mailto:foi@vancouver.ca) and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604-871-6584.

Encl. (Response package)

:pm

**From:** s.22(1)  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/12/2022 5:07:45 PM  
**Subject:** [EXT] 3838 Rupert St

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—  
Regarding liquor store application at 3838 Rupert St DP-2021-01028  
I oppose the opening of a liquor store across the street from an elementary school.

s.22(1)

**From:** s.22(1)  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/5/2022 10:57:30 AM  
**Subject:** [EXT] 3838 Rupert Street (DP-2021-01028)

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Dear Dallas and Vancouver City Board of Development,

My name s.22(1)

I am frustrated and upset to hear that another architecture firm has applied to open a liquor store (at 3838 Rupert St.) within 150 metres of Renfrew Elementary School. Below are the reasons why it should **NOT** be approved.

1) **Within 75 metres**, less than a block, is an elementary school (which also includes a before- and after-school care program). This is against Vancouver Park Board's Liquor Store Guidelines as it is within 150 metres of the school grounds. 3838 Rupert Street is not an appropriate location for a liquor store. Hundreds of children, **ages 5 through 13 will pass by this location every weekday** and it does not contribute to an educational environment, or a wholesome, safe community environment. Moreover, many families and their children use the school grounds on weekends and evenings for recreation and family time. s.22(1) regularly use the basketball courts and playground that are located on the corner of Rupert Street and 22nd Avenue, less than 100 metres from the proposed location. I could not imagine what type of message having a liquor store this close to the school, playground, basketball courts would send to our children as they grow up. Furthermore, I can foresee loiters hanging around the school in the evenings, and broken bottles and empty cans on school grounds--creating a very unsafe environment for children. It is appalling that the developers continually apply to open up a liquor store that is less than 150 metres from the school. It is infuriating and totally in disregard of children and their safety.

2) The city does not want marijuana dispensaries within a certain distance from schools, why should liquor stores be any different? They should be subject to the same scrutiny.

3) There are already several liquor stores in close proximity to 3838 Rupert Street, more than enough to support the growing community. They are:

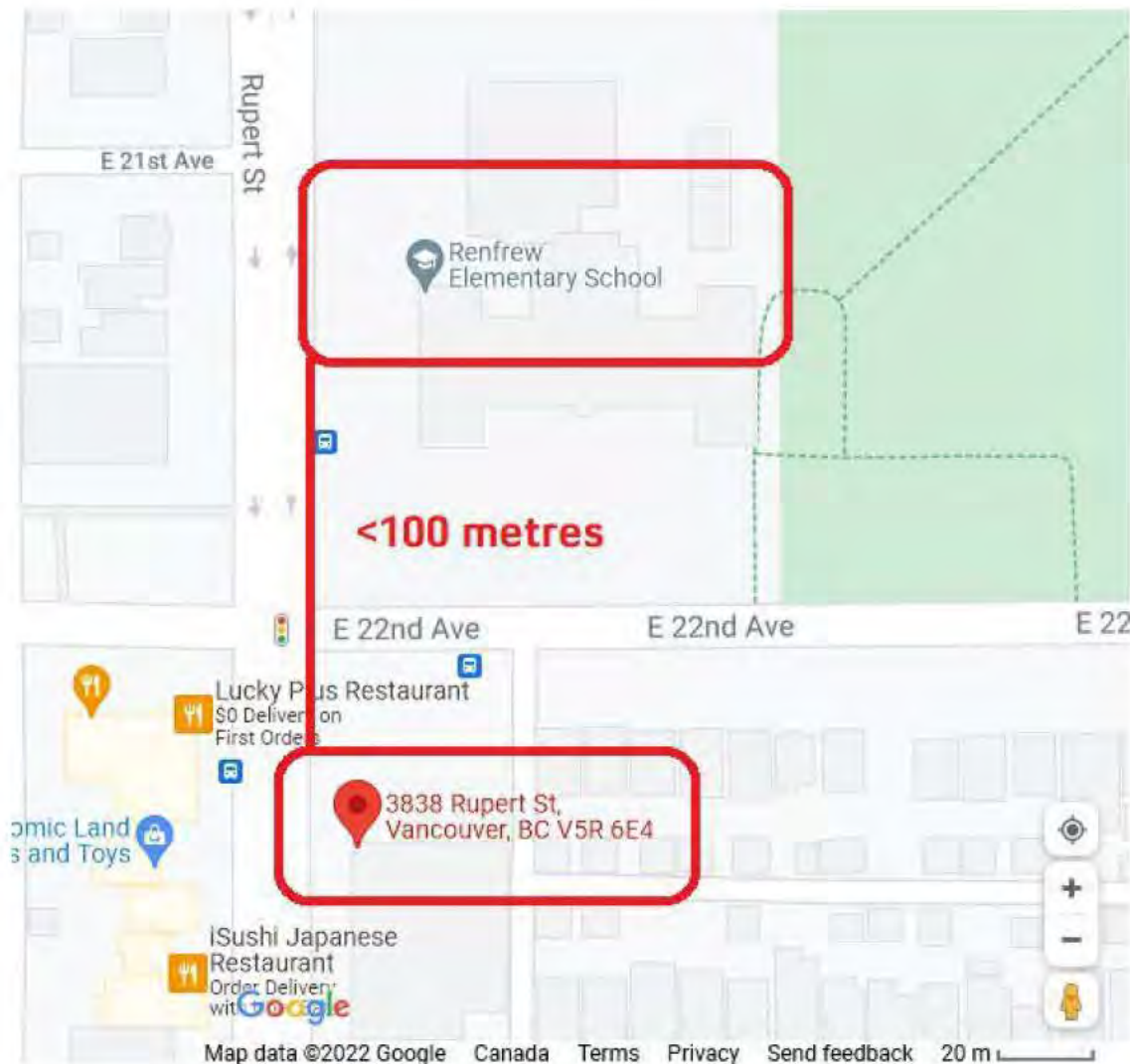
- i) BC Liquor Store located at 3150 east Broadway (1.5km away)
- ii) Eldorado Liquor Store at 2310 Kingsway (2.9km away)
- iii) Bottle Jockey located at 1899 Rosser Street (3.5km away)
- iv) BC Liquor Store located at 4429 Kingsway (4.4km away)
- v) Cedar Cottage Liquor Store at 3728 Clark Street (4.9km away)



- Not to mention several licensed establishments all within 5km of 3737 Rupert.

I respectfully implore you to deny this proposed liquor store.

Many thanks,  
s.22(1)



**From:** s.22(1)  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/5/2022 10:37:31 AM  
**Subject:** [EXT] 3838 Rupert Street

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Dear Project Coordinator,

I am against having a liquor store so close to us. First, I don't drink and I'm against people who drink and drive. Drinking has no benefits to our health and I believe it causes more trouble to us society. More importantly, it's close by schools. Children walks by it every day. That's a bad influence to the children. Let's not promote the children to drink from kindergarten to high school. I see problems for the children they will have in the future.

Please reconsider.

Regards,

s.22(1)

Get [Outlook for iOS](#) [aka.ms]

**From:** s.22(1)  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/12/2022 10:54:49 PM  
**Subject:** [EXT] 3838 Rupert Street DP-2021-01028

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Mr. Arcangel,

The purpose of this e-mail is to ask that you reconsider the type of business you'd approve of operating across from my former elementary school. A liquor store at the 3838 Rupert location is unnecessary and against bylaws. There is also a highschool a few blocks away, and a Montessori preschool further up Rupert. There must be a more suitable business for the space. One that will not cause major disruptions to the community.

Best regards,

s.22(1)

Sent from my iPhone

**From:** s.22(1)  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**CC:** s.22(1)  
**Date:** 2/13/2022 12:12:55 PM  
**Subject:** [EXT] 3838 Rupert Street DP-2021-01028

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Hi Dallas,

This is ridiculous! Do you still want us (the residence around the neighbourhood) to do this all over Again !!

I am writing to **OPPOSE** the application of a Liquor Store retail located at 3838 Rupert Street (DP-2021-01028)

Last year, we had opposed that one located at 3737 Rupert Street (DP-2020-00937) and it got rejected.

Please considerate this **SERIOUSLY**. Do you still think this is a suitable environment for an Elementary school just cross the street. Keep in mind that a Secondary school and a Christian school are just few minutes away?

Please kindly think of a better alternative that is youth friendly and that will make our neighbourhood a safe, welcoming place. For example a dessert store or a coffee shop. Please also consider to bring back 7Eleven and Little Cesar's which all the kids, youths and the adults around the neighbourhood miss very dearly. I look forward to hearing back from you.

Thank you for your consideration.

Regards,

s.22(1)

Vancouver, BC



**From:** s.22(1) >  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/3/2022 6:59:51 PM  
**Subject:** [EXT] 3838 Rupert Street DP-2021-01028  
**Attachments:** PosseDocument (14).pdf

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Hi Dallas,

I'm don't understand why the City is considering approval of this liquor store again when it has already been previously denied (see attached).

We are **strongly opposed to the opening of this liquor store** and have very serious concerns about a liquor store being directly across the street from an elementary school.

Major concerns are

1. Public safety in a sensitive area with many minor children and youth
2. increased risk of liquor accessibility to minors
3. nuisance activity
4. public drunkenness
5. disturbing the peace
6. vandalism.

The elementary school already experiences its fair share of vandalism and I have no doubt it will increase with the opening of a liquor store directly across the street. I am also very concerned about the general public safety of the neighborhood as liquor stores generally attract aggressive panhandlers. Frankly, I'm surprised there isn't an existing by-law to prevent liquor stores from operating so close to school like there is for marijuana dispensaries.

I hope the concerns mentioned above are given serious consideration to prevent the approval and strongly urge the City to consider creating by-laws to prevent liquor stores from operating so close to school much like there are for marijuana dispensaries.

Please feel free to contact me if you have any further questions regarding this issue.

Regards,

s.22(1)

s

May 26, 2021

WAYNE DEANGELIS  
DeAngelis Architecture The A Studio  
THE A STUDIO-DEANGELIS ARCH.  
2015 GARDEN DRIVE  
VANCOUVER, BC  
V5N4X1

**RE 3285 E 22ND AVENUE, Vancouver, BC**  
**Development Application Number DP-2020-00937**

Please be advised that the Director of Planning has Refused DP-2020-00937 on May 20, 2021, for the following reason(s):

- the proposed development does not satisfactorily comply with the policies or guidelines that affect this site;
- non-compliant with the Liquor Store Guidelines:
  - 1) not located within a Local Shopping Area and
  - 2) located within 150 m of a school- within 150 m of Renfrew Elementary School; directly across the street,
- objections have been received from neighbouring property owners;
- the proposed use is unsatisfactory at this location;

You may be eligible to appeal this decision to the Board of Variance within 30 days of the date of this letter. For more information please contact the writer.

Yours truly,

A handwritten signature in cursive script that reads "Dallas Arcangel". The ink is light grey and the signature is positioned above the printed name.

Dallas Arcangel

dallas.arcangel@vancouver.ca  
(604) 871-6857

**From:** s.22(1)  
**To:** "Hicks, Claudia" <claudia.hicks@vancouver.ca>  
**CC:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/16/2022 10:21:25 AM  
**Subject:** [EXT] 3838 Rupert Street, Vancouver, BC, DP-2021-01028

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Dear Dallas Archangel,

Although I am not opposed to a liquor store or any business development in my neighborhood, I question the type of liquor store proposed and the location proposed.

- 1) I am opposed however, to a private-gouging liquor in my neighborhood.
- 2) Regarding location please refer to your City of Vancouver Liquor Store Guidelines adopted by City Council on November 2, 2004 and amended January 18, 2007, June 6, 2007, January 19, 2010 and May 2, 2018 stating:

"Separation from Family oriented uses

(a) No liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house."

Link for your reference:

<https://vancouver.ca/files/cov/liquor-store-guidelines.pdf>

I trust and hope you take the points above into consideration prior to your granting this application.

Best regards,

s.22(1)



**From:** s.22(1)  
**To:** "Hicks, Claudia" <claudia.hicks@vancouver.ca>  
"Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/14/2022 4:11:11 PM  
**Subject:** [EXT] Application for a liquor store to go in at 3838 rupert Street - DP - 2021-01028

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Hi Claudia and Dallas,

I am a parent of s.22(1)

It has been brought to my attention by the parents at the schools about the application DP-2021-01028 to put in a liquor store at 3838 Rupert Street which is at 22<sup>nd</sup> and Rupert across from Renfrew Elementary and three blocks from Blue Spruce Montessori.

The idea of a huge liquor store in this community is very concerning to me. I will not feel safe for my child to play outside during recess, lunch and outdoor time when there could be drunk drivers racing down the street or alley way trying to make it to the liquor store. I will not feel safe for my child to walk to and from school. Renfrew Elementary School playground is located right next to the bus stop on Rupert Street, having my child play outside when people are at the bus stop, in a drunken state, standing around using abusive language makes me very worry. It puts a bad effect on the students at school. It also can be hazardous for students.

**Section 4 Separation from Family oriented uses (a) No liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house.**

**Taken from**

**City of Vancouver Land Use and Development Policies and Guidelines Planning, Urban Design and Sustainability Department 453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100 website: [vancouver.ca](http://vancouver.ca) |**

**email: [planning@vancouver.ca](mailto:planning@vancouver.ca) | app: VanConnect LIQUOR STORE GUIDELINES Adopted by City Council on November 2, 2004 Amended January 18, 2007, June 6, 2007, January 19, 2010 and May 2, 2018**

**The proposed liquor store is directly across the street from Renfrew Elementary School.**

I strongly oppose this application for so many obvious reasons.  
Please do not approve this application.

Kindly,  
s.22(1)



**From:** s.22(1)  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/13/2022 9:47:33 PM  
**Subject:** [EXT] Application for a liquor store to go in at 3838 rupert Street - DP - 2021-01028

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Evening Dallas,

do you remember me I am s.22(1) and you worked with me and  
s.22(1)  
s.22(1) Your help was instrumental in s.22(1)  
s.22(1) for children and families to come together.

It has been brought to my attention from the PAC at Renfrew elementary school and the neighbours about the application DP - 2021-01028 to put in a liquor store at 3838 Rupert Street which is at 22nd and Rupert, s.22(1)

s.22(1)  
s.22(1) the idea of a huge liquor store s.22(1)  
s.2 is very concerning and makes me very worried about not only the  
s.22(1) but also for the children attending  
Renfrew Elementary school and Windermere High School.

Do we really need this in our community, to present this every day to our children, to have drunk drivers potentially racing around small children, racing down back alleys where young children may be. Also, the proposed hours of this liquor store are a huge concern

- 10 am to 10 pm - Sunday to Thursday
- 10 am to 11 pm - Friday and Saturday

This neighbourhood is quiet and residential and we do not need this store attracting drinking at those times.

**Section 4 Separation from Family oriented uses (a) No liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house.**

**Taken from**

**City of Vancouver Land Use and Development Policies and Guidelines**

**Planning, Urban Design and Sustainability Department 453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100 website: [vancouver.ca](http://vancouver.ca) | email: [planning@vancouver.ca](mailto:planning@vancouver.ca) | app: VanConnect LIQUOR STORE GUIDELINES Adopted by City Council on November 2, 2004 Amended January 18, 2007, June 6, 2007, January 19, 2010 and May 2, 2018**

**The proposed liquor store is directly across the street from the elementary school.**

**I strongly oppose this application for so many obvious reasons.**

**Please do not put this change of use through.**

**kindly,**

s.22(1)





**From:** s.22(1)  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/4/2022 5:13:48 PM  
**Subject:** [EXT] Development Plan DP-2021-01028

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Re: 3838 Rupert Street  
DP-2021-01028

I am s.22(1) in Vancouver s.22(1) I STRONGLY OPPOSE the Notice of Development Application regarding this proposal to change use to Liquor Store - Type 2. This is too close to an elementary school and is totally inappropriate in that vicinity. Please do not allow this proposal to go through.

Thank you  
s.22(1)

**From:** s.22(1) <[REDACTED]@vancouver.ca>  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/7/2022 8:31:39 AM  
**Subject:** [EXT] DP - 2021 - 01028

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Re: Development Application  
3838 Rupert Street  
DP-2021- 01028

Dallas

Thank you for seeking our input on the above application. I appreciate the job that you are doing.

So, how do I feel about a Liquor Store in the above development? There are many people in our society who struggle with alcohol addictions, I don't think there are too many adults out there who have not had some contact with people who cannot safely handle alcohol. The social and economic cost of alcohol in our society is very high with families being destroyed, innocent people killed or maimed (no, I am NOT exaggerating - a report commissioned in 2010 estimated the cost of alcohol related car accidents in Canada to be in excess of 20B). With smoking, the person who is affected in 99.9% of the cases is the smoker s.22(1)

s.22(1) none of them suffers from smoking related illnesses and they are in s.22(1)  
s.22(1) With alcohol there is a wide swath of destruction. So, my view is, the more difficult it is to obtain alcohol, the better it is for our society. While prohibition is not the answer, lowering the availability will probably, in some very very small way, help some of those struggling have to work a little harder to get their 'drug'.

I also do not like the idea of a liquor store by the school. No, it's not the customers that frequent the store, they are nice enough people. It is the normalization of alcohol into their subconscious (I feel the same way about cannabis stores - oh, wait, they are already not allowed to be located close to schools).

While I truly do appreciate that you are asking for how we feel about the application, in my experience this is nothing more than an exercise, I feel that the outcome is already determined, the sending out and collecting of feedback is merely a formality that holds absolutely no weight in the decision (unless there is a 98% response to the negative, that 'might' merit some consideration). I am about 99% sure that in the future when I pass by the above address, that I will indeed see a liquor store and I will be sad.

Sincerely

s.22(1)  
[REDACTED]



**From:** s.22(1)  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/7/2022 8:20:38 PM  
**Subject:** [EXT] DP -2021-01028 3898 Rupert St & 3309 E 23rd

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Dear Ms. Arcangel:

We have received a Notice of Development Application regarding 3898 Rupert St and 3309 23rd Ave E (the "property"). We are owners of a residential property s.22(1) blocks of the proposed development.

We very much oppose the change of use of the property to Liquor Store Type 2 for the following reasons:

- a) the property is directly facing Renfrew Community Elementary School (3315 22nd Ave E) and the proposed liquor store would be open everyday that the school is in session as the Liquor Store's proposed hours are 7 days a week, 12-13 hours each day.
- b) the property is 5 blocks away from Windermere Secondary School at 3155 27th Ave E. where there are many impressionable teenagers being educated.
- c) alcohol is both legal and accessible and is related to many health and addiction issues. We need to protect our children from the introduction of alcohol at an early age so that they do not become desensitized to it. School children would pass the store everyday on their way to and from school. There would be no school day/concert day /sports day/conference day that children would not see the liquor store open. From kindergarten to grade 12, the liquor store and all of its parking/panhandling/litter/graffiti issues would be a constant presence in these children's lives.
- d) the school grounds are neighbouring the proposed liquor store and may appear to its customers to be an ideal place for people to congregate and drink or picnic, potentially leaving behind broken bottles, graffiti, vandalized playground equipment, litter, condoms, fecal matter etc.
- e) the property is surrounded by residential homes. The liquor store would bring increased traffic, public alcohol consumption, public urination and defecation, noise far into the night, panhandlers, vagrants and buskers to the neighbourhood.

Please do not permit the application from DeAngelis Architecture The A Studio for a liquor store. Please help us and other parents and residents keep alcohol away from

young impressionable children.

Adults are able to access liquor from restaurants, bars, liquor stores and some grocery stores. Let's not place alcohol so close to our children.

We request that the City of Vancouver do more to safeguard our children. Please do not allow DeAngelis Architecture to continue to apply to build liquor stores in residential neighbourhoods close to schools.

Sincerely,

s.22(1)

A large rectangular grey box redacting the signature of the sender.



**From:** s.22(1)  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/13/2022 9:38:05 PM  
**Subject:** [EXT] DP-2021-01028 - 3838 Rupert Street \*\*Oppose\*\*

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Hello,

I oppose of having a Liquor Retail Store at 3838 Rupert Street in our neighborhood area.

As East 22<sup>nd</sup> Avenue is a residential area with Secondary and Elementary school near by or across of 3838 Rupert Street. This structure building is a social housing and rental units; a big Liquor Distribution is just less than 15 min walk at Broadway.

There is already a concern of close to 100 people would soon moving in to our neighborhood, we do NOT need any more congested traffic especially across to Renfrew Secondary school.

Our area does NOT required a Retail Liquor store.

Thank you for your consideration.

s.22(1)

PS - This firm has applied for a permit at 3737 just six months ago, it failed and now it tried at 3838 Rupert.

It is a waste of tax payers money that the city has to inform all the residences that the same liquor store would like to operate in our neighbourhood.

Sent from [Mail \[go.microsoft.com\]](mailto:go.microsoft.com) for Windows 10

**From:** s.22(1)  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**CC:** s.22(1)  
**Date:** 2/14/2022 11:04:07 AM  
**Subject:** [EXT] DP-2021-01028 - 3838 Rupert Street

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Dallas,

I am writing to **OPPOSE** the development application of a liquor store at 3838 Rupert Street. As many residents around our neighborhood had opposed in April 2021 regarding the liquor store application at 3737 Rupert Street, similar common sense and reasonings – closed proximity to primary and secondary schools.

While understanding the Planning department has to entertain any development application, please do not waste resources – your valuable time and our tax money to consider further developments that are not suitable for our family- oriented neighborhood.

Thank you for your time.

Truly,  
s.22(1)



**From:** "Hayden O'Connor" <[hoconnor@vsb.bc.ca](mailto:hoconnor@vsb.bc.ca)>  
**To:** "Arcangel, Dallas" <[dallas.arcangel@vancouver.ca](mailto:dallas.arcangel@vancouver.ca)>  
**CC:** "Janine Susan Lamb" <[jlamb@vsb.bc.ca](mailto:jlamb@vsb.bc.ca)>  
"James deHoop" <[jdehoop@vsb.bc.ca](mailto:jdehoop@vsb.bc.ca)>  
"Michael Rossi" <[mrossi@vsb.bc.ca](mailto:mrossi@vsb.bc.ca)>  
**Date:** 2/3/2022 1:28:04 PM  
**Subject:** [EXT] Feedback on DP for 3838 Rupert Street New Liquor Store  
**Attachments:** Liquor Store Application.PDF

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Hi Dallas,

I would like to provide comment in opposition of the development permit application at 3838 Rupert Street for the addition of a Liquor Store use across the street from Renfrew Elementary School. This address is within 60m of Renfrew and the Liquor Store Guidelines section 4a indicate a liquor store should be no closer than 150m of a school. A recent development permit and Board of Variance appeal was undertaken related to a proposed liquor store also across the street from this same school.

Thanks, and take care,  
Hayden

**Hayden O'Connor** *(he/him)*  
Facilities Planner  
Vancouver School District  
1580 West Broadway, Vancouver BC V6J 5K8  
e: [hoconnor@vsb.bc.ca](mailto:hoconnor@vsb.bc.ca) | p: 604-713-5194



[www.vsb.bc.ca](http://www.vsb.bc.ca) [[vsb.bc.ca](http://vsb.bc.ca)]

*Honoured to be working and learning together on the traditional, ancestral, and unceded territories of the xʷməθNəʔəm (Musqueam), Skwxwú7mesh (Squamish) & salilwətaʔ (Tsleil-Waututh) Nations*



# NOTICE OF DEVELOPMENT APPLICATION

3838 Rupert Street  
DP-2021-01028



February 1st, 2021

DeAngelis Architecture - The A Studio has applied to the City of Vancouver for permission on this site to:

- Perform a change of use of approximately 3,888.4 sq. ft. to a Liquor Store - Type 2, of the previous Commercial Retail Units number 6 & 7 (at 3898 Rupert & 3309 East 23rd), including interior alterations, to the existing six-storey mixed-use building
- Hours of operation are:  
10 am to 10 pm - Sunday to Thursday  
10 am to 11 pm - Friday and Saturday

Under the site's existing CD-1 (700) zoning, the application is "conditional" so it may be permitted. However, it requires the decision of the Director of Planning.

We welcome your written comments on this application by **February 16, 2022.**

For more information and updates, visit: **[shapeyourcity.ca/development](https://shapeyourcity.ca/development)** or scan the attached QR code:



Contact **Dallas Arcangel**, Project Coordinator at **604-871-6857** or **[dallas.arcangel@vancouver.ca](mailto:dallas.arcangel@vancouver.ca)**



**From:** s.22(1)  
**To:** "Hicks, Claudia" <claudia.hicks@vancouver.ca>  
**CC:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
s.22(1)  
**Date:** 2/13/2022 5:33:06 PM  
**Subject:** [EXT] Fwd: 3838 Rupert Street DP-2021-01028

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Hi Claudia,

As Dallas is away until February 22nd, please kindly review the below opposing letter to City of Vancouver.

Thank you.

s.22(1)

**From:** s.22(1)  
**Date:** February 13, 2022 at 12:12:56 PM PST  
**To:** dallas.arcangel@vancouver.ca  
**Cc:** s.22(1)  
**Subject:** 3838 Rupert Street DP-2021-01028

\u-257 ?  
Hi Dallas,

This is ridiculous! Do you still want us (the residence around the neighbourhood) to do this all over Again !!

I am writing to **OPPOSE** the application of a Liquor Store retail located at 3838 Rupert Street  
(DP-2021-01028)

Last year, we had opposed that one located at 3737 Rupert Street (DP-2020-00937) and it got rejected.

Please considerate this **SERIOUSLY**. Do you still think this is a suitable environment for

an Elementary school just cross the street. Keep in mind that a Secondary school and a Christian school are just few minutes away?

Please kindly think of a better alternative that is youth friendly and that will make our neighbourhood a safe, welcoming place. For example a dessert store or a coffee shop. Please also consider to bring back 7Eleven and Little Cesar's which all the kids, youths and the adults around the neighbourhood miss very dearly. I look forward to hearing back from you.

Thank you for your consideration.

Regards,

s.22(1)

A grey rectangular box redacting the signature of the sender.

Vancouver, BC

**From:** s.22(1)  
**To:** "Hicks, Claudia" <claudia.hicks@vancouver.ca>  
**CC:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/16/2022 8:55:06 AM  
**Subject:** [EXT] Fwd: Notice of Development Application: 3838 Rupert St. (DP-2021-01028)

---

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---

Hello Claudia,

While Dallas is away until Tuesday Feb 22nd, I wanted to ensure the below feedback for Notice of Development: 3838 received St (DP-2021-01028) is received and registered timely.

Kind regards,

s.22(1)

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

**From:** s.22(1)  
**Date:** Wed., Feb. 16, 2022, 8:50 a.m.  
**Subject:** Notice of Development Application: 3838 Rupert St. (DP-2021-01028)  
**To:** <dallas.arcangel@vancouver.ca>

Hello Dallas,

As I resident living 2-blocks away from **3838 Rupert St. (DP-2021-01028)**, I am writing to express my disapproval on for a Liquor Store - Type 2.

This is not an appropriate business to be situated in close proximity to a neighbourhood elementary school. Additionally, if a previous decision for **Development Application: 3737 Rupert St (DP-2020-00937)**, at adjacent property on Rupert St and East 22nd Avenue, was refused by City of Vancouver on May 20th, 2021 then the same principle of merit should be recognized and upheld to refuse this current application.

Kind regards,

s.22(1)



**From:** s.22(1)  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/16/2022 10:10:48 AM  
**Subject:** [EXT] Liquor store proposal/application for East 23rd Avenue and Rupert Street, Vancouver, BC

---

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---

Dear Dallas Archangel,

Although I am not opposed to a liquor store or any business development in my neighborhood, I question the type of liquor store proposed and the location proposed.

1) I am opposed however, to a private-gouging liquor in my neighborhood.

2) Regarding location please refer to your City of Vancouver Liquor Store Guidelines adopted by City Council on November 2, 2004 and amended January 18, 2007, June 6, 2007, January 19, 2010 and May 2, 2018 stating:

"Separation from Family oriented uses

(a) No liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house."

I trust and hope you take the points above into consideration prior to your granting this application.

Best regards,

s.22(1)

**From:** s.22(1)  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**CC:** "Hicks, Claudia" <claudia.hicks@vancouver.ca>  
**Date:** 2/13/2022 12:57:08 AM  
**Subject:** [EXT] Notice of Development Application- 3838 Renfrew Street

---

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---

Dear Ms Arcangel

Hope you are well. Regarding the Development Application to use 3838 Renfrew Street as a liquor store, I am vehemently opposed to such an idea as it is very close to an elementary school.

There is absolutely no need to expose vulnerable and impressionable children to a potentially harmful substance at such a young age or the dangers of some clientele who might not be of sober mind or judgment. Please kindly take this viewpoint into consideration.

Best regards,  
s.22(1)

**From:** s.22(1)  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/12/2022 3:46:33 PM  
**Subject:** [EXT] Notice of Development Application 3838 Rupert St - DP-2021-01028

---

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---

Hello Dallas,

I am writing in response to a Notice of Development Application for 3838 Rupert Street Vancouver, which was mailed to my home.

I wish to express my concerns and do not support the change of use Application to a Liquor Store at 3398 Rupert & 3309 East 23rd.

This is a family-oriented area. There is Renfrew Elementary School right across the street from this Application. We also have Vancouver Christian School and a Community Center a few blocks away.

Adding a liquor store to our area does not bring any value.

I am concerned that it will bring a set of challenges we don't need.

In addition, studies have shown there is an increase in crime in neighbourhoods that sell alcohol.

There are 2 conveniently located liquor stores in our neighbourhood.

- B.C liquor store on East Broadway 1 km away
- 1St Ave Liquor Store 2 km away

Thank you

s.22(1)

Vancouver



**From:** s.22(1)  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/16/2022 8:50:20 AM  
**Subject:** [EXT] Notice of Development Application: 3838 Rupert St. (DP-2021-01028)

---

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---

Hello Dallas,

As I resident living 2-blocks away from **3838 Rupert St. (DP-2021-01028)**, I am writing to express my disapproval on for a Liquor Store - Type 2.

This is not an appropriate business to be situated in close proximity to a neighbourhood elementary school. Additionally, if a previous decision for **Development Application: 3737 Rupert St (DP-2020-00937)**, at adjacent property on Rupert St and East 22nd Avenue, was refused by City of Vancouver on May 20th, 2021 then the same principle of merit should be recognized and upheld to refuse this current application.

Kind regards,  
s.22(1)

**From:** s.22(1)  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/3/2022 5:38:10 PM  
**Subject:** [EXT] Objection on Development Application

---

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---

Re: 3838 Rupert Street  
DP-2021-01028

Hi Dallas,

I strongly oppose to the Liquor Store Development Application on this site. It is mainly because the site is right across the street from the Renfrew Elementary School and also it is a residential area. Thank you

Sincerely,

s.22(1)

**From:** s.22(1)  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/16/2022 10:25:28 AM  
**Subject:** [EXT] Oppose Liquor store application on 3838 Rupert Street

---

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---

Hi Dallas,

My name is s.22(1) My family and I live on s.22(1) from 3838 Rupert Street where the liquor store is applying to locate.

I am writing to oppose to the liquor store application. I hav s.22(1) The s.22(1) s.22(1) which is only 150m from the subject site. The s.22(1) which is 3 blocks away from the subject site. First of all, with the liquor store located so close to both schools, I am concerned for the safety of the children. Because there could be potentially drunk people hanging around the liquor store or broken glasses from alcohol bottles in the neighborhood. Secondly, I am also concerned about the psychological impact and negative influence on the children. As a parent, I want my kids to grow up in the positive and beautiful environment surrounded by arts and natural elements, not the fancy bottles or the drinking behaviour that a liquor store delivers. People always say "children are what the mothers are." Would you agree that children are also highly influenced by their surrounded environment? s.22(1) every day and could potentially perceive that drinking is acceptable and they could also become interested in it and might attempt to try. Very bad and negative influence. Thirdly, there is already a big liquor store up on Broadway and Rupert, why do we need another one within such a short distance?

Overall, I don't think our neighborhood needs a liquor store and It is a very bad idea having it so close to schools. Please put our children's safety and health as your priority and decline the application. Thank you for your time ad consideration!

Regards,  
s.22(1)



**From:** s.22(1)  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/5/2022 5:39:13 PM  
**Subject:** [EXT] our comment on development application

---

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Hi,  
My s.22(1) are totally against having a liquor store being so close to an elementary school and a secondary high school and are worried about the safety of the children. We as parents all know what liquor can do to a person and definitely want to protect our children from being exposed to people who may be intoxicated before or after a liquor purchase. Since there is a liquor store on Rupert and Broadway, and another liquor store by Safeway on 3410 Kingsway, we don't see why we need another liquor store in this area. Our main concern is to ensure the children have a safe environment to study and to play without corrupting their minds with liquor. Please reconsider for the sake of the little children and the teenagers. They are our future and they deserve to live in a place with less or no corruption at all. The government should and the people who are involved with this project should discourage people from drugs and alcohol instead of promoting them. Please put an end to this development application once and for all and give the children a safe area to grow up in. Thanks.

Regards,  
s.22(1)

**From:** s.22(1)  
**To:** "Ng, Louis" <louis.ng@vancouver.ca>  
"Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/14/2022 2:24:31 PM  
**Subject:** [EXT] Proposed Liquor Store at 3838 Rupert Street - Why are we doing this again?

---

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---

Very frustrating that this was denied already at the location kitty corner to 3737 Rupert and yet you're trying again. Super cheeky and I hope it's denied again.

Please see below:

Subject: Proposed Liquor Store at 3838 Rupert Street

My name is s.22(1) in Vancouver BC.

I am upset to hear that they are trying this again. The developer who appealed the denial for 3737 Rupert is now trying for 3838 Rupert.

Below are the reasons why, yet again and still don't think it should be approved.

1) Across the street from an elementary school is not an appropriate location for a liquor store. Hundreds of children, ages 5 through 12 will pass by this location every weekday and it does not contribute to an educational environment or a wholesome community environment.

2) The city does not want marijuana dispensaries within a certain distance from schools, why should liquor stores be any different? They should be subject to the same scrutiny.

3) There are already several liquor stores in close proximity to 3737 Rupert Street, more than enough to support the growing community. They are:

- i) BC Liquor Store located at 3150 east Broadway (1.5km away)
- ii) Eldorado Liquor Store at 2310 Kingsway (2.9km away)
- iii) Bottle Jockey located at 1899 Rosser Street (3.5km away)
- iv) BC Liquor Store located at 4429 Kingsway (4.4km away)

v) Cedar Cottage Liquor Store at 3728 Clark Street (4.9km away)

\* Not to mention several licensed establishments all within 5km of 3737 Rupert.

I respectfully ask that you, again, deny this proposed liquor store.

Many thanks,

s.22(1)

A large grey rectangular box redacting the signature of the sender.



**From:** s.22(1)  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/12/2022 8:13:15 PM  
**Subject:** [EXT] Proposed liquor store at 3838 Rupert Street, DP-2021-01028

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Hi Dallas,

The residents of this neighbourhood previously opposed the proposed liquor store at 3737 Rupert street and we are appalled that they are trying again to open one at 3838 Rupert Street which is kiddy corner from their original application even though it was denied. It's also within a 150m of the school property which goes against liquor store guidelines.

There is no need for a liquor store across the street from our children's elementary school. We all know very well what types of people this type of establishment will attract: drunks, drug users, transients, homeless, etc. I'm sure it will increase the car and home break-ins in the area, violence, and disturbances in our quiet residential neighbourhood. As a parent, I don't want to have to worry about needles or broken alcohol bottles on their school grounds.

This type of business will have a huge negative impact on our families daily lives and we do not want our children exposed to this type of negativity. The late operating hours are also very concerning. None of this fits into our neighbourhood and we DO NOT want it here!

Not to mention, there are at least 5 liquor stores within a 5km radius of this proposed location so there is no need for another one. In addition to that, there are also licensed establishments people can go to in the neighbourhood already.

Please deny this application as us residents strongly oppose it.

Regards, s.22(1)

Sent from my iPhone

**From:** s.22(1)  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/7/2022 8:44:54 AM  
**Subject:** [EXT] Re: 3838 Rupert st - ] DP - 2021 - 01028 - Opposed

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Well, that certainly is encouraging (from my perspective). Thank you for your reply, it is appreciated - it is so nice to know that there are indeed real people on the other end.

s.22(1)



On Feb 7, 2022, at 9:40 AM, Arcangel, Dallas  
<dallas.arcangel@vancouver.ca> wrote:

Hello s.22(1)



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

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

In response to your last comment - I do not know what the outcome will be but do know, that a recent DP application at 3737 Rupert st for a Liquor store was recently refused by the Director of Planning for many of the reasons that people are now providing, such as yours.

Regards,

**Dallas Arcangel**

Project Coordinator II

Development Review Branch

604.871.6857

<image001.png>

From: s.22(1)  
Sent: Monday, February 7, 2022 8:32 AM  
To: Arcangel, Dallas <dallas.arcangel@vancouver.ca>  
Subject: [EXT] DP - 2021 - 01028

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Re: Development Application  
3838 Rupert Street  
DP-2021- 01028

Dallas

Thank you for seeking our input on the above application. I appreciate the job that you are doing.

So, how do I feel about a Liquor Store in the above development? There are many people in our society who struggle with alcohol addictions, I don't think there are too many adults out there who have not had some contact with people who cannot safely handle alcohol. The social and economic cost of alcohol in our society is very high with families being destroyed, innocent people killed or maimed (no, I am NOT exaggerating - a report commissioned in 2010 estimated the cost of alcohol related car accidents in Canada to be in excess of 20B). With smoking, the person who is affected in 99.9% of the cases is the smoker s.22(1) s.22(1) none of them suffers from smoking related illnesses and they are in s.22(1) With alcohol there is a wide swath of destruction. So, my view is, the more difficult it is to obtain alcohol, the better it is for our



society. While prohibition is not the answer, lowering the availability will probably, in some very very very small way, help some of those struggling have to work a little harder to get their 'drug'.

I also do not like the idea of a liquor store by the school. No, it's not the customers that frequent the store, they are nice enough people. It is the normalization of alcohol into their subconscious (I feel the same way about cannabis stores - oh, wait, they are already not allowed to be located close to schools).

While I truly do appreciate that you are asking for how we feel about the application, in my experience this is nothing more than an exercise, I feel that the outcome is already determined, the sending out and collecting of feedback is merely a formality that holds absolutely no weight in the decision (unless there is a 98% response to the negative, that 'might' merit some consideration). I am about 99% sure that in the future when I pass by the above address, that I will indeed see a liquor store and I will be sad.

Sincerely

s.22(1)

A rectangular grey box redacting the signature of the sender.

**From:** s.22(1)  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/15/2022 1:27:30 PM  
**Subject:** [EXT] RE: 3838 Rupert St. DP-2021-01028

---

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---

Dear Mr. Dallas Arcangel,

I totally oppose to have a Liquor Store at the above site, due to 2 elementary schools are on both 22<sup>nd</sup> & 25<sup>th</sup> respectively. Also Windermere High School is in the neighborhood. I don't think it's appropriate to do such a thing.

Your consideration to this matter is greatly appreciated.

Yours truly,

s.22(1)

**From:** s.22(1)  
**To:** "Hicks, Claudia" <claudia.hicks@vancouver.ca>  
**CC:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/16/2022 2:21:33 PM  
**Subject:** [EXT] Re: 3838 Rupert Street (DP-2021-01028) [Liquor Store Permit]

---

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Hi Claudia,

I've received an Out of Office reply from Dallas and today being the last day for comments; I'm forwarding this email to your attention...

Re: 3838 Rupert Street (DP-2021-01028) [Liquor Store Permit]

I would like to remind that both City of Vancouver (COV) and Vancouver School Board (VSB) has operating guidelines best practices for permitting of businesses and schools. As per examples below:

- COV (Liquor Store Guidelines)

Separation from Family oriented uses

(a) No liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house.

- VSB (Administrative Procedure 313 - Incompatible Land Use Near Schools)

1. Each use that may be deemed incompatible near a school will be weighed in terms of safety considerations and its proximity to a school(s). In general, the District will restrict its attention to the proposed changes within 300 metres (approximately 1,000 feet) of an existing school, although there may be special circumstances when the District may oppose a change in use beyond that distance.

The reason for these best practices is to minimize risk for the children with



the school (area of calm). This liquor store will be situated in an adjacent city block next to Renfrew Elementary School and thus will increase the volume of foot and motor vehicle traffic within the vicinity of Renfrew Elementary School.

Rupert and East 22nd Avenue is already a busy area; our children need to navigate this area on their travels to school. As recent as February 2022; there was a pedestrian/motor vehicle accident within this intersection.

If COV does permit for this rezoning to proceed. At a minimum, COV should also request that the developer of this project to also fund the installation of a pedestrian controlled traffic light for a crossing at Rupert and 23rd Avenue (where liquor store will be located). This will allow for the safe crossing for the students, especially during rush hour. We must also remember that without a pedestrian controlled traffic light; there will be individuals whom will attempt to cross Rupert, causing both an unsafe situation for the pedestrian and drivers.

Thank-You,

s.22(1)

**From:** s.22(1)  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/16/2022 12:22:54 PM  
**Subject:** [EXT] Re: 3838 Rupert Street (DP-2021-01028) [Liquor Store Permit]

---

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Hi Dallas,

Re: 3838 Rupert Street (DP-2021-01028) [Liquor Store Permit]

I would like to remind that both City of Vancouver (COV) and Vancouver School Board (VSB) has operating guidelines best practices (where a school is located) for permitting of businesses and schools. As per examples below:

- COV (Liquor Store Guidelines)

Separation from Family oriented uses

(a) No liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house.

- VSB (Administrative Procedure 313 - Incompatible Land Use Near Schools)

1. Each use that may be deemed incompatible near a school will be weighed in terms of safety considerations and its proximity to a school(s). In general, the District will restrict its attention to the proposed changes within 300 metres (approximately 1,000 feet) of an existing school, although there may be special circumstances when the District may oppose a change in use beyond that distance.

Let's remember the reason for these best practices is to minimize risk for the children with the school (area of calm). This liquor store will be situated in an adjacent city block next to Renfrew Elementary School and thus will increase the volume of foot and motor vehicle traffic within the vicinity of Renfrew Elementary School.

Rupert and East 22nd Avenue is already a busy area; our children need to navigate this area on their travels to school. As recent as February 2022; there was a pedestrian/motor vehicle accident within this intersection.

If COV does permit for this rezoning to proceed. At a minimum, COV should also request that the developer of this project to also fund the installation of a pedestrian controlled traffic light for a crossing at Rupert and 23rd Avenue (where liquor store will be located). This will allow for the safe crossing for the students, especially during rush hour. We must also remember that without a pedestrian controlled traffic light; there will be individuals whom will attempt to cross Rupert, causing both an unsafe situation for the pedestrian and drivers.

Thank-You,

s.22(1)



**From:** s.22(1)  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/14/2022 1:55:01 PM  
**Subject:** [EXT] RE: development 3838 Rupert St. DP-2021-01028

---

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---

Dear Mr. Dallas Arcangel,

I highly disagree to have a Liquor Store in the above location as there are 2 elementary schools located at 22<sup>nd</sup> & 25<sup>th</sup> of Rupert as well as Windermere High School in the neighbourhood.

Please put into consideration.

Yours truly,  
s.22(1)

**From:** s.22(1)  
**To:** "Hicks, Claudia" <claudia.hicks@vancouver.ca>  
**CC:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/16/2022 10:27:08 AM  
**Subject:** [EXT] Re: [EXT] 3838 Rupert Street, Vancouver, BC, DP-2021-01028

---

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---

Thank you. Wasn't sure if my message had gone through hence 2nd email.

Best,

s.22(1)

> On Feb 16, 2022, at 10:25 AM, Hicks, Claudia <claudia.hicks@vancouver.ca>  
wrote:  
>

**From:** s.22(1)  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/22/2022 8:19:33 PM  
**Subject:** [EXT] Re: [EXT] Application for a liquor store to go in at 3838 rupert Street - DP -2021-01028

---

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Evening Dallas,

thank you for the update, I really appreciate it.

Sorry about the bolding. I was approached by the neighbours and the local elementary school to fight this. I hope this does not get passed.

I look forward to hearing the result soon.

kindly,

s.22(1)

s.22(1)

On Tue, Feb 22, 2022 at 11:38 AM Arcangel, Dallas  
<dallas.arcangel@vancouver.ca> wrote:

Hello s.22(1)

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

Your comments have been circulated to the review groups responsible for this



application. A decision will be made shortly. Following that decision, you will receive a copy of the decision letter for your information.

PS. No need to bold your font.

Regards,

**Dallas Arcangel**

Project Coordinator II

Development Review Branch

604.871.6857



From: s.22(1)

Sent: Sunday, February 13, 2022 9:48 PM

To: Arcangel, Dallas <dallas.arcangel@vancouver.ca>

Subject: [EXT] Application for a liquor store to go in at 3838 rupert Street - DP -2021-01028

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---

**Evening Dallas,**

do you remember me I am s.22(1) and you worked with me  
s.22(1)

s.22(1) Your help was instrumental in  
s.22(1) for children and families to come

together.

It has been brought to my attention from the PAC at Renfrew elementary school and the neighbours about the application DP - 2021-01028 to put in a liquor store at 3838 Rupert Street which is at 22nd and Rupert, s.22(1)

s.22(1)

s.22(1) the idea of a huge liquor store s.22(1)  
s.22(1) is very concerning and makes me very worried about not only the s.22(1) but also for the children attending Renfrew Elementary school and Windermere High School.

Do we really need this in our community, to present this every day to our children, to have drunk drivers potentially racing around small children, racing down back alleys where young children may be. Also, the proposed hours of this liquor store are a huge concern

- ☐ 10 am to 10 pm - Sunday to Thursday
- ☐ 10 am to 11 pm - Friday and Saturday

This neighbourhood is quiet and residential and we do not need this store attracting drinking at those times.

**Section 4 Separation from Family oriented uses (a) No liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house.**

**Taken from**

**City of Vancouver Land Use and Development Policies and Guidelines Planning, Urban Design and Sustainability Department**  
453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100 website: [vancouver.ca](http://vancouver.ca) | email: [planning@vancouver.ca](mailto:planning@vancouver.ca) | app: VanConnect **LIQUOR STORE GUIDELINES** Adopted by City Council on November 2, 2004  
Amended January 18, 2007, June 6, 2007, January 19, 2010 and May 2, 2018

**The proposed liquor store is directly across the street from the elementary school.**

I strongly oppose this application for so many obvious reasons.

Please do not put this change of use through.

kindly,

s.22(1)





s.22(1)



**From:** s.22(1)  
**To:** "Hicks, Claudia" <claudia.hicks@vancouver.ca>  
**CC:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/14/2022 3:23:47 PM  
**Subject:** [EXT] Re: [EXT] Fwd: Proposed Liquor Store at 3838 Rupert Street - Why are we doing this again?

---

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---

Thank you for getting back to me.

s.22(1)

On Feb 14, 2022, at 2:58 PM, Hicks, Claudia  
<claudia.hicks@vancouver.ca> wrote:

\u-257 ?

Hi s.22(1)

Thank you for your comments. They will be considered as part of this application's review.

**Claudia Hicks**  
**Project Coordinator - Development Review Branch**  
*Development, Buildings & Licensing*  
604.871.6083



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**From:** s.22(1)  
**Sent:** Monday, February 14, 2022 2:27 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Fwd: Proposed Liquor Store at 3838 Rupert Street - Why are we doing this again?

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

From: s.22(1)

Date: Mon, Feb 14, 2022 at 2:24 PM

Subject: Proposed Liquor Store at 3838 Rupert Street - Why are we doing this again?

To: <bov@vancouver.ca>, <dallas.arcangel@vancouver.ca>

Very frustrating that this was denied already at the location kitty corner to 3737 Rupert and yet you're trying again. Super cheeky and I hope it's denied again.

Please see below:

Subject: Proposed Liquor Store at 3838 Rupert Street

My name is s.22(1) n Vancouver BC.

I am upset to hear that they are trying this again. The developer who appealed the denial for 3737 Rupert is now trying for 3838 Rupert.

Below are the reasons why, yet again and still don't think it should be approved.

1) Across the street from an elementary school is not an appropriate location for a liquor store. Hundreds of children, ages 5 through 12 will pass by this location **every weekday** and it does not contribute to an educational environment or a wholesome community environment.

2) The city does not want marijuana dispensaries within a certain distance from schools, why should liquor stores be any different? They should be subject to the same scrutiny.

3) There are already several liquor stores in close proximity to 3737 Rupert Street, more than enough to support the growing community. They are:

- i) BC Liquor Store located at 3150 east Broadway (1.5km away)
- ii) Eldorado Liquor Store at 2310 Kingsway (2.9km away)
- iii) Bottle Jockey located at 1899 Rosser Street (3.5km away)
- iv) BC Liquor Store located at 4429 Kingsway (4.4km away)
- v) Cedar Cottage Liquor Store at 3728 Clark Street (4.9km away)



\* Not to mention several licensed establishments all within 5km of 3737 Rupert.

I respectfully ask that you, again, deny this proposed liquor store.

Many thanks,

--  
s.22(1)



s.22(1)



**From:** s.22(1)  
**To:** "Ng, Louis" <louis.ng@vancouver.ca>  
**CC:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/14/2022 5:33:56 PM  
**Subject:** [EXT] Re: [EXT] Proposed Liquor Store at 3838 Rupert Street - Why are we doing this again?

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Perhaps I mis-typed... this isn't an appeal. This developer tried to get a liquor store into 3737 Rupert last year, the answer was no, they appealed that, and the answer was no again...

Now they've apparently applied to put one in 3838 Rupert which is kitty corner to the one that was previously denied. So it's a new application for the same thing that was denied twice last year.

On Mon, Feb 14, 2022 at 3:49 PM Ng, Louis <louis.ng@vancouver.ca> wrote:

Hi s.22(1) I don't have this listed as an upcoming appeal.

I will notify the neighbourhood once an appeal is filed and scheduled, and please note that BOV's agenda is full to April 2022.

Earliest appeal date will in May 2022 and depending on when the applicants file the appeal.

**Louis Ng, B.A., B.Sc. & Dipl.T.**  
**Secretary to the Board of Variance**  
**& Freedom of Information Officer**

Direct Line: (604) 873-7723  
Facsimile: (604) 873-7475  
Email: [louis.ng@vancouver.ca](mailto:louis.ng@vancouver.ca)

**City of Vancouver, Board of Variance**  
<https://vancouver.ca/your-government/board-of-variance.aspx>

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From: s.22(1)  
Sent: Monday, February 14, 2022 2:25 PM  
To: Ng, Louis <louis.ng@vancouver.ca>; Arcangel, Dallas <dallas.arcangel@vancouver.ca>  
Subject: [EXT] Proposed Liquor Store at 3838 Rupert Street - Why are we doing this again?

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Very frustrating that this was denied already at the location kitty corner to 3737 Rupert and yet you're trying again. Super cheeky and I hope it's denied again.

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My name is s.22(1) in Vancouver BC.



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Below are the reasons why, yet again and still don't think it should be approved.

1) Across the street from an elementary school is not an appropriate location for a liquor store. Hundreds of children, ages 5 through 12 will pass by this location **every weekday** and it does not contribute to an educational environment or a wholesome community environment.

2) The city does not want marijuana dispensaries within a certain distance from schools, why should liquor stores be any different? They should be subject to the same scrutiny.

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\* Not to mention several licensed establishments all within 5km of 3737 Rupert.

I respectfully ask that you, again, deny this proposed liquor store.

Many thanks,

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s.22(1)



s.22(1)



**From:** s.22(1)  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/3/2022 4:43:44 PM  
**Subject:** [EXT] Re: Notice Of Development Application - 3838 Rupert St - DP-2021-0128

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Dallas Arcangel.

I am a resident of Renfrew Heights. I have owned property and lived in the neighborhood for over s.22(1) years. I am also a s.22(1) of the Renfrew Park Community Center. I am opposed to the proposed liquor store application for one of the retail units located at 3838 Rupert Street.

I am opposed to the store based on the following reasons:

As proposed, 3737 Rupert Street is across the street from Renfrew Elementary School (200 meters distance to the front door of the school – Google Maps). Elementary school aged children will be passing the store every school day. The playgrounds are also well used during after school hours. If Cannabis Stores are not allowed to be near schools, then why should a liquor store not be held to the same standard.

The neighborhood is already well serviced by a BC Liquor store on Broadway and Lillooet – in walking distance.

The presence of a liquor store in a residential neighborhood will lead to additional negative impacts of increased vehicle traffic, garbage and public consumption of alcohol – especially at night with the close proximity of Renfrew Park and the open (publicly accessible) parking lots at Renfrew Park Public Library and Community Center. The existing liquor stores (BCLDB Broadway and Lillooet – East Broadway - and the Eldorado Liquor Store- Kingsway) nearby are all on main arterial roads (2 lanes each way), the proposed Rupert St store is not (1 lane each way – both Rupert and 22nd).

The neighborhood has been plagued by the garbage dumped on our streets and sidewalks by transients who shop at the Grandview Highway McDonalds and the former 7- Eleven store located at the old strip mall that was formerly at 3737 Rupert/ 3281 East 22nd. Presently, the parking lots at the community center and library are used after hours for the public consumption of cannabis. I do not want alcohol to be added to this mix. This impacts the safety of residents.

I am not opposed to liquor or liquor stores; however, liquor retail should not be located in quiet residential neighborhoods.

Regards,

s.22(1)

s.22(1)



**From:** s.22(1)  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/22/2022 9:31:08 AM  
**Subject:** [EXT] Re: Objection - 3838 Rupert St (DP-2021-01028) development application

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We appreciate your help!

Have a great day!!

s.22(1)

s.22(1)

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**From:** Arcangel, Dallas <dallas.arcangel@vancouver.ca>  
**Sent:** Tuesday, February 22, 2022 9:21:17 AM  
**To:** s.22(1)  
**Subject:** RE: Objection - 3838 Rupert St (DP-2021-01028) development application

Hello s.22(1)

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

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

Regards,

**Dallas Arcangel**

Project Coordinator II

Development Review Branch

604.871.6857



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**From:** s.22(1)  
**Sent:** Wednesday, February 16, 2022 9:09 PM  
**To:** Arcangel, Dallas <dallas.arcangel@vancouver.ca>  
**Subject:** [EXT] Objection - 3838 Rupert St (DP-2021-01028) development application

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Dear Dallas,

I wish to object to the development application by DeAngelis Architecture, perform a change of use of approximately 3,888.4 sq. ft to a Liquor Store – Type 2, of the previous Commercial Retail Units number 6 & 7 (at 3898 Rupert & 3309 East 23rd), including interior alterations, to the existing six-storey mixed-use building. I submitted my comments via Shapeyourcity.ca. I would like to add few more points. Please accept this email as my submission.

My husband and I are the resident of Renfrew-Collingwood for over s.22(1). We are the homeowner. We are shocked this plan has been considered. We live s.22(1) from the proposed premises. s.22(1) goes to school and pass the proposed premises every day.

We object to the application on the following concerns:

**Objection 1:**

Grounds for objection – Too close to the school.

Reasons for objections:

1. Renfrew Elementary School is situated 130 meters (right across the street) from the proposed premises.
2. Windermere Secondary School is situated 800 meters from the proposed premises.
3. Vancouver Christian School about 750 meters from the proposed premises.
4. Alcohol is a unique product. While it is a source of pleasure and enjoyment for the vast majority of people and can be part of a balanced, healthy lifestyle, we know from much experience that when it is misused, there are serious consequences.
5. The health and safety risks related to alcohol use, with particular emphasis on the harmful effects of binge drinking by youth and post-secondary students.
6. The young children and youth will get confused while schools are educating them about the risk of drinking alcohol, but there is a liquor store so close to their schools and promoting it is a source of pleasure and enjoyment.

**Objection 2:**

Grounds for objection – Too close to quiet residential housing.

Reasons for objections:

1. The location is extremely close to quiet residential housing.
2. We are concerned about the extra traffic they will generate on Rupert Street and 22nd Ave.
3. The proposed premises whose principal hours of business are late at night is not compatible with this location. Hours of operation are: 10 am – 10 pm – Sunday to Thursday; 10 am to 11 pm – Friday and Saturday.
4. I personally feel that allowing the sale of alcohol and similar activities this late at night will lead to noise and anti-social behaviour in local streets at a time when most respectable local residents are in bed and trying to sleep.



**Objection 3:**

Grounds for objection – Potential crime increase

Reasons for objections:

1. We are concerned about the potential for drunk driving and the dangers this brings not only to our community but the wider area.
2. I witnessed some strangers hang around alleys at night. They were not just littered in our alley. My garage door and a couple of other houses were damaged with spray paints in past while we were sleeping. There is potential to increase strangers in my neighborhood if there will be a liquor store in our neighbor and open late at night.
3. We are concerned about the inherent risk of alcohol abuse in British Columbia today. As per the report in 2011, approximately 350,000 British Columbians are problem drinkers.  
(<https://www2.gov.bc.ca/gov/content/health/practitioner-professional-resources/bc-guidelines/problem-drinking> [gov.bc.ca]).

We hope you seriously consider our objections as it is affecting our lives at present.

Kind regards,

s.22(1)



My contact details are:

s.22(1)



**From:** s.22(1)  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 2/3/2022 3:50:54 PM  
**Subject:** [EXT] Written comments on Notice of Development Application - 3838  
Rupert Street - DP-2021-01028

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Hi Dallas,

I would like to strongly oppose this development because it is located right across the street from Renfrew Elementary School.

Therefore, it is dangerous to expose the elementary school children to the influence of liquor & wine at their young ages.

As I recall, its previous application had been rejected already. So how many times is this liquor store allowed to reapply before it is final for its rejection?!

Thank you for your consideration!

Sincerely,

s.22(1)



## 3838 Rupert St (DP-2021-01028) Development Petition Opposing Change of Use for a Liquor Store

Please find enclosed a petition from very concerned residents within the immediate community around the proposed change of use at 3838 Rupert St, Vancouver, BC of approximately 3,888.4 sq. ft of commercial retail units #6 and 7 to a Liquor Store -Type 3 in the existing six-story mixed-use building with proposed hours of operation: 10 am to 10 pm - Sunday to Thursday and 10 am to 11 pm - Friday and Saturday.

We are opposed to the change of use for the following reasons

**The development application is against the city of Vancouver's liquor store guideline and threatens the community's identity.** Link to Guideline Page:  
<https://vancouver.ca/files/cov/liquor-store-guidelines.pdf>

-It is across the street from Renfrew Elementary School, Strong Start Early Learning Centre and playgrounds. We are afraid it will have a negative impact on children and the community. Furthermore, the City of Vancouver Liquor Store guidelines amended May 2, 2018 prescribe "4 Separation from Family oriented uses (a) No liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house. The Alcohol and Gaming Commission of Ontario (AGCO) defines the distance as follows

*"When the school or private school is the primary or only occupant of a building, 150 metres shall be measured from the property line of the property on which the school or private school is located"* (<https://www.agco.ca/cannabis/retail-store-location>).

The Ontario Superior Court's decision on *Sticky Nuggz Inc. v Alcohol and Gaming Commission of Ontario*, prescribed measuring the distance using the "straight-line" or "as the crow flies" method and affirmed AGCO's definition. This decision was also upheld by the Divisional Court of the Superior Court of Justice.

Page 2

-Renfrew Heights Recovery House is close by and the presence of a liquor store would likely be a negative influence

### **Alternative businesses should be considered for occupying the space**

-We don't see the need for another liquor store as there is an existing government liquor store within 2km away and also three to four liquor stores that are easily assessable

-Instead of a liquor store the community would be better served by allowing a variety of other retail stores and services like a doctor's office, bakery, or other professional services to operate in that space

### **Having more liquor stores is contradictory to the City of Vancouver's environmental goals**

-The City of Vancouver has publicly stated that it wants to be the greenest city for years and has put significant effort to make the goal into reality. In the City of Vancouver's Greenest City 2020 Action Plan

*The City's Sustainability Plan, it states the following: "Develop education and enforcement programs to keep recyclables out of the waste stream. This action builds on existing regulations to keep glass, metals, paper, and some plastics from the City's garbage collection. It includes tactics to raise awareness about the importance of waste reduction and recycling, community-based social marketing to overcome barriers, cooperation with community groups, and enforcement of disposal bans at the household and business level." <https://vancouver.ca/files/cov/greenest-city-action-plan.pdf>*

If the city allows this liquor store to pass, there will be an increase of waste due to alcohol consumption which contradicts the City of Vancouver's environmental plan. A significant portion of bottles cannot be recycled due to the material being used to create the bottles. Most of those bottles end up in landfills or sent off to third world countries. Introducing a liquor store will increase bottle and plastic waste which contradicts the city's zero-waste initiative and goals. The city should reject this appeal to uphold its sustainability goals.

### **Ineffective if not wasteful use of city resources**

-the residents of the neighbourhood are disheartened by the use of city resources to review a second development application for a liquor store within the same intersection



The proposed liquor store location is clearly within 150 m of the property line of the property on which Renfrew Elementary School is located.

-Blue Spruce Montessori, Vancouver Christian School, a preschool, and Windermere Secondary School is also close by and would be negatively impacted

**Substantially affects the neighborhood's character, use and enjoyment of the adjacent land**

-As described by the city of Vancouver Community plan, "Renfrew-Collingwood is a dynamic, family-oriented neighborhood, known for its active community spirit and remarkable diversity." This neighborhood in particular noted for its residential homes with its family and kid friendly culture.

-We have observed traffic at large liquor stores can be relatively consistent and frequent. As the area is a residential neighborhood, the main roads only consist of one lane of traffic for all directions for the Rupert and East 22nd avenue intersection. The alleyway leading into the building is also somewhat tight and requires cars to go through residential alleyways. This creates a high likelihood for extreme congestion for the area, increasing carbon pollution, and traffic jams

- As the area is primarily residential, problems may arise with residents competing with liquor store customer for parking and how large alcohol delivery vehicles will be accommodated and will they cause undue noise

-Renfrew Heights Recovery House is close by and the presence of a liquor store would likely be a negative influence to this place of calm and healing

**Result in inappropriate development of the site**

-The City of Vancouver guidelines and bylaws had not intended the development of a liquor store in such close proximity to an elementary school

-May result in public drunkenness, disturbing the peace and vandalism near a liquor store

-A large 3888sq foot liquor store open from 10am to 11pm will negatively impact the family friendly characteristics of the neighbourhood

and withing 150m of Renfrew Elementary School and close distance to Blue Spruce Montessori on 25<sup>th</sup> and Rupert

-A couple months ago, a development application for 3737 Rupert St (DP-2020-00937) proposing change of use of a retail store to liquor store at the same intersection was rejected by the City of Vancouver and later also rejected by the Board of Variance.

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MORE SIGNATURES ON LINE 52

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Responded at	Usertype	Signup Form Q1 (Username)	Signup Form Q2 (Email)	Signup Form Q3 (First name - deleted)	Signup Form Q4 (Postal Code)	Signup Form Q5 (Year of birth)	Q1 (<p>Your comments:</p>)	Q2 (<p>Street address</p>)	Q3 (<p>Postal code</p>)	Q4 (<p>Your overall position about the application:</p>)	Response ID
2022-02-03 10:31:33 -0800	Unverified User	s.22(1)	s.22(1)				I oppose the idea to change to a liquor store as there is an elementary school right across the street on Rupert and 23 Ave.	s.22(1)	Vancouver, BC, s.22(1)	2	3834246
2022-02-03 11:19:37 -0800	Participant			Vancouver, BC,	s.22(1)	s.22(1)	A liquor store across the street from an elementary school?! What's next? A Cannabis Store? I vehemently oppose this development and hope those in charge will use their common sense and reject this. This will increase traffic and unwanted clientele that may put vulnerable children in our community in harm's way.		Vancouver, BC,	2	3834485
2022-02-03 11:29:23 -0800	Participant			Vancouver, BC,			As a resident in the immediate area I think this change should be approved		Vancouver, BC,	1	3834529
2022-02-03 12:56:12 -0800	Participant			Vancouver, BC,			Absolutely not, with an elementary school across the street and a high school a few blocks away the last thing we need is potentially intoxicated drivers in the area .		Vancouver, BC,	2	3834858
2022-02-03 13:25:10 -0800	Unverified User	s.22(1)	s.22(1)				Hi Development permit team. This address is within 60m of Renfrew and the Liquor Store Guidelines section 4a indicate a liquor store should be no closer than 150m of a school. A recent development permit and Board of Variance appeal was undertaken related to a proposed liquor store also across the street from this same school.		Vancouver, BC,	2	3834964
2022-02-03 14:20:25 -0800	Participant	s.22(	s.22(1)	Vancouver, BC,	s.22(1)	s.22(1)	Having a liquor store next to an elementary school and a short walking distance from a high school seems odd. Many elderly also reside in this area which doesn't seem like the right target audience.		Vancouver, BC,	2	3835224
2022-02-03 15:27:02 -0800	Participant	s.22(1)	s.22(1)	Vancouver, BC,	s.22(1)	s.22(1)	My husband and I are strongly against this application. A liquor store should not be across the street from an elementary school where many young kids are present and have after school activities there. There is also a secondary school very close by. We are concerned about the safety of children if a liquor store was allowed to operate so close by. Last year, another liquor store application was submitted from the same company for the building that is diagonally across the street from this building and was denied. Please consider denying this application also. Thank you for your time and consideration.	s.22(1)	Vancouver, BC	2	3835502
2022-02-03 15:52:01 -0800	Unverified User						Too close to many public schools. May have a negative effect on youth and students. Everyday elementary kids go to school, they'll have to see it before, during and after school everyday.		Vancouver, BC	2	3835597
2022-02-03 15:59:35 -0800	Participant	s.22(1)	s.22(1)	Vancouver, BC,	s.22(1)	s.22(1)	I oppose this development application for the following reasons: 1. It is not located within a Local Shopping area 2. It is located within 150m of Renfrew Elementary School 3. The applicant is disrespectful and not a "good neighbour." Despite having their previous application DP-2020-00937 and subsequent appeal rejected they continue to attempt to open a liquor store in the area - this time at the exact opposite corner of the previously rejected site. The applicant is aware of the rejections from neighbouring property owners and yet is choosing to disregard our concerns.	s.22(1)	Vancouver, BC,	2	3835624
2022-02-03 16:40:06 -0800	Unverified User	s.22(1)	s.22(1)				Strongly oppose this application, this is family oriented neighborhood with school age children. It is inappropriate and morally wrong to have a liquor store in our neighborhood. It will entice youngsters to start drinking at such vulnerable ages. As well, according to City of Vancouver liquor store guideline, no liquor store should be located within 150 m of a church, park, elementary or secondary school. Renfrew Elementary school is just across the street. Initially they try to develop on 3737 Rupert Street, after rejected twice, now they are trying to apply here..	s.22(1)	Vancouver, BC	2	3835747
2022-02-03 16:41:38 -0800	Unverified User						Too close to a school. This is against Vancouver city Bylaws. This liquor store already had applied to city across the street at 22 and Rupert, and was rejected previously.		Vancouver, BC	2	3835753
2022-02-03 16:51:39 -0800	Unverified User						It should not be allowed to locate Liquor store facility with in surrounding two block of Renfrew-Collingwood elementary school.		Vancouver, BC	2	3835783
2022-02-03 17:01:55 -0800	Unverified User						I do not feel it is appropriate to place a liquor store whether private or publicly owned directly across from an elementary school.		Vancouver, BC	2	3835801
2022-02-03 17:06:11 -0800	Unverified User						Not a good location		Vancouver, BC	2	3835808
2022-02-03 17:11:10 -0800	Unverified User	s.22(1)	s.22(1)				I would like to respectfully submit my comments and ask that the reviewers deny the development application to change the use to a liquor store on the grounds that there is an Elementary school located directly across the street. The applicant, DeAngelis Architecture, has previously applied for a similar development application at the site diagonal to this property (at 3737 Rupert St) and was denied (and the appeal denied as well). A liquor store in this space does not fit in with its immediate surroundings and the neighbourhood's goals and priorities. It would be more positively impactful to see the space used for much needed early learning/daycare spaces (currently, the before and after school care program at the Elementary school is at its max capacity with multi-year long waiting lists) or services such as banks and restaurants that could benefit those who live in the neighbourhood. A liquor store in such close proximity to young children, in my opinion, does not fit in well and is not a suitable use of the space.	s.22(1)	Vancouver, BC,	2	3835830
2022-02-03 17:13:52 -0800	Unverified User	ConcernedReside	s.22(1)				We are absolutely against having a liquor store in our neighbourhood and at this location. Not only is it so close to Renfrew Elementary, but also because residents have previously objected to a liquor store application at 3737 Rupert St.		Vancouver, BC,	2	3835835
2022-02-03 17:16:49 -0800	Unverified User	s.22(1)	s.22(1)				As a family of Renfrew Elementary, we have already dealt with this developer trying to open their liquor store at 3737 Rupert St. That application was refused. This new proposed location is still within 150 metres of Renfrew Elementary. We do not want a liquor store so close to our children's school. This site would be much better suited for a business that appeals to families and children in the community. Thank you.	s.22(1)	Vancouver, BC	2	3835846
2022-02-03 17:22:23 -0800	Unverified User	s.22(1)	s.22(1)				As residents of the neighbourhood and members of the community, we are firmly opposed to the proposal for a Liquor Store at 3838 Rupert Street.				
							The proposed location is directly across from an elementary school at an already busy intersection. The frequent presence of parents and children in this area makes this a less than ideal, in fact wholly unsuitable location for a liquor store.				
							According to the COV Land Use and Development Policies and Guidelines Section 4. Separation from Family oriented uses, No liquor store should be located within 150m of an elementary school. While we understand that this is only a guideline, the fact that section 4 exists would indicate that there was good reason to explicitly include this recommendation.				
							Section 3 of the guidelines also state that new locations for liquor stores are focused in certain Local Shopping Areas (LSAs). Based on the map, this area is not listed as an LSA.				
							(Continued in Next Row)				
2022-02-03 17:23:58 -0800	Unverified User	s.22(1)	s.22(1)				Speaking with other residents, another concern is crime. According to a StatsCan report dated Oct 29, 2020 - "There continued to be a surge in shoplifting reports by news media across the country that had begun in 2018, particularly in liquor stores, with shoplifting—as well as other property and violent crime—linked to the illicit use of methamphetamines". Also from the 2019 StatsCan highlights, rates of both alcohol-impaired and drug-impaired driving incidents increased in 2019.	s.22(1)	Vancouver, BC,	2	3835862
2022-02-03 17:28:44 -0800	Unverified User						There is also a fairly large BC Liquor store located at Broadway and Lilloet and a number of other stores all within a short drive. There does not appear to be any issues with access to alcohol products.				
							According to 2016 Census data for Vancouver, the Renfrew Collingwood area - the majority were couples with children. Families would benefit from essential services such as doctors, dental office, and pharmacies and more family oriented businesses. A liquor store would only benefit a small segment of the community				
							We are not against alcohol consumption and we respect individuals' choices to purchase, consume, and enjoy alcohol. The proposed location, however, is not ideal.				
Continued from above row											
2022-02-03 17:23:58 -0800	Unverified User	s.22(1)	s.22(1)				We object to the proposal as the location is right across the street of an elementary school, and also not far from another k-12 independent school in the neighborhood (VCS). There is a liquor store on Rupert and Broadway already, we do not need yet another liquor store that is within close proximity with each other.	s.22(1)	Vancouver, BC,	2	3835867
2022-02-03 17:28:44 -0800	Unverified User						Putting a liquor store next to an elementary school is a bad idea. It sends the wrong message to our children		Vancouver, BC,	2	3835805



2022-02-03 17:31:14 -0800	Unverified User	s.22(1)	s.22(1)		As a parent with a child attending Renfrew Elementary school, it is VERY disconcerting that the city would allow a liquor store to be put right across the street from a school. Don't put liquor store next to child's school.	s.22(1)	Vancouver, BC, Vancouver, BC,	s.22(1)	2	3835829
2022-02-03 17:33:42 -0800	Unverified User								2	3835844
2022-02-03 17:41:10 -0800	Unverified User	s.22(1)	s.22(1)		As a family of Renfrew Elementary, we have already dealt with this developer trying to open their liquor store at 3737 Rupert St. That application was refused. This new proposed location is still within 150 metres of Renfrew Elementary. We do not want a liquor store so close to our grandchildren's school. This site would be much better suited for a business that appeals to families and children in the community. Thank you.		Vancouver, BC,		2	3835888
2022-02-03 17:45:21 -0800	Unverified User	s.22(1)	s.22(1)		I don't want it to happen. The main reason is that it is right across from Renfrew Elementary. Although minors cannot go to liquors store; however, it will attract too many people to that area. In addition, there is another k to 12 school (Vancouver Christian School) nearby. There is already a liquor store on Rupert n Broadway already as well, I don't think we need another liquor store within such a close proximity with each other!		Vancouver, BC,		2	3835920
2022-02-03 17:47:21 -0800	Participant	s.22(1)	s.22(1)	Vancouver, BC	I do not support this application. This liquor store would be directly across the street from Renfrew Elementary School, which has kindergarten to grade 7 students from 9am-3pm, Monday to Friday. They also have an after school care program on the south west corner of the property that operates before school and until 6pm after school throughout the school year and then they offer out of school care from approximately 8:00am until 6:00pm throughout the summer and during Christmas and Spring Breaks. In addition, parents and caregivers bring toddlers and pre-school children to the school to attend the Strong Start program.. This school is heavily utilized by community families. We do not need or want a liquor store directly across the street from the school. It is a bad influence on small children, adds to traffic and parking issues in the area, brings bottle collectors to the area, which often comes along with additional litter and loitering. It could also lead to additional conflicts with the school community with people drinking and leaving broken bottles, cigarettes and other garbage on school grounds. This same group previously applied at the new building kitty-corner to the current application location and were turned down, in part due to proximity to the school. Please use the same reasoning for this attempt and decline their application.	s.22(1)	Vancouver, BC,	s.22(1)	2	3835922
2022-02-03 17:57:43 -0800	Participant			Vancouver, BC	I oppose to this application. There is Renfrew Elementary school right across the proposed application. Also another k to 12 school (Vancouver Christian School) nearby. Given the fact that there is another liquor store on Rupert and Broadway, I don't see a need to open another one so close to schools. Please reject the application		Vancouver, BC,		2	3835950
2022-02-03 18:14:30 -0800	Unverified User				Please do not allow a liquor store to be opened in our neighbourhood. This neighbourhood is family oriented with an elementary school at the corner of Rupert and 22nd. The high school is not far way either. A liquor store would be a bad influence for our kids and may potentially increase crime in the area.		Vancouver, BC,		2	3835993
2022-02-03 18:48:28 -0800	Unverified User				Placing a liquor store across from an elementary school is extremely irresponsible. It will encourage group gatherings and drinking parties at the school after hours, leaving behind a mess of garbage and empty cans and bottles. This is not a sight kids need to see when going to school the next day. I've seen this at our school numerous times. I can't imagine how much worse it could be with a store so close by. Please think strongly of the repercussions of this and think about how this affects the neighbourhood and the kids nearby. Do not choose profits over kids!		Vancouver, BC,		2	3836065
2022-02-03 18:52:53 -0800	Unverified User	s.22(1)	s.22(1)	Vancouver, BC,	I am in favour! More liquor stores please!		Vancouver, BC,		2	3836081
2022-02-03 19:12:24 -0800	Participant				Having it be right across Renfrew elementary school and also close to Windermere poses a huge problem. My main concern is that the liquor store will attract questionable characters to the area increasing risk to elementary and secondary kids.		Vancouver, BC,		1	3836138
2022-02-03 19:18:58 -0800	Unverified User	s.22(1)	s.22(1)		I do not agree with adding a liquor store on 22nd and Rupert st. It doesn't make sense, there's a few other liquor stores not far off. There's a few elementary schools and a high school really close by, we don't need to expose these kids to alcohol at such a young age. Pls do not approve this liquor store in our neighborhood. Thanks		Vancouver, BC,		2	3836152
2022-02-03 19:24:25 -0800	Unverified User	s.22(1)	s.22(1)		Good day,		Vancouver, BC,		2	3836164
2022-02-03 20:43:43 -0800	Unverified User	s.22(1)	s.22(1)		I am just writing this to express my concern with this "new" development in this neighborhood, which has been a family friendly, quiet residential neighborhood which I have had a pleasure of being a resident of growing up here. I believe that it would not be in the best interests for this neighborhood to have another liquor store within its vicinity, as there is already another one not too far away. This neighborhood has been a very convenient one for the many seniors and families which have need of services other than a liquor store. Another thought is that this development is directly across from an elementary school, where children would be. Please think of the children. I have seen first hand the destruction that alcohol and alcohol addictions can cause to individuals and families. Others who realize that there will be a liquor store would be likely to come here for their services. It would not be unusual for individuals to drive out to pick up a few more beers after having ran out. In this situation you would be creating an additional hazard in doing so. This developer- Dallas Arcangel has submitted another application earlier this year; DP-2020-00937, and I figure it has been rejected to initiate this application for this development next door.					
2022-02-03 21:16:57 -0800	Unverified User	s.22(1)	s.22(1)		Thank you,					
					Kind regards					
2022-02-03 22:31:57 -0800	Unverified User	s.22(1)	s.22(1)		I am extremely opposed to a liquor store being put in at this location. It is right across from the elementary school.	s.22(1)	Vancouver, BC,	s.22(1)	2	3836317
2022-02-03 22:39:09 -0800	Unverified User	s.22(1)	s.22(1)		I am strongly opposing this application. Not sure why the City even allowed this application to come to this stage because another similar application was declined not long ago which was to build a liquor store just across the street of this site.		Vancouver, BC,		2	3836375
2022-02-03 22:53:10 -0800	Unverified User				It's too close to the elementary schools: * Renfrew Elementary is just across the street * Blue Spruce Montessori School is probably within 70 meters * Vancouver Christian Elementary is a few blocks away * Windermere Secondary is just a few blocks away					
2022-02-03 22:57:40 -0800	Unverified User	s.22(1)	s.22(1)		The site in the application is also not too far from another established liquor store at Broadway and Ruppert. There is no need for another store in this area.	s.22(1)	Vancouver, BC	s.22(1)	2	3836466
2022-02-04 07:33:36 -0800	Unverified User	s.22(1)	s.22(1)		The proposed change of use to retail Liquor store can compromised by eroding the established family neighbour hood. And possibly corrupting adjacent elementary school students including the nearby high school students.	s.22(1)	Vancouver, BC,	s.22(1)	2	3836473
2022-02-04 08:34:15 -0800	Unverified User				This is too close to the elementary school.		Vancouver, BC,		2	3836481
2022-02-04 08:35:32 -0800	Unverified User				I am very pleased about the idea of having a liquor store in the neighbourhood. I know a small group of people are storming the comments to say it's too close to a school, and I wanted to oppose that viewpoint. Having a liquor store near-ish a school isn't going to endanger kids in any way.	s.22(1)	Vancouver, BC,	s.22(1)	1	3836485
2022-02-04 08:37:24 -0800	Unverified User	s.22(1)	s.22(1)		NO NO NO!!! DO NOT allow a Liquor store OR a Cannabis store RIGHT ACROSS THE STREET FROM A SCHOOL!!!! WHAT ARE YOU THINKING!? This in ITSELF is against the Vancouver City Bylaws! This is so ridiculous! This would absolutely compromise the safety of the children and THEY ARE YOUNG CHILDREN.	s.22(1)	Vancouver, BC,	s.22(1)	2	3836498
2022-02-04 08:37:29 -0800	Unverified User				I fully support this.		Vancouver, BC,		1	3836950
2022-02-04 08:37:29 -0800	Unverified User				As the s.22(1) barby which is only 2 blocks away, I have serious concerns about this application. Our elementary feeder school is only 1 block away and this is highly concerning. This location is inappropriate due to its location and operational hours overlapping with school hours. The concerns center around safety. 1., The possibility that some students would seek out people to "bootleg" is increased due the store's proximity. 2. The likelihood is high for transient people asking for money outside of the liquor stores as we see at many other locations and this poses a safety concern for youth. 3. Further, this store now provides a destination where people can pick up liquor and then head to the nearest outdoor space to drink; either the elementary school or the secondary school nearby. This may occur during school hours in our fields during warm weather seasons or after hours when extra-curricular activities are taking place. it also increases the likelihood of mischievous behaviour, vandalism, violence, etc. Our schools do not have cameras making identifying people with concerning behaviours difficult. I am very concerned about the safety of our students, school, and families.					
2022-02-04 08:37:29 -0800	Unverified User				I believe that this location is too close to two schools, including being just across the street from an elementary school. Schools try to teach students about healthy choices around drugs and alcohol, so I think it would be incredibly contradictory to have a business in the immediate area that would be promoting alcohol consumption. There is a large liquor store not too far away on Broadway, so it also doesn't seem like a necessary addition to the neighbourhood.	s.22(1)	Vancouver, BC,	s.22(1)	2	3837035
2022-02-04 08:37:29 -0800	Unverified User				This is a terrible place for a liquor store. We are working so hard to create a safe and supportive community for our children and the placement of this liquor store will have detrimental effects on our neighbourhood..		Vancouver, BC,		2	3837245
2022-02-04 08:37:29 -0800	Unverified User									

2022-02-04 08:37:23 -0800	Unverified User	s.22(1)			s.22(1)	Vancouver, BC,	s.22(1)	2	3837255	
2022-02-04 09:30:45 -0800	Unverified User					Vancouver, BC,	s.22(1)	2	3837502	
2022-02-04 09:46:09 -0800	Unverified User					Vancouver, BC,	s.22(1)	2	3837570	
2022-02-04 09:47:48 -0800	Unverified User					Vancouver, BC,		2	3837582	
2022-02-04 09:53:10 -0800	Unverified User					Vancouver, BC,	s.22(1)	2	3837615	
2022-02-04 10:08:56 -0800	Unverified User	s.22(1)				Vancouver, BC,	s.22(1)	2	3837683	
2022-02-04 10:13:00 -0800	Unverified User					Vancouver, BC,	s.22(1)	2	3837693	
2022-02-04 11:20:20 -0800	Participant		Vancouver, BC,	s.22(1)		Vancouver, BC	s.22(1)	2	3837973	
2022-02-04 11:23:50 -0800	Participant		Vancouver, BC,			Vancouver, BC		2	3837988	
2022-02-04 11:35:21 -0800	Unverified User					Vancouver, BC,	s.22(1)	2	3838036	
2022-02-04 11:55:56 -0800	Unverified User					Vancouver, BC,	s.22(1)	2	3838115	
2022-02-04 12:30:31 -0800	Participant	s.22(1)	Vancouver, BC,	s.22(1)	s.22(1)	s.22(1)	Vancouver, BC,	s.22(1)	2	3838247

			Considering the sites proximity to several public schools, a montessori childcare centre and residential neighbourhoods, it doesn't seem like a Liquor store is a beneficial addition to the overall community in this area.				
			There are many community events that take place at the Renfrew Elementary School grounds as well as at Windermere High School's soccer fields and tennis courts. The worry is that a Liquor store in such close proximity would encourage the use of these public grounds as drinking areas.				
			The proposed rezoning area on Rupert st. is a heavily traversed area by Pedestrians, public transit, vehicles and bikes. As part of the City's goals of becoming a greener city, encouraging more walkability and fostering vibrant communities, the addition of local grocers, cafes, bakeries would be a great addition to the neighbourhood.				
			Great examples can be found in the Mount Pleasant area such as "The Mighty Oak" at 18th ave. and Columbia St., "Oh Carolina" at 12th ave and Carolina st., "Union Market" at Union St. and Hawks Ave.				
			Businesses such as these can really increase the vibrancy of the neighbourhood and augment the area around the Renfrew Ravine, Renfrew Public Library and community centre.				
			If the zoning could support more child care centres, that would be extremely helpful to families in the neighbourhood, and working families who are desperately seeking after school care for their children.				
2022-02-04 12:52:48 -0800	Unverified User	s.22(1)			s.22(1)	Vancouver, BC	s.22(1)23838322
			As a resident of this neighborhood who plans on raising my family here and sending my children to Renfrew Elementary School, I do not think it is appropriate for a liquor store to be permitted at the proposed location right across the school. Children absorb what they see, and they should not see signage/ads for liquor business on their way to and from school. This is one of the main policy reasons for why in BC, cannabis grown in private homes cannot be grown in spaces visible from K-12 school properties. Also, the proposed hours of operation are well within school hours. I do not think children should be physically within meters of non-family adults engaging in adult-only recreational spending/consumption. There are multiple other liquor stores within a 4 km radius of the proposed location (2 BC Liquor Stores and 2 private liquor stores) to serve the needs of alcohol purchasers. I myself purchase any alcohol at the BC Liquor on Broadway and Lillooet. It is only a 20 min walk or 5 min drive away. Lastly, although I would be opposed to any liquor store at the proposed location regardless of public or private, I do think the competing interests here are: children's well-being versus private profit of an adult-only business, in which case, children's well-being should obviously prevail. I am opposed to this development application. Thank you for your time and consideration.				
2022-02-04 13:08:44 -0800	Unverified User				s.22(1)	Vancouver, BC,	s.22(1)23838376
2022-02-04 13:13:19 -0800	Unverified User		Please do not put a liquor store in the neighborhood! Kids in the neighborhood attend four different schools in the area (Windermere, Vancouver Christian, Renfrew, and Blue Spruce Montessori) and we need to protect them! We'd love to bring back 7-11 or a bubble tea place. But no liquor, please!			Vancouver, BC,	23838393
2022-02-04 13:17:24 -0800	Unverified User		There are schools around. Elementary to high schools. Not a welcoming area to have a liquor store with lots of children and teens around. There's also already three liquor selling stores store surrounding that area (google map search).			Richmond, BC,	23838406
2022-02-04 13:24:49 -0800	Unverified User		Not an appropriate place for a liquor store. Too close to school and community center. Liquor causes cancer and evidence shows that increased availability increases consumption. This is better suited to granview hwy or Kingsway. Keep it out of the residential area.			Vancouver, BC,	23838425
2022-02-04 13:49:19 -0800	Unverified User		I am a resident of this neighbourhood and do not support a liquor store in the area so close to elementary and high schools. There are already 2 liquor stores, 1 on Broadway and another on Gilmore both within 5-10 minutes drive away.			Vancouver, BC,	23838517
2022-02-04 15:40:24 -0800	Unverified User		Overall I'm in support of this application, but I wonder if the hours are a bit late considering the neighbourhood. I would prefer 8pm on weeknights and 10pm Fri/Sat			Vancouver, BC,	13838794
2022-02-04 17:00:31 -0800	Participant	Vancouver, BC	s.22(1)	s.22(1)		Vancouver, BC,	23838962
2022-02-04 17:31:04 -0800	Unverified User		There are existing liquore stores few blocks away for those who frequently visit such stores. I personally don't, and do not see liquore stores as necessary to build communities. I would rather see a mom and pop store that serves the broader community than a liquore store that serves a fringe of the population. Thank you for the opportunity to leave a comment.			Vancouver, BC,	33839025
2022-02-04 20:33:07 -0800	Unverified User		Mixed feelings. This neighbourhood could use a liquor store and a pub/restaurant for that mater. I would be MORE opposed to a 7-11 type store than this application. considering it will be close to ours preschool, Renfrew elementary school and Windermere high school			Vancouver, BC,	23839280
			The City of Vancouver guidelines state a liquor store should not be located within 150 metres of a school. Google maps shows that it is 130 metres from the proposed liquor store entrance to the border of the Renfrew school property. This is a busy intersection in a family oriented neighbourhood. The proposed liquor store is too close to the elementary school and Windermere Community School. We are already battling addictions with devices, and youth vape use. We don't need more addictive substances to be readily available in our neighbourhood. This would not address the concept of a neighbourhood where residents and visitors feel safe. It undermines the work the schools are doing to keep the students intrinsically vs. extrinsically motivate. One doesn't need alcohol to have a fulfilling life.				
2022-02-04 22:02:18 -0800	Unverified User				s.22(1)	Richmond, BC,	s.22(1)23839356
2022-02-04 22:39:57 -0800	Unverified User		Why are you opening a liquor store near an elementary and a high school? Don't think about the money but think about the kids and about their futures. We don't want to take risks in this friendly neighbourhood. It can be dangerous for the little ones and start bad habits when they're surrounded by unwanted people. Trying to open up a liquor store in that area is really unexpected and disappointing considering the location of it.			Vancouver, BC	23839392
2022-02-04 23:51:19 -0800	Unverified User		Many complaints made prior to the second application still stand regardless and of the location of the door. As a student living in this area, I don't want to see a liquor store around here too.			Vancouver, BC	23839431
2022-02-05 01:12:18 -0800	Unverified User		Lookin for opportunity			Vancouver, BC	33839462
2022-02-05 05:18:49 -0800	Unverified User		A liquor store near a school is not setting a good example for impressionable students. If they see people buying alcohol all the time, they are more likely to try underage drinking.			Richmond, BC,	23839573
			I do not support building a liquor store directly across from a school. Nearby parks and school grounds placed next to liquor stores often become overrun by people using the areas disrespectfully. We already see this throughout the city. Will the liquor store support extra staff to clean up its patrons messes once the schoolyard is overrun by after hours drinkers like on commercial drive? Or crosstown elementary? The school already has enough issues with poor school zone markings, poor crosswalk markings and speeding cars in the intersection. I'm actually appalled that this would even be considered. Can we start to think about protecting children again?				
2022-02-05 07:30:50 -0800	Unverified User					Vancouver, BC	23839771
2022-02-05 08:43:31 -0800	Unverified User		i am strongly against the introduction of a liquor store at this location. Too close to schools and quiet residential areas.			Vancouver, BC	23839908
			Curious to understand the reasoning why a liquor store be appropriate across from an elementary school? Obviously kids are not the target market but this type of business attracts unsavory individuals who stay around the area. In same cases they just sit outside collecting donations. This gives them lots of opportunity to observe and watch our kids.				
2022-02-05 09:08:36 -0800	Unverified User	Vancouver, BC	s.22(1)	s.22(1)		Vancouver, BC	23839953
2022-02-05 09:24:29 -0800	Participant		This is too close to a school and a residential area.			Vancouver, BC	23839963
2022-02-05 10:05:56 -0800	Unverified User		I am opposed to a liquor store in this area, there is a school across the street and a liquor store, just off Broadway and Rupert, it is not suitable in my neighborhood			Vancouver, BC	23840064
			I don't think it'd be a good plan to have a liquor store near schools, elementary and high school. This could lead to teens trying to start drinking and have a substance problem. Children being more prone to seeing those under the influence could heavily affect their childhood and behavior. It would be better if it were farther away from school areas. In my opinion, it isn't going to be healthy for the upcoming generation of adults to be around alcohol or substances.				
2022-02-05 10:23:30 -0800	Unverified User					Vancouver, BC	23840102

			Hello															
			I am providing feedback regarding the application for 3838 Rupert Street ( DP2021-01028).															
			Exactly like the earlier request by this group for DP-2021-0008 at 3737 Rupert Street I am STRONGLY OPPOSED to this application															
			As a nearby resident and a parent of a child at Renfrew Elementary, located on the Northeast corner of Rupert and 22nd, I am STRONGLY OPPOSED to the development of a liquor store so close to the school. This school is a central hub for this area and contains a growing school population, a district Montessori program, a Strong Start program for preschool children and an active Before&After School program.															
			According to the City of Vancouver's Liquor Store Guidelines, there are clear rules for where liquor stores can be located:															
			4. Separation from Family oriented uses (a) No liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house.															
			The architect has attempted to circumvent the 150m rule by placing the front door of the store on East 23rd. This doesn't negate the fact that the liquor store is still present on Rupert Street within the 150m boundary. Hence, The application for DP-2021-01028 for a liquor store is in direct contradiction to these City guidelines and is not in the best interest of the community as a whole.															
			Likewise, there are already existing liquor stores in this area to support the needs of the ADULT community just down the street.															
			Please accept my feedback again as STRONGLY OPPOSED against this development permit															
			Thank you. s.22(1)															
2022-02-05 10:37:06 -0800	Participant	s.22(1)	Vancouver, BC,	s.22(1)	s.22(1)		s.22(1)										2	3840124
			Please consider the City of Vancouver's Liquor Store Guidelines, section 4a. Liquor stores should be separated from family oriented use areas -- which in its very definition, includes schools. Renfrew Elementary is clearly right across from the proposed liquor store.															
			Regardless of the actual distance between the school building and the store and whether it fits into the regulations set by people who likely don't have children at this school, there is no denying that the store would be in clear view for elementary school children. Whether it is seeing it from the school grounds, or walking past it to get to school -- it will be seen, and will impact them. To approve this store, knowing this fact? Is to disregard these children.															
			There would never be a proposal for a liquor store across from an elementary school in west Vancouver. Why is it different for this neighbourhood?															
			There is a liquor store down the hill near Superstore, and another one a couple blocks down close to Nanaimo station. There is no need for another one, especially in front of an elementary school. The one near Superstore is already highly convenient for people making their shopping trips.															
			As someone who grew up in this area and went to Renfrew Elementary School, I am astonished that the application has gotten this far. This neighbourhood has been and should remain a place for families to flourish, not for short-term economic gain.															
2022-02-05 12:46:36 -0800	Unverified User	s.22(1)		s.22(1)													2	3840323
2022-02-05 13:40:44 -0800	Unverified User																2	3840394
2022-02-05 15:14:05 -0800	Unverified User																2	3840523
2022-02-05 19:19:23 -0800	Unverified User																2	3840782
			1. The montessori daycare staff, parents of the children who attend the montessori daycare, many of the parents of the children who attend Renfrew Elementary school, the daycare at Renfrew Elementary School and local residents do not want this liquor store in our neighborhood as it will be a detriment to the health of our community.															
			2. This does not fit the city's public safety and sustainability goals. Businesses like this will increase carbon emissions, increase drinking and driving into the area and decrease neighborhood integrity. Also, this will introduce unwanted traffic during school hours and during peak rush hours. This kind of traffic is unhealthy for our community. Encouraging liquor use will increase the amount of trash which defeats the purpose of the city's sustainability goals because most bottles end up in landfills statistically.															
			3. This application was already rejected for the 3298 East 22nd Avenue building and was heavily opposed by members of our community and members that are outside of the community in the surrounding area. This needs to be rejected again.															
2022-02-05 20:33:59 -0800	Participant	s.22(1)	Vancouver, BC,	s.22(1)	s.22(1)												2	3840842
2022-02-06 10:58:10 -0800	Unverified User																2	3841491
2022-02-06 11:08:45 -0800	Participant		Vancouver, BC,														2	3841506
2022-02-06 11:28:05 -0800	Unverified User																2	3841533
2022-02-06 12:40:10 -0800	Participant		Vancouver, BC,														2	3841634
2022-02-06 13:29:27 -0800	Unverified User	s.22(1)															2	3841702
2022-02-06 18:12:25 -0800	Unverified User	s.22(1)		s.22(1)													2	3842193
2022-02-06 21:31:12 -0800	Participant		Vancouver, BC,	s.22(1)	s.22(1)												1	3842470
2022-02-07 10:13:40 -0800	Unverified User																2	3843694
2022-02-07 11:18:15 -0800	Participant		Vancouver, BC,														2	3844128
			Propose Liquors store is too close to pre school , elementary and secondary school age children. It across Renfrew Elementary on Rupert&22 Ave, 2 1/2 blocks from Windermere Secondary school at 24-27 ave. A daycare center on Rupert & 25 Ave, and another elementary school at 29 ave. There is a government liquor store on Broadway & Lilloet which serves this neighbourhood. Children are walking by this proposed liquor store on their way to/ school. Not a good idea, and the effects of alcohol is well documented and the cost to the health care and individuals is too drastic, and not worth the extras revenue the city and province will receives. Am Strongly opposed to this liquor store															
2022-02-07 13:06:00 -0800	Unverified User	Oppose		s.22(1)													2	3844586
2022-02-07 16:18:51 -0800	Unverified User	s.22(1)															2	3845295
2022-02-07 16:23:00 -0800	Unverified User	(1)															2	3845306



			To Whom It May Concern,						I have serious concerns about a liquor store being put in across the street of a public Vancouver School Board school. Rules around having liquor stores near parks and schools should not be relaxed for the safety of children and families. I object and do not support the approval to having a liquor store close to Renfrew elementary for the safety of children and families attending that school.												
2022-02-07 17:36:57 -0800 2022-02-07 17:42:21 -0800 2022-02-07 17:47:54 -0800	Unverified User Unverified User Unverified User	s.22(1)	s.22(1)				s.22(1)		Vancouver, BC Vancouver, BC Vancouver, BC	s.22(1)	2 2 2		3845595 3845307 3845641								
		I do not want Liquor Store. There is Renfrew School across the street. I have concerns about safety. Do not want a liquor store near my home.																			
		Please do not let this happen. There is an elementary school just across the street. We do not, absolutely not, need a liquor store in this neighbourhood. Please put our kids first.																			
			This appears to be another attempt by DeAngelis Architecture who was rejected under DP-2020-00937 on May 2, 2021.																		
			To re-iterate, we are opposed to the proposed Liquor Store near Renfrew Elementary school.																		
			We've been homeowners in this neighbourhood since s.22(1) who attend the Elementary school. The proximity of the Liquor store to the Elementary School will negatively impact the kids and neighbourhood.																		
			This is a family neighbourhood and the introduction of a Liquor store will reduce the Safety of the area not only for the kids who attend nearby but also for the locals who live near here. Kids who walk to and from school will be put at higher risk. Not only there is the increase risk of personal safety but there is the longer term psychological effects of normalizing the purchase and use of Liquor visible to kids who attend school or live near by.																		
2022-02-07 18:31:45 -0800 2022-02-07 19:29:54 -0800 2022-02-07 21:22:04 -0800	Participant Unverified User Unverified User	s.22(1)	s.22(1)	Vancouver, BC,	s.22(1)	s.22(1)	s.22(1)		Vancouver, BC, Vancouver, BC, Vancouver, BC,	s.22(1)	2 1 1		3845817 3845971 3846200								
		I support this. Where there is discretion, we should err on the side of enabling businesses to be established. I'm really excited to have a liquor store in our community so that I am less dependant on my car!																			
														Hi there, Having a liquor store in this neighbourhood is not a good idea because s.22(1) ttending Renfrew Elementary and I have many safety concerns about it. I've lived in this neighbourhood since s.22(1) and it's always been a very family oriented neighbourhood. There are many seniors living in this area too. For the past 10 years, there have been more crime happening around this area like cars being broken into s.22(1) s.22(1) we had friends who got robbed on the street. There are stolen goods that would scatter all over the alley. I found used needles on the ground of my kid's preschool. There is a assisted living for addicts by 29th skytrain station and I'm pretty sure that would entice them to get liquor if they have a liquor store close to them. Windermere Secondary is just a couple of blocks away from the proposed liquor store and I don't want teenagers to be tempted to buy liquor and possibly hang around on elementary school ground drinking alcohol. There is BC liquor store on broadway and rupert. We don't need another liquor store in this building. I don't want to see any potential danger or harm to our community, our kids, our family as there could always be chances of drunk driving. Please do not let this application go through. Thanks for your time.							
			I, as a long time resident of this Renfrew Heights community have expressed disinterest to a liquor store opening on the corner of the East 22nd Avenue and Rupert Street implies ANY corner within such a close proximity to an elementary school.																		
			The proposed liquor store is very close to the Renfrew Elementary School and 2 blocks away from the Windermere Secondary School, meaning a lot of the minors would see this business daily during a school year. This could potentially contribute to an increase in underage drinking problem and alcohol use in adolescents.																		
			A liquor store is very likely to promote nuisance activities in the nearby area, including public drunkenness, disturbing the peace, assault, theft and vandalism. Especially the proposed location is surrounded by residence. In addition, the close proximity to the Renfrew Elementary School playground and the Renfrew Community Park provides convenient locations for potential irresponsible and illegal public drinking, which could lead to reckless behaviour or noises in the neighbourhood.																		
2022-02-08 12:48:42 -0800 2022-02-08 12:49:46 -0800	Participant Unverified User	s.22(1)	s.22(1)	Vancouver, BC,		s.22(1)	s.22(1)	s.22(1)		Vancouver, BC, Vancouver, BC,	s.22(1)	2 2		3848251 3848254							
		The Renfrew primary school is across from this development, I do not believe the liquor store application should be approved.																			
			The proposed liquor store will be very close to the Renfrew Elementary School and 2 blocks away from the Windermere Secondary School, meaning a lot of the minors would see this business daily during a school year. This could potentially contribute to an increase in underage drinking problem and alcohol use in adolescents.																		
			A liquor store is very likely to promote nuisance activities in the nearby area, including public drunkenness, disturbing the peace, assault, theft and vandalism. Especially the proposed location is surrounded by residence. In addition, the close proximity to the Renfrew Elementary School playground and the Renfrew Community Park provides convenient locations for potential irresponsible and illegal public drinking, which could lead to reckless behaviour or noises in the neighbourhood.																		
			As someone who lives nearby, I am opposed to the proposed development of a liquor store at this location on Rupert Street and 23rd Avenue. It is too close to Renfrew Elementary school. A liquor store is supposed to be at least 150 metres away from a school. Google Maps shows that the proposed liquor store entrance is only 130 metres from to the border of the Renfrew school property.																		
2022-02-08 12:56:25 -0800	Participant	s.22(	s.22(1)	Vancouver, BC,	s.22(1)	s.22(1)	s.22(1)		Vancouver, BC,	s.22(1)	2		3848288								
		The proximity of this liquor store to Windermere Secondary school is also concerning. Additionally, Blue Spruce Montessori school is located at Rupert and 25th, just 2 blocks away. There should not be a liquor store located so close to all of these schools. Liquor stores should be located in more commercially concentrated areas. This neighbourhood is primarily residential and the introduction of a late night liquor store in this area is not in the best interests of the residents and community in this area.																			
			Hello, once again, I am writing to express my opposing view on subject development application of having a liquor store within 100 meters of an elementary school that the city's liquor store guidelines specifically and clearly states "No liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house." Please be reminded that last year, an application for also a liquor store was denied for 3737 Rupert which is on the opposite block of said application and the elementary school. Both developments are located within 150 meters of a school vicinity. Applying the same logic, city guidelines/policies and citizen concerns, I plead and urge the City of Vancouver to again deny this application with the same reasoning (i.e. bringing in extra traffic, demand for parking and safety concerns especially during school hours as that intersection is already extremely busy on weekdays). Coincidentally, there was a traffic accident just outside the school again today on Rupert near the bus stop. Lastly, I feel very disappointed and frustrated as to why we are even considering this application when the time and effort spent with this could be better utilized elsewhere. Thank you for your time in advance.																		
2022-02-08 17:27:00 -0800	Participant	s.22(1	s.22(1)	Vancouver, BC	s.22(1)	s.22(1)	s.22(1)	Vancouver	Vancouver, BC,	s.22(1)	2		3849432								
		The location proposed for this liquor store goes against the City Of Vancouver Liquor store guidelines under section 4 which states " No liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house". I would like to bring to your attention that the same DeAngelis Architecture filed a notice of development for 3737 Rupert street on April 8,2021 and the appeal was disallowed on by the Board of Variance on July 27th 2021. That proposal was for the building across the road from this new proposal, so nothing has changed,the school certainly hasn't changed location.																			
			s.22(1) born and raised in this neighbourhood. I am worried about the traffic in the area, on an already crowded Rupert St and 22nd Avenue, that would be dangerous to children in the area given that this liquor store will be located across from an elementary school. Rupert and 22nd are both single-lane roads that have a large amount of people passing through every day. The addition of a liquor store may increase traffic in the area and pose a risk to children.																		
2022-02-08 17:27:50 -0800	Unverified User	s.22(1)	s.22(1)				s.22(1)		Vancouver, BC,	s.22(1)	2		3849436								
		The location proposed for this liquor store goes against the City Of Vancouver Liquor store guidelines under section 4 which states " No liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house". I would like to bring to your attention that the same DeAngelis Architecture filed a notice of development for 3737 Rupert street on April 8,2021 and the appeal was disallowed on by the Board of Variance on July 27th 2021. That proposal was for the building across the road from this new proposal, so nothing has changed,the school certainly hasn't changed location.																			
			s.22(1) born and raised in this neighbourhood. I am worried about the traffic in the area, on an already crowded Rupert St and 22nd Avenue, that would be dangerous to children in the area given that this liquor store will be located across from an elementary school. Rupert and 22nd are both single-lane roads that have a large amount of people passing through every day. The addition of a liquor store may increase traffic in the area and pose a risk to children.																		
2022-02-08 19:18:56 -0800	Unverified User	s.22(1)	s.22(1)				s.22(1)		Vancouver, BC,	s.22(1)	2		3849754								
		I am also worried about the clientele that would visit this liquor store. Clientele may be a danger to children since there is no controlling who visits the store and what levels of intoxication they would be in. Similarly, since this location would be close to Windermere high school it will likely encourage underage drinking and underage soliciting in the area to try and get someone to purchase alcohol for them. This liquor store may pose a risk to both the neighbouring elementary school and the nearby high school.																			
			this is twice already shut this down. use your heads liquor store right next to a high school and elementary school. shut this business down for endangerment of students																		
			I'm not happy about having a Liquor store in the area. There is an Elementary school very near by.																		
2022-02-08 19:24:34 -0800 2022-02-08 19:49:11 -0800 2022-02-08 20:14:27 -0800	Unverified User Unverified User Unverified User	s.22(1)	s.22(1)				s.22(1)		Vancouver, BC, Vancouver, BC, Vancouver, BC,	s.22(1)	2 2 2		3849764 3849814 3849849								

					I request the City of Planning to reject the development application for 3838 Rupert St Vancouver due to the fact there is an elementary school directly across the street that it will attract the wrong crowd to the family oriented neighborhood. The businesses in the area is oppose to it as they are worry the wrong crowd and having their businesses windows smashed and business broken into overnight and keeping emergency crews crews busy. Check your city records there have been businesses broken into multiple times already in the area with some businesses forced to close. Again the single biggest reason to reject the application is the small children attending the elementary school across the street. I believe there is some by law that a liquor store must be a certain distance away from elementary school. Thanks					
2022-02-08 21:03:47 -0800	Unverified User	s.22(1)	s.22(1)			s.22(1)	Vancouver, BC,	s.22(1)	2	3849903
2022-02-08 21:48:15 -0800	Unverified User	s.22(1)	s.22(1)		I am opposed to the development of a liquor store in this site. There are currently a handful liquor stores within 2 kilometres; the closest is on the east boardway, a 5-minute drive away. Additionally, there is an elementary school and a playground directly across the street, which will have a detrimental effect on the young pupils. i think this neighbourhood needs a convenience store like 7-11 or grocery store rather than a liquor store. Please take into consideration of rejecting the development permit.		Vancouver, BC,		2	3849944
2022-02-09 09:45:19 -0800	Unverified User	s.22(1)	s.22(1)		The proposed liquor store is too close to Renfrew Elementary School (around 100m distance between the two). The City of Vancouver's liquor store guidelines [Section 4 (a) - Separation from Family oriented uses] states that no liquor store should be located within 150m of an elementary or secondary school. Therefore this application (and any subsequent appeal) should be denied. DeAngelis Architecture has previously applied to have a liquor store at 3737 Rupert St. in 2021 (DP-2020-00937), which has since been denied as well based on similar grounds, and so this application should be treated no differently.		Vancouver, BC,		2	3850913
2022-02-09 11:57:14 -0800	Unverified User	s.22(1)	s.22(1)		The location of a liquor store is too close to Renfrew elementary school. Many students, including my own, will walk pass the store to go home at lunch and after school. I would not feel safe having my young children walk through this area.		Vancouver, BC,		2	3851337
					The proposed liquor store is not compliant to the Liquor Store Guidelines that: 1. It is located within 150m from the Renfrew Elementary School 2. It is not located in a Local Shopping Area as defined in the Liquor Store Guidelines  There is a big concern that the liquor store will encourage illegal drinking activities at the nearby Renfrew Elementary School playground, and the leftover alcoholic bottles/cans could be a safety hazard to the children using the playground.  A liquor store at the proposed location does not align with the Renfrew-Collingwood Community Vision Plan. According to the plan, people would want shops and services such as restaurants, bakery, barber shops, medical offices, banks, etc instead.  The liquor store will draw more late night traffic to the area which could be bothersome to the houses immediately surrounding the store.					
2022-02-09 12:44:08 -0800	Unverified User	s.22(1)	s.22(1)			s.22(1)	Vancouver, BC,	s.22(1)	2	3851486
2022-02-09 14:21:11 -0800	Unverified User	s.22(1)	s.22(1)		We are apposed to this Liquor Store So close to a school. distance really is closer than 150 and the developer is using a technicality as the building is right across the street . we have school children walking on that street going home and a Liquor Store may cause unnecessary traffic, and gather the wrong cliental and pose a safety issue for the kids. We have s.22(1) going to the school.	s.22(1)	Vancouver, BC	s.22(1)	2	3851796
2022-02-09 14:23:03 -0800	Unverified User				We have s.22(1) he Liquor Store will attack the wrong cliental and draw the safety of the students in risk.		Vancouver, BC		2	3851802
2022-02-09 14:49:12 -0800	Unverified User	s.22(1)	s.22(1)		It's not ideal to have a liquor store directly across the street from Renfrew Elementary School and a few short blocks from Windermere Secondary School. The very nature of a liquor store makes it conducive to crime and creates opportunity for people to congregate especially with long hours of operation (till 11pm) that tends to attract night time activities in a quiet neighbourhood and may potentially lead to higher crime rates and burglaries.	s.22(1)	Vancouver, BC,	s.22(1)	2	3851867
2022-02-09 20:05:33 -0800	Participant	s.22(1)	s.22(1)	Vancouver, BC,	s.22(1)	s.22(1)	Vancouver, BC,	s.22(1)	2	3852691
2022-02-09 21:33:14 -0800	Participant	s.22(1)	s.22(1)	Vancouver, BC,	s.22(1)	s.22(1)	Vancouver, BC,	s.22(1)	1	3852831
2022-02-09 22:47:57 -0800	Unverified User	s.22(1)	s.22(1)		Hi there I vehemently oppose this development application for the following reasons: 1) The applicant previously applied under application DP-2020-00937. The community rallied to voice their opposition to reject that application and the subsequent appeal. I find the applicant is demonstrating extremely poor ethics to attempt to apply again in spite of clear opposition from the community. I find this application distasteful and a complete disregard for the community 2) The building is located across from Renfrew elementary school and only a few short blocks away from Windermere Secondary highschool. The intersection is therefore a high traffic area for students from both schools. It is therefore highly inappropriate for a business of this kind to be situated in plain view of our children 3) There are established liquor stores situated in close proximity. They include the location at 1st and Renfrew complex, Broadway and Rupert, Kingsway near Joyce and Eldorado complex at Kingsway and Nanaimo. Given these established locations in the surrounding areas there is no need for this liquor store in our neighbourhood	s.22(1)	Vancouver, BC,	s.22(1)	2	3852917
2022-02-10 00:51:43 -0800	Unverified User				I am in favor of a liquor store, mainly because I am in favor of Rupert Street being developed for more dense mixed use. I hope that the store frontage will look nice and be adjusted to fit in well with the building.		Vancouver, BC,		1	3852959
2022-02-10 08:08:28 -0800	Unverified User	s.22(1)	s.22(1)		Hello. It is not appropriate to have a liquor store facing the front of an elementary school. It is also within walking distance from Windermere High School. This liquor store application and appeal were already rejected on the kitty corner and now they have applied for this location. With the last application, the community worked together and voiced their disapproval. For the owner to apply again is distasteful and a slap in the face to the community.	s.22(1)	Vancouver, BC	s.22(1)	2	3853428
					The location is at the cross of the Rupert Str & 22nd ave East, on the number 27 & 25 bus intersection. There are restaurants, and grocery stores, where students, parents, and residents go for lunch or dinner.  And round 2-3km range, there are already 5 liquor stores, would be enough to supply the neighborhood.  But at the same time, within the 2km range, there are 6 schools. Having liquor store close by or walking distance, would expose the students with potential unexpected influence or damage.  1. Renfrew Elementary school, (just cross street from this location) 2. Vancouver Christian School (900m away from it) 3. Windermere secondary school (600m away) 4. Nootka Elementary School (1000m away) 5 Sir Wilfred Grenfell Elementary School (1600m away) 6. Grahon D. Bruce Elementary School (2000m away)  please do take this into consideration, for the well being of our kids and teenagers.  Thanks and regards					
2022-02-10 11:35:34 -0800	Unverified User	s.22(1)			s.22(1)	s.22(1)	Vancouver, BC,	s.22(1)	2	3854078

2022-02-10 15:13:53 -0800	Unverified User	s.22(1)	s.22(1)		On 22nd street & Rupert, there has an elementary school. When the children go to school, many of them will pass along the commercial unit (3898 Rupert &3309 east 23rd) I do not think this is good for the children to contact a Liquor store when they are still young. As I know, at Rupert & Lougheed there already have a large Liquor store. I do not think we need too much Liquor store.	s.22(1)	Vancouver.	Vancouver, BC	s.22(1)	2	3854807
2022-02-10 20:18:58 -0800	Unverified User	s.22(1)	s.22(1)								
2022-02-11 00:24:55 -0800	Participant			Vancouver, BC,	s.22(1)	s.22(1)					
2022-02-11 10:10:14 -0800	Unverified User										
2022-02-11 15:12:28 -0800	Participant			Vancouver, BC,	s.22(1)	s.22(1)					
2022-02-11 18:41:13 -0800	Unverified User	s.22(1)									
2022-02-11 22:30:02 -0800	Unverified User										
2022-02-12 11:24:58 -0800	Unverified User	s.22(1)	s.22(1)								
2022-02-12 13:58:50 -0800	Unverified User										
2022-02-12 19:47:45 -0800	Unverified User	s.22(1)	s.22(1)								
2022-02-12 19:54:00 -0800	Unverified User										
2022-02-12 20:05:48 -0800	Unverified User										
2022-02-12 20:35:30 -0800	Unverified User										
2022-02-13 09:52:20 -0800	Unverified User										
2022-02-13 14:15:26 -0800	Unverified User										
2022-02-13 17:49:12 -0800	Unverified User										
2022-02-13 18:22:46 -0800	Unverified User	s.22(1)	s.22(1)								

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Very frustrating that this was denied already at the location kitty corner to 3737 Rupert and yet you're trying again. Super cheeky and I hope it's denied again.												
<div>Please see below: Subject: Proposed Liquor Store at 3838 Rupert Street My name is s.22(1) in Vancouver BC. I am upset to hear that they are trying this again. The developer who appealed the denial for 3737 Rupert is now trying for 3838 Rupert. Below are the reasons why, yet again and still don't think it should be approved. 1) Across the street from an elementary school is not an appropriate location for a liquor store. Hundreds of children, ages 5 through 12 will pass by this location every weekday and it does not contribute to an educational environment or a wholesome community environment. 2) The city does not want marijuana dispensaries within a certain distance from schools, why should liquor stores be any different? They should be subject to the same scrutiny. 3) There are already several liquor stores in close proximity to 3737 Rupert Street, more than enough to support the growing community. They are: i) BC Liquor Store located at 3150 east Broadway (1.5km away) ii) Eldorado Liquor Store at 2310 Kingsway (2.9km away) iii) Bottle Jockey located at 1899 Rosser Street (3.5km away) iv) BC Liquor Store located at 4429 Kingsway (4.4km away) v) Cedar Cottage Liquor Store at 3728 Clark Street (4.9km away) * Not to mention several licensed establishments all within 5km of 3737 Rupert. I respectfully ask that you, again, deny this proposed liquor store.</div>												
2022-02-14 14:25:52 -0800	Unverified User	s.22(1)	s.22(1)				s.22(1)	Vancouver BC Vancouver, BC,	s.22(1)	2	3864278	
<div>Many thanks. To the Director of Planning,  RE: 3838 Rupert St (DP-2021-01028) development application I strongly oppose DP-2021-01028 – 3838 Rupert St, the application to perform a change of use to a Liquor Store – Type 2 of the commercial retail units #6 and 7 at 3838 Rupert St and 3309 East 23rd Ave. Firstly, the proposed location of the liquor store is directly across the street from Renfrew Elementary School, violating section 4 of the Liquor Store Guidelines. The increased exposure of alcohol to children creates an adverse effect on the health and safety of members of the public. There is also inadequate separation from family-oriented uses as the proposed location is within close proximity of the following: - Standard Holiness Church of Vancouver (3101 E 22nd Ave, place of worship) – 380 m - Windermere Secondary School (3155 E 27th Ave, school) – 400 m - Falaise Park (3434 Falaise Ave, park) – 500 m - Meta Montessori House (3405 Worthington Dr, daycare) – 525 m - Vancouver Christian School (3496 Mons Dr, school) – 550 m - Happy Corner Preschool (3434 Falaise Ave, preschool) – 590 m - Vancouver Public Library, Renfrew Branch (2969 E 22nd Ave, library) – 630 m - Nootka Elementary School (3375 Nootka St, school) – 680 m - Renfrew Community Center (2929 E 22nd Ave, community center) – 690 m - Renfrew Community Park (2929 E 22nd Ave, park) – 690 m - Sukyo Mahikari (2929 Rupert St, place of worship) – 800 m Additionally, the proposed location is not within an identified Local Shopping Area, contravening section 3 and subsection 3.4(a) of the Liquor Store Guidelines. This neighbourhood is already served by three Local Shopping Areas (#30 – Kingsway, #31 – Renfrew, and #33 – Rupert to Boundary), all of which already contain liquor stores ("Eldorado Liquor Store," "1st Avenue Liquor Store," and "BC Liquor Stores," respectively). There is also an additional liquor store ("BC Liquor Stores") located at 3150 E Broadway, only 1.3 km away from the proposed location. Furthermore, the opening of a liquor store at the proposed location will create undue annoyances and disturbances to the local residents. The late hours of operation (22:00 closing time on weekdays, 23:00 on weekends) will increase noise in an otherwise quiet residential neighbourhood. The increase in traffic will also impose an undue inconvenience to parents and children traveling to and from Renfrew Elementary School. Lastly, a liquor store at the proposed location is not aligned with the history and character of this neighbourhood. I chose this neighbourhood to start a family as the community has always been orientated towards families with young children, as evidenced by the number of schools, parks, a library and a community center within walking distance of the proposed location. The increase in alcohol sales and consumption would have an adverse effect on the amenity of the community. Due to the reasons above, I strongly oppose DP-2021-01028 – 3838 Rupert St.</div>												
2022-02-14 14:47:19 -0800	Participant	s.22(1)	s.22(1)	Vancouver, BC,	s.22(1)	s.2	Sincerely, s.22(1)	s.22(1)	Vancouver, BC,	s.22(1)	2	3864373
<div>To the Director of Planning, RE: 3838 Rupert St (DP-2021-01028) development application I strongly oppose DP-2021-01028 – 3838 Rupert St, the application to perform a change of use to a Liquor Store – Type 2 of the commercial retail units #6 and 7 at 3838 Rupert St and 3309 East 23rd Ave. Firstly, the proposed location of the liquor store is directly across the street from Renfrew Elementary School, violating section 4 of the Liquor Store Guidelines. The increased exposure of alcohol to children creates an adverse effect on the health and safety of members of the public. There is also inadequate separation from family-oriented uses as the proposed location is within close proximity of the following: - Standard Holiness Church of Vancouver (3101 E 22nd Ave, place of worship) – 380 m - Windermere Secondary School (3155 E 27th Ave, school) – 400 m - Falaise Park (3434 Falaise Ave, park) – 500 m - Meta Montessori House (3405 Worthington Dr, daycare) – 525 m - Vancouver Christian School (3496 Mons Dr, school) – 580 m - Happy Corner Preschool (3434 Falaise Ave, preschool) – 590 m - Vancouver Public Library, Renfrew Branch (2969 E 22nd Ave, library) – 630 m - Nootka Elementary School (3375 Nootka St, school) – 680 m - Renfrew Community Center (2929 E 22nd Ave, community center) – 690 m - Renfrew Community Park (2929 E 22nd Ave, park) – 690 m - Sukyo Mahikari (2929 Rupert St, place of worship) – 800 m Additionally, the proposed location is not within an identified Local Shopping Area, contravening section 3 and subsection 3.4(a) of the Liquor Store Guidelines. This neighbourhood is already served by three Local Shopping Areas (#30 – Kingsway, #31 – Renfrew, and #33 – Rupert to Boundary), all of which already contain liquor stores ("Eldorado Liquor Store," "1st Avenue Liquor Store," and "BC Liquor Stores," respectively). There is also an additional liquor store ("BC Liquor Stores") located at 3150 E Broadway, only 1.3 km away from the proposed location. Furthermore, the opening of a liquor store at the proposed location will create undue annoyances and disturbances to the local residents. The late hours of operation (22:00 closing time on weekdays, 23:00 on weekends) will increase noise in an otherwise quiet residential neighbourhood. The increase in traffic will also impose an undue inconvenience to parents and children traveling to and from Renfrew Elementary School. Lastly, a liquor store at the proposed location is not aligned with the history and character of this neighbourhood. I chose this neighbourhood to start a family as the community has always been orientated towards families with young children, as evidenced by the number of schools, parks, a library and a community center within walking distance of the proposed location. The increase in alcohol sales and consumption would have an adverse effect on the amenity of the community. Due to the reasons above, I strongly oppose DP-2021-01028 – 3838 Rupert St.</div>												
2022-02-14 14:49:53 -0800	Unverified User	s.22(1)	s.22(1)				Sincerely, s.22(1)	s.22(1)	Vancouver, BC,	s.22(1)	2	3864385
<div>To the Director of Planning, RE: 3838 Rupert St (DP-2021-01028) development application I strongly oppose DP-2021-01028 – 3838 Rupert St, the application to perform a change of use to a Liquor Store – Type 2 of the commercial retail units #6 and 7 at 3838 Rupert St and 3309 East 23rd Ave. Firstly, the proposed location of the liquor store is directly across the street from Renfrew Elementary School, violating section 4 of the Liquor Store Guidelines. The increased exposure of alcohol to children creates an adverse effect on the health and safety of members of the public. There is also inadequate separation from family-oriented uses as the proposed location is within close proximity of the following: - Standard Holiness Church of Vancouver (3101 E 22nd Ave, place of worship) – 380 m - Windermere Secondary School (3155 E 27th Ave, school) – 400 m - Falaise Park (3434 Falaise Ave, park) – 500 m - Meta Montessori House (3405 Worthington Dr, daycare) – 525 m - Vancouver Christian School (3496 Mons Dr, school) – 580 m - Happy Corner Preschool (3434 Falaise Ave, preschool) – 590 m - Vancouver Public Library, Renfrew Branch (2969 E 22nd Ave, library) – 630 m - Nootka Elementary School (3375 Nootka St, school) – 680 m - Renfrew Community Center (2929 E 22nd Ave, community center) – 690 m - Renfrew Community Park (2929 E 22nd Ave, park) – 690 m - Sukyo Mahikari (2929 Rupert St, place of worship) – 800 m Additionally, the proposed location is not within an identified Local Shopping Area, contravening section 3 and subsection 3.4(a) of the Liquor Store Guidelines. This neighbourhood is already served by three Local Shopping Areas (#30 – Kingsway, #31 – Renfrew, and #33 – Rupert to Boundary), all of which already contain liquor stores ("Eldorado Liquor Store," "1st Avenue Liquor Store," and "BC Liquor Stores," respectively). There is also an additional liquor store ("BC Liquor Stores") located at 3150 E Broadway, only 1.3 km away from the proposed location. Furthermore, the opening of a liquor store at the proposed location will create undue annoyances and disturbances to the local residents. The late hours of operation (22:00 closing time on weekdays, 23:00 on weekends) will increase noise in an otherwise quiet residential neighbourhood. The increase in traffic will also impose an undue inconvenience to parents and children traveling to and from Renfrew Elementary School. Lastly, a liquor store at the proposed location is not aligned with the history and character of this neighbourhood. I raised my family in this neighbourhood as the community has always been orientated towards families with young children, as evidenced by the number of schools, parks, a library and a community center within walking distance of the proposed location. The increase in alcohol sales and consumption would have an adverse effect on the amenity of the community. Due to the reasons above, I strongly oppose DP-2021-01028 – 3838 Rupert St.</div>												
2022-02-14 14:51:10 -0800	Unverified User	s.22(1)	s.22(1)				Sincerely, s.22(1)	s.22(1)	Vancouver, BC,	s.22(1)	2	3864391

<p>To the Director of Planning, RE: 3838 Rupert St (DP-2021-01028) development application I strongly oppose DP-2021-01028 – 3838 Rupert St, the application to perform a change of use to a Liquor Store – Type 2 of the commercial retail units #6 and 7 at 3838 Rupert St and 3309 East 23rd Ave. Firstly, the proposed location of the liquor store is directly across the street from Renfrew Elementary School, violating section 4 of the Liquor Store Guidelines. The increased exposure of alcohol to children creates an adverse effect on the health and safety of members of the public. There is also inadequate separation from family-oriented uses as the proposed location is within close proximity of the following: - Standard Holiness Church of Vancouver (3101 E 22nd Ave, place of worship) – 380 m - Windermere Secondary School (3155 E 27th Ave, school) – 400 m - Falaise Park (3434 Falaise Ave, park) – 500 m - Meta Montessori House (3405 Worthington Dr, daycare) – 525 m - Vancouver Christian School (3496 Mons Dr, school) – 580 m - Happy Corner Preschool (3434 Falaise Ave, preschool) – 590 m - Vancouver Public Library, Renfrew Branch (2969 E 22nd Ave, library) – 630 m - Nootka Elementary School (3375 Nootka St, school) – 680 m - Renfrew Community Center (2929 E 22nd Ave, community center) – 690 m - Renfrew Community Park (2929 E 22nd Ave, park) – 690 m - Sukyo Mahikari (2929 Rupert St, place of worship) – 800 m Additionally, the proposed location is not within an identified Local Shopping Area, contravening section 3 and subsection 3.4(a) of the Liquor Store Guidelines. This neighbourhood is already served by three Local Shopping Areas (#30 – Kingsway, #31 – Renfrew, and #33 – Rupert to Boundary), all of which already contain liquor stores ("Eldorado Liquor Store," "1st Avenue Liquor Store," and "BC Liquor Stores," respectively). There is also an additional liquor store ("BC Liquor Stores") located at 3150 E Broadway, only 1.3 km away from the proposed location. Furthermore, the opening of a liquor store at the proposed location will create undue annoyances and disturbances to the local residents. The late hours of operation (22:00 closing time on weekdays, 23:00 on weekends) will increase noise in an otherwise quiet residential neighbourhood. The increase in traffic will also impose an undue inconvenience to parents and children traveling to and from Renfrew Elementary School. Lastly, a liquor store at the proposed location is not aligned with the history and character of this neighbourhood. I raised my family in this neighbourhood as the community has always been orientated towards families with young children, as evidenced by the number of schools, parks, a library and a community center within walking distance of the proposed location. The increase in alcohol sales and consumption would have an adverse effect on the amenity of the community. Due to the reasons above, I strongly oppose DP-2021-01028 – 3838 Rupert St .Sincerely, s.22(1)</p>									
2022-02-14 14:51:53 -0800	Unverified User	s.22(1)	s.22(1)		s.22(1)	Vancouver, BC,	s.22(1)	2	3864395
<p>As a parent of young children that attend Renfrew Elementary School, it is disappointing to have to express my concerns regarding this liquor store application again. Its first application for 3737 Rupert was rejected for several reasons including the City's own Liquor Store Guidelines Section 4 - Separation from Family oriented uses (a) No liquor store should be located within 150 m of a church, park, elementary or secondary school, community center or neighbourhood house. But most importantly, members of the community simply expressed that a liquor store did not fit the community that they wanted. It is very disappointing to know that the applicants have essentially recycled their plans for this site, kitty corner from the previous site. While the storefront now sits on E23rd ave, it is still less than 150 meters from school property. I know the applicant has indicated on their mat that the store front is 170m to the front door of the school however the school property borders are well within 150m which contravenes the City of Vancouver's guidelines for location of liquor stores. The other major issues that was brought forward during the conversation was the proposed hours of the store. The current application has the store open 7 days a week until 10pm and 11pm depending on the day. East 23rd is entirely residential except for this small section bordering Rupert. This does not fit in with the community. The Chong Le grocery store , which is supposed to come back into this new site, closed at 7pm or earlier every night. Other Liquor stores within proximity include BC liquor Store 3150 east Broadway - 1.7km away and Eldorado liquor store 2310 Kingsway - 2.7km away which is why it seems so unnecessary to add such a business in this particular community surrounded by Renfrew Elementary, Windermere Secondary, Nootka Elementary and Blue Spruce Montessori. For these reasons, I oppose this application as Renfrew Elementary School Parent and a member of the school's Parent Advisory Council.</p>									
2022-02-14 15:23:41 -0800	Unverified User	s.22(1)	s.22(1)		s.22(1)	Vancouver, BC,	s.22(1)	2	3864514
<p>I opposed of having Liquor Store in that particular location s.22(1) and we don't wish to have drivers speeding down the back ally to get to the store. There's also an elementary school across the street which will be our future school, the idea of inviting potential drunk drivers after visiting the liquor store go speeding or littering in the area even a potential crime is very concerning. Please open it further away from the area where kids are safe.</p>									
2022-02-14 15:40:03 -0800	Unverified User	s.22(1)	s.22(1)		s.22(1)	Vancouver, BC,	s.22(1)	2	3864575
2022-02-14 17:23:48 -0800	Unverified User				s.22(1)	Vancouver, BC,		2	3865171
<p>Having a liquor store in this neighborhood is not appropriate, too close to an elementary school, will entice youngsters to start drinking at an early age, will affect their social and metal development.</p>									
<p>This proposed liquor store is too close to Renfrew Elementary school and is within 150m of the school. Having lived in the neighborhood for over s.22(1) I believe it would negatively affect the family friendly neighborhood and increase traffic. I believe the location of the liquor store will increase traffic congestion and pollution. I also believe the neighborhood has enough liquor stores nearby and a very large government liquor store within 2km and a couple private ones that are readily assessible. With the development of the intersection of Rupert and 22nd, the community lost a doctor's office, pizza shop, two beauty salons, a 7-Eleven, bakery, laundry mat, bakery and fish store. The community would be far better served with a variety of other retail shops to meet the residents' needs and encourage residents to walk to accomplish their needs in the community instead of driving and increasing more congestion. A number of the residents are also concerned and upset as this development application seems to be poor use of city resources, as a very similar application was filed a couple of months ago that was rejected by the city and the board of variance.</p>									
2022-02-14 19:15:41 -0800	Unverified User	s.22(1)	s.22(1)		s.22(1)	Vancouver, BC,	s.22(1)	2	3865517
<p>We're opposing to the development application of having a liquor store being located so close to a school. It clearly indicated in the city of Vancouver liquor stores guidelines that no liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or Neighbourhood house. We're very disappointed that the city has allowed for another liquor store application to be submitted even though we've expressed our concerns on the previous liquor store application at 3737 Rupert St.</p>									
2022-02-14 20:55:50 -0800	Unverified User	s.22(1)	s.22(1)		s.22(1)	Vancouver, BC,	s.22(1)	2	3865755
2022-02-14 21:22:16 -0800	Unverified User	s.22(1)	s.22(1)			Vancouver, BC,		2	3865824
2022-02-14 21:53:53 -0800	Unverified User	s.22(1)	s.22(1)			Vancouver, BC,		2	3865885
<p>I strongly disagree with this application due close proximity (across the street) of the proposed liquor store to elementary schools and parks.</p>									
<p>I remember seeing a similar request for a liquor store to be located in the same intersection, across from Renfrew Elementary school. this is a disappointing development application for our neighborhood, to hear that this business still believes our community wants a liquor store across from an elementary school and mere blocks away from a highschool. I do not support this development application and suggest they consider a location further away from schools if they wish to apply for a location in this neighborhood. Thanks.</p>									
2022-02-14 22:04:34 -0800	Unverified User	s.22(1)	s.22(1)		s.22(1)	Vancouver, BC,	s.22(1)	2	3865898

<div>After reviewing the application documents posted on the City of Vancouver website, I am opposed to the approval to change the use to a Liquor Store at 3898 Rupert &amp; 3309 East 23rd for the following reasons: 1) There are at least 4 liquor stores nearby neighbourhood (includes one in Burnaby) with reasonable driving distance, close to public transit and on the bike route; 2) Separation from family oriented uses: the location is too close (next to) Renfrew Elementary School, I could not find any other Liquor Stores so close to the school and will open during the school time; 3) I could not see how the application will fit with the City's goals and priorities in the 2020 Corporate Plan. This application is a transfer of a license. I could not see any improvements on the city council priorities about "We're working to build and protect the Vancouver economy."; 4) Based on Renfrew-Collingwood Community Vision: it should build on the success of existing businesses at 22nd and Rupert and approved a range of shops and services such as doctors' offices, bakery like before, but not for a liquor store; 5) High-Density Housing for Families with Children Guidelines about Surround Land Uses: it indicates that teenagers, particularly, tend to hang out in commercial areas. Consequently, if mixed uses are planned, the design should take this into consideration. For this application, the hours of operation are opened to 10 pm from Sunday to Thursday and 11 pm from Friday and Saturday. As a parent, I am opposed this application because I disagree this application is following the Guidelines should be considered; 6) Now that the B.C. government has granted permanent permission for restaurants and pubs to be able to sell and deliver sealed or packaged wine, beer and spirits alongside meals, the placement of this liquor store is unnecessary; 7) The applicants state in their website https://www.westcoastliquor.com/ that they have grown into becoming the leading provider for door-to-door service and proud to fill the need for an efficient office and home liquor delivery service in Vancouver and Burnaby. With their existing physical stores in East Vancouver, West side of Vancouver and Burnaby, it is not necessary to have a liquor store at 3898 Rupert &amp; 3309 East 23rd; 8) The change of use of approximately 3,884 sq. ft should not be granted to a Liquor Store – Type 2 because as per Liquor Store Guidelines amended May 2, 2018, Type 2 is a store 3,000 sq. ft gross or less. Thank you for consideration.</div>											
2022-02-14 23:39:12 -0800	Unverified User	s.22(1)	s.22(1)			s.22(1)		Vancouver, BC	s.22(1)	2	3865994
<div>Hello, I am familiar with this applicant as they have previously applied to occupy a retail space on the other corner Rupert and 22nd, which was eventually denied. I oppose this application as the reasons why the application was opposed in the first place are still relevant and have failed to been addressed and recognised in the application documents. Furthermore, the space was previously occupied by a variety of independent businesses including a hair salon, a dentist office as well as Chong Lee - an independent ethnic grocery store that served the local community. This grocery store proved a great asset as it provided culturally relevant and affordable foods in the neighbourhood and it failed planning decision to replace a food asset with a liquor store. I would ask that this space be preserved for an independent culturally relevant food asset retailer, as gentrification and development continues to push out these types of businesses, even though they are an irreplaceable asset to the community. Independent, Ethnocultural food asset retailers are important because they contribute to the intangible heritage, add to walkability and overall connectiveness to the neighbourhood and create a space where residents belong. I look forward to hearing from you, and I ask that the staff and Director of Planning also review the previous application made by the West Coast Liquor company to understand why this particular site is not suitable for a liquor store.</div>											
2022-02-15 09:25:48 -0800	Unverified User	s.22(1)	s.22(1)			s.22(1)		Vancouver, BC	s.22(1)	2	3866908
<div>Thank you for the opportunity to submit comments on this application at 3838 Rupert Street. I am surprised and disappointed to see that this application again after it had tried to get rezoning at the development across the street. I feel the previous notes I sent in still stand, and they are as follows: •Prior to the redevelopment of this building, the lot was home to several longstanding BIPOC-owned and operated businesses. These locations acted as gathering places for local families and youth from local schools, as well as cultural hubs for the large immigrant community. I recognize that the new retail spaces will depend on willing operators to fill in the space, however, it is my hope that whatever business comes in can build on the social capital and legacy that has long served the community. •The local area is home to numerous families and youth of varying ages. Youth have been one of the most negatively impacts groups because of the COVID-19 pandemic and have lost many economic opportunities. A non-liquor-related business will allow for economic opportunities for local high school students. •COVID-19 has impacted various aspects of our health, and as noted in several studies, alcohol consumption has increased during the pandemic, and that trajectory can very well continue beyond the pandemic as the economic fallout continues to settle. This neighbourhood has two existing liquor stores, less than 10 minutes of drive away from each other. The addition of another liquor store within proximity and high visibility could contribute to undue burden on folks who may use alcohol in an unhealthy manner. •Similarly, social isolation is another problem that has been exacerbated by the COVID-19 pandemic. Businesses, such as cafes or restaurants, or social services spaces can act as a space for socializing with others and become a valued community asset and amenity. Spaces like these will become even more valuable once the added residents of this building and the building across the street move in. •Renfrew-Collingwood is currently both below the national poverty line and has one of the city's lower median incomes as of 2016. In terms of services that retail businesses could offer for this demographic, it seems questionable to go out of the way to place a private liquor store here whose prices are generally above BC Liquor branches (which we already have in the neighbourhood). While this store could be more appropriate down the line, the presence of a higher end store today would contribute to the sense of a neighbourhood growing out of reach for many low-income families. •Lastly, while there is a lot of uncertainty among neighbours at how to calculate the distance of this proposed development and local schools, it is plausible this location is 150 metres from Renfrew Elementary School, and just a few blocks away from a local church and Windermere Secondary School. While the latter two locations are beyond 150m of the location, the proximity to Renfrew School would contravene the Vancouver Liquor Store Guidelines. This location has the potential to contribute to the local COVID-19 recovery in the short-term, and become a longstanding community asset for years to come. Thank you for your consideration of these comments.</div>											
2022-02-15 09:32:44 -0800	Participant	s.22(1)	s.22(1)	Vancouver, BC,	s.22(1)	s.22(1)		Vancouver, BC,	s.22(1)	2	3866936
<div>Thank you for the opportunity to submit comments on this application at 3838 Rupert Street.  I am surprised and disappointed to see that this application again after it had tried to get rezoning at the development across the street. I feel the previous notes I sent in still stand, and they are as follows:  •Prior to the redevelopment of this building, the lot was home to several longstanding BIPOC-owned and operated businesses. These locations acted as gathering places for local families and youth from local schools, as well as cultural hubs for the large immigrant community. I recognize that the new retail spaces will depend on willing operators to fill in the space, however, it is my hope that whatever business comes in can build on the social capital and legacy that has long served the community.  •The local area is home to numerous families and youth of varying ages. Youth have been one of the most negatively impacts groups because of the COVID-19 pandemic and have lost many economic opportunities. A non-liquor-related business will allow for economic opportunities for local high school students.  •COVID-19 has impacted various aspects of our health, and as noted in several studies, alcohol consumption has increased during the pandemic, and that trajectory can very well continue beyond the pandemic as the economic fallout continues to settle. This neighbourhood has two existing liquor stores, less than 10 minutes of drive away from each other. The addition of another liquor store within proximity and high visibility could contribute to undue burden on folks who may use alcohol in an unhealthy manner.  •Similarly, social isolation is another problem that has been exacerbated by the COVID-19 pandemic. Businesses, such as cafes or restaurants, or social services spaces can act as a space for socializing with others and become a valued community asset and amenity. Spaces like these will become even more valuable once the added residents of this building and the building across the street move in.  •Renfrew-Collingwood is currently both below the national poverty line and has one of the city's lower median incomes as of 2016. In terms of services that retail businesses could offer for this demographic, it seems questionable to go out of the way to place a private liquor store here whose prices are generally above BC Liquor branches (which we already have in the neighbourhood). While this store could be more appropriate down the line, the presence of a higher end store today would contribute to the sense of a neighbourhood growing out of reach for many low-income families.  •Lastly, while there is a lot of uncertainty among neighbours at how to calculate the distance of this proposed development and local schools, it is plausible this location is 150 metres from Renfrew Elementary School, and just a few blocks away from a local church and Windermere Secondary School. While the latter two locations are beyond 150m of the location, the proximity to Renfrew School would contravene the Vancouver Liquor Store Guidelines.  This location has the potential to contribute to the local COVID-19 recovery in the short-term, and become a longstanding community asset for years to come. Thank you for your consideration of these comments.</div>											
2022-02-15 09:32:45 -0800	Participant	s.22(1)	s.22(1)	Vancouver, BC,	s.22(1)	s.22(1)		Vancouver, BC,	s.22(1)	2	3866937
2022-02-15 11:25:25 -0800	Unverified User	s.22(1)	s.22(1)					Vancouver, BC,	s.22(1)	2	3867312
2022-02-15 17:35:27 -0800	Unverified User							Vancouver, BC,		1	3868513

[illegible]



[illegible]

2022-02-16 20:53:01 -0800	Unverified User	s.22(1)	s.22(1)		s.22(1)	Vancouver, BC,	s.22(1)	2	3871707
<p>I strongly oppose the development application. I similarly opposed the prior application made by this company for a liquor store at the building diagonally across the street from the one for this application, which for which the application was denied and also denied on appeal. The same reasons apply in this situation. The area is a family oriented neighbourhood with a school and before and afterschool program directly across the street. A liquor store does not fit into the family oriented place. The liquor store guidelines state that the liquor store should not be near schools and neighbourhood houses. Renfrew elementary school is directly across the street and the collingwood neighbourhood house before and afterschool care program is housed within the school. There are many private daycares in close proximity as well. The liquor store would potentially cause additional traffic and parking issues in the already very busy intersection. This would cause safety issues for children and families who walk to and from school and also cause parking shortages and problems in the surrounding area. There is already a shortage of parking for the parents dropping children off that many parents park their cars in the surrounding blocks. The liquor store could bring unsavoury people who panhandle in front for liquor stores and it would be cause safety issues for children and family. The hours of the liquor would cause issues in the family oriented neighbourhood and make noise and have increased foot traffic and vehicle traffic late into the night. I am also concerned with additional strangers being in the vicinities of children playing on the school grounds and neighbourhood. The school plug route is directly across the street, steps away from the proposed liquor store. My children attend the school and i am strongly opposed to having a liquor store so close to the school. This application should be denied for the same reasons the other liquor store application was denied at the location diagonally across the street. It in the same area, same situation. Please deny the application for the liquor store at this location.</p> <p>Dear Dallas, I wish to object to the alcohol licence application by DeAngelis Architecture, perform a change of use of approximately 3,888.4 sq. ft to a Liquor Store – Type 2, of the previous Commercial Retail Units number 6 &amp; 7 (at 3898 Rupert &amp; 3309 East 23rd). My husband and I are the resident of Renfrew-Collingwood for ove s.22(1) We are the homeowner. We are shocked this plan has been considered. We live s.22(1) from the proposed premises.</p> <p>We object to the application on the following concerns:</p> <p>Objection 1: Grounds for objection – Too close to the school. Reasons for objections: 1.Renfrew Elementary School is situated 130 meters (right across the street) from the proposed premises. 2.Windermere Secondary School is situated 800 meters from the proposed premises. 3.Alcohol is a unique product. While it is a source of pleasure and enjoyment for the vast majority of people and can be part of a balanced, healthy lifestyle, we know from much experience that when it is misused, there are serious consequences. 4.The health and safety risks related to alcohol use, with particular emphasis on the harmful effects of binge drinking by youth and post-secondary students. 5.The young children and youth will get confused while schools are educating them about the risk of drinking alcohol, but there is a liquor store so close to their schools and promoting it is a source of pleasure and enjoyment.</p> <p>Objection 2: Grounds for objection – Too close to quiet residential housing. Reasons for objections: 1.The location is extremely close to quiet residential housing. 2.We are concerned about the extra traffic they will generate on Rupert Street and 22nd Ave. 3.The proposed premises whose principal hours of business are late at night is not compatible with this location. Hours of operation are: 10 am – 10 pm – Sunday to Thursday; 10 am to 11 pm – Friday and Saturday. 4.I personally feel that allowing the sale of alcohol and similar activities this late at night will lead to noise and anti-social behaviour in local streets at a time when most respectable local residents are in bed and trying to sleep.</p> <p>Continued in next row</p> <p>Objection 3: Grounds for objection – Potential crime increase Reasons for objections: 1. We are concerned about the potential for drunk driving and the dangers this brings not only to our community but the wider area; 2. I witnessed some strangers hang around alleys at night. They were not just littered in our alley. s.22(1) in past while we were sleeping. There is potential to increase strangers in my neighbourhood if there will be a liquor store in our neighbour and open late at night. 3. We are concerned about the inherent risk of alcohol abuse in British Columbia today. 4. We are also concerned about the inherent risk of alcohol abuse in British Columbia today. As per the report in 2011, approximately 350,000 British Columbians are problem drinkers. (https://www2.gov.bc.ca/gov/content/health/practitioner-professional-resources/tc-guidelines/problem-drinking).</p> <p>We hope you seriously consider our objections as it is affecting our lives at present.</p> <p>Kind regards,</p> <p>s.22(1)</p> <p>I really don't think that we need another liquor store in the area. There is one liquor store near Renfrew and Broadway, another in the Safeway parking lot at Kingsway and Tyne and yet another near Kingsway and Nanaimo. In addition, there is a school just down the block and family homes all around the area. Also, I am particularly opposed to having the store open so late as that will attract cars and noise to the area at a time when families are trying to sleep to get ready for another work/school day. Also liquor stores seem to attract squatters who are looking for handouts and I don't think that is an attractive feature in a residential area. Please find another area for a liquor store that is more in a commercial zone.</p> <p>Less than 500 ft from the school property (not the front doors)</p> <p>I support this application because I would like to see more goods &amp; services in the neighbourhood, to reduce car dependency.</p>									
2022-02-16 21:13:21 -0800	Unverified User	s.22(1)	s.22(1)		s.22(1)	Vancouver, BC	s.22(1)	2	3871728
2022-02-20 18:43:02 -0800	Unverified User					Vancouver, BC		2	3879760
2022-02-21 17:23:32 -0800	Unverified User	s.22(1)	s.22(1)		s.22(1)	Vancouver, BC,	s.22(1)	1	3882458

										<div>- proposed location is DIRECTLY WITHIN WALKING DISTANCE of the local elementary school. Even if it is within bylaw distance regulations, it is in reality, across the street from an elementary school</div> <div>- extensive research shows greater alcohol density is associated with both heavy and lifetime drinking among adolescents</div> <div>- proximity and density of alcohol providers are consistently associated with heavy drinking for the smaller distances ranging from 0.1 to 0.5 miles</div> <div>- Research strongly indicates that when alcohol is readily available, consumption is higher, leading to higher rates of alcohol-related problems such as assault, public disturbance and alcohol-related motor vehicle collisions</div> <div>- When alcohol is less available, consumption is lower, resulting in lower rates of alcohol-related harm</div> <div>- Having alcohol establishments close to areas that are frequented by children and youth exposes them to high-risk environments, which normalizes and encourages them to consume alcohol. Where alcohol establishments are close to schools or homes, students may be exposed to public drunkenness, harassment of passersby and criminal activities</div> <div>- above research and information is in reference to the Alberta health services Alcohol Policy for Community Safety, Vibrancy, Health and Well-Being</div>									
										<div>- there is no necessity of having a liquor in direct vicinity of an elementary school. Those wanting to purchase alcohol can easily go to liquor stores closer to Grandview or Kingsway</div> <div>- the commercial building in discussion is located in a heavily residential area that is calm and not known to be exposed to higher rates of crime or public disturbances; adding a liquor store in this area would highly increase the chances of increased crime and childhood alcoholic consumption in the area.</div> <div>- strongly opposed to this unnecessary addition of a liquor store in this area that is WAY too close in proximity to where young children congregate daily, greatly increasing alcohol related harm that may come their way and increasing risk of adolescent alcohol consumption exponentially</div>									
2022-02-23 14:46:54 -0800	Unverified User	s.22(1)	s.22(1)							s.22(1)	Vancouver, BC,	2	3888445						
2022-02-23 14:48:24 -0800	Unverified User									s.22(1)	Vancouver, BC,	2	3888448						
2022-03-07 10:32:54 -0800	Unverified User	s.22(1)	s.22(1)							s.22(1)	Vancouver, BC	2	3957095						
		Details:	260 Views																
			207 Contributors																
			194 Contributors (13 duplicates; at a glance 8 opposed, 1 support)																
		Code 2	189 Opposed																
		Code 3	3 Mixed																
		Code 1	15 Support																
This appears to be an application by the same people who's application for the same purpose for a location across the street which has already been refused. This application should also be refused as it is basically the same.																			

# Project Report

18 February 2020 - 14 March 2022

## Shape Your City Vancouver

### 3838 Rupert St (DP-2021-01028) development application



#### Visitors Summary



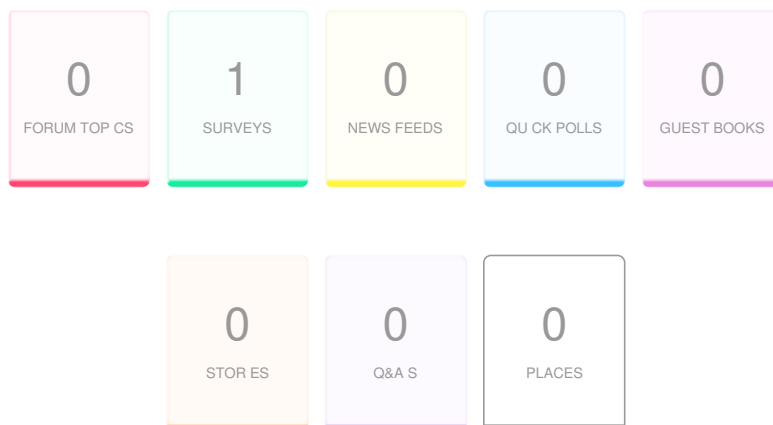
#### Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
546	56	
NEW REGISTRATIONS		
14		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
194	261	473

Aware Participants	473	Engaged Participants	194
Aware Actions Performed	Participants	Engaged Actions Performed	RegisteredUnverifiedAnonymous
Viewed a Project Overview Page	473		
Informed Participants	261	Contributed on Forums	000
Informed Actions Performed	Participants	Participated in Surveys	35590
Viewed a video	0	Contributed to Newsfeeds	000
Viewed a photo	0	Participated in Quick Polls	000
Downloaded a document	28	Posted on Guestbooks	000
Viewed the Key Dates page	6	Contributed to Stories	000
Viewed an FAQs Page	0	Asked Questions	000
Viewed Inspiration Page	0	Placed Pins on Places	000
Viewed Multiple Project Pages	66	Contributed to Ideas	000
Contributed to a poll (engaged)	194		

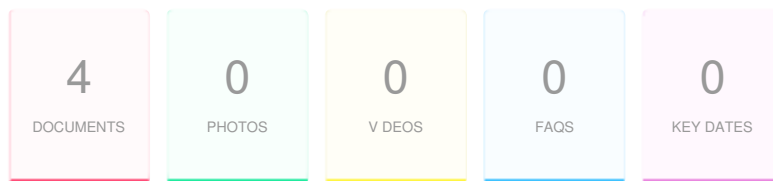


## ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	3838 Rupert St development application comments	Published	260	35	59	0

## INFORMATION WIDGET SUMMARY



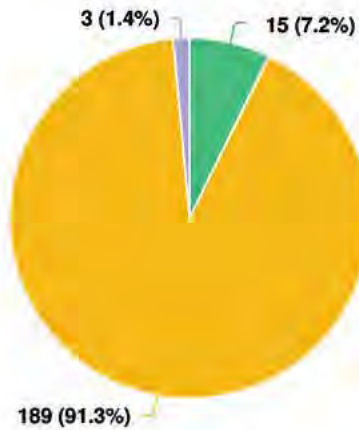
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Site and context plan and project details	9	9
Document	Letter of Operation	4	4
Document	Notification postcard	0	0
Document	Elevations	5	9
Key Dates	Key Date	6	6

## ENGAGEMENT TOOL: SURVEY TOOL

### 3838 Rupert St development application comments

Visitors	260	Contributors	194	CONTRIBUTIONS	207
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Your overall position about the application:



#### Question options

Support Opposed Mixed

Optional question (207 response(s), 0 skipped)

Question type: Dropdown Question