

File No.: 04-1000-20-2022-211

May 9, 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 April 26, 2022 under the ***Freedom of Information and Protection of Privacy Act, (the Act)***, for:

**Public comments received by the City of Vancouver regarding DP-2022-00020 for 3158 East 54th Avenue. Date range: January 1 to April 20, 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 (#04-1000-20-2022-211); 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)

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Responded at	Usertype	Signup Form Q1 (Username)	Signup Form Q2 (Email)	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
2022-03-09 21:30: User	Unverified	s.22(1)	s.22(1)			This site is 280 metres from an elementary school (Captain James Cook), 140 metres from a Public library (Champlain Branch), and 120 metres from YWCA social housing (VFD fire hall 5). It is next door to one doctor's office and downstairs from a medical clinic. A retail cannabis store will only put vulnerable youth at more risk and this permit application needs to be declined. There is no shortage of retail cannabis in the area - 49th and Victoria being the closest.	s.22(1)	Vancouver, BC, s.22(1)	2	3964191
2022-03-10 09:51: User	Unverified					I am a residence im Champlain Heights with children and I do not want any business involving Cannabis in my neighbourhood.		Vancouver, BC,	2	3965268
2022-03-10 10:31: User	Unverified					public library, condo complexes, 4 schools in this neighbourhood that have adverse effect on kids and residents. The professional building also houses lifelabs, dentist, chiropractors which are frequented by the public and vulnerable public. The Champlain Square is a busy mall with supermarkets. I believe the permission to open such a big cannabis store in this neighbourhood will affect the safety of the residents and public at large. It will also contribute to more crime rates. Please do not approve existence of such area, particularly right next door to Captain James Cook Elementary School, and close to a few other elementary schools and a high school. There are children's playgrounds, libraries, eateries, pharmacies, clinics and supermarkets which are all family-oriented. So many students and adolescents are passing by Champlain Square every day. We are against the existence of any cannabis business in our daily living environment which will have the influence and temptation to satisfy young people's curiosity. This kind of business should only be allowed in areas mostly adults will visit. Shopping no, no, no... this is a bad idea, there is an elementary school right next door... how bad is that?????		Vancouver, BC,	2	3965400
2022-03-10 11:01: User	Unverified					Open the cannabis store will increase risk of the criminal activities in our neighborhood and affect the market price of real estate.		Vancouver, BC,	2	3965479
2022-03-10 13:02: User	Unverified					community mall. We do not need this kind of shop in this area. People who wants to buy cannabis can go to nearby Victoria Drive. People who buy cannabis are most likely to consume outside in the open area. I don't want myself or any child to smoke the exhaled smoke. The smell is awful. There's dentist, doctor's office, medical clinics and lab there. I don't see the proposed store fits into our community. Please Decline the application.		Vancouver, BC,	2	3965896
2022-03-10 14:41: User	Unverified					lifestyles- library, recreation centre, health clinics. It is temptations to young people no matter how restrictive to buy this BAD stuff which can be got CONVENIENTLY .		Vancouver, BC,	2	3966181
2022-03-10 15:05: User	Unverified					The store is too close to the Captain James Cook Elementary and too many minors are living around the area.		Vancouver, BC,	2	3966266
2022-03-10 17:17: User	Unverified					I am totally objecting for this cannabis retail application. It's too close to the elementary school nearby.		Vancouver, BC,	2	3967167
2022-03-10 18:12: User	Unverified					I think its a poor place to put a cannabis store next to a lot of residences and especially next to an elementary school. The demographic in this area is largely senior or younger and would likely not be appreciated here the neighbourhood? Have you considered the fact that that there is an elementary school 2 blocks away. Has the COV planning dept. considered that there is a high school 5 blocks away? I do not have any moral issues with cannabis but I do not think this residential neighbourhood is the best location for a cannabis store.		Vancouver, BC,	2	3967448
2022-03-10 22:03: User	Unverified					I oppose the cannabis retail development application due to they are so close to the residential area and school.		Vancouver, BC,	2	3968305
2022-03-10 22:24: User	Unverified							Vancouver, BC,	2	3968344
2022-03-11 09:39: Participant				Vancouver, BC, s.22(1)	s.22(1)			Vancouver, BC,	2	3969650
2022-03-11 10:11: Participant				Vancouver, BC, s.22(1)	s.22(1)			Vancouver, BC,	0	3969817



Unverified 2022-03-11 13:28: User	s.22(1)	s.22(1)	residential area, next to Captain Cook elementary school, especially in a medical building, inside the building, there is a day care senior centre, life lab, next door and inside the building there are doctors' clinic; it is absolutey unacceptable to open the store in this quiet area. It is also harmful to the health of seniors and children. Hopefully they can find other suitable location to run their business.	s.22(1)	Vancouver, BC,	s.22(1)	2	3970560
Unverified 2022-03-11 16:17: User			Hi Development Permit team,  This application is approximately 235m from Captain James Cook Elementary school. For this reason, I am opposed to this application.					
Unverified 2022-03-11 23:09: User			Thank you for you time, s.22(1)		Vancouver, BC,		2	3971718
Unverified 2022-03-12 09:42: User			I strongly oppose any Cannabis store near schools in this quiet community. Elementary School in the same block just about 300m away. In addition, there is a YWCA housing for women and children just across the street within 150m. We cannot have a cannabis store in this area.		Vancouver, BC,		2	3972287
Unverified 2022-03-12 11:24: User			would like to strongly objection to this development application of Burb Cannabis Corp. The main reason is that an elementary school & Champlain Heights Library are situated extremely closely to this Cannabis store, it posting security risks for the children and teenagers. Therefore, this Retail Cannabis Store should be built in another non residential area. Thank you!		Vancouver, BC,		2	3972893
Unverified 2022-03-12 11:48: User			are many children and teens in the area. With such close proximity to an elementary school and high school, it can have an influence on the children and teens. We love our neighbourhood because it is such a wonderful community for families with children.		Vancouver, BC,		2	3973071
Unverified 2022-03-12 12:24: User			residential neighbourhood, especially in this Killarney area. and particularly in a business square, Champlain Square, with family friendly storefronts and businesses--including a library. there's also an elementary school down the block and a high school 5 blocks away. I don't see necessity or benefit to the local community. elementary school and residential area. An elementary is only a few hundred meters down the road and having a cannabis store in its vicinity would negatively affect school children in the area as they would be more exposed to the use of cannabis. The same applies to teenagers who would pass by the store when they walked to Killarney Secondary School. The neighborhood has many families with young children and elders; the presence of a cannabis store would increase the exposure of secondhand cannabis smoke to residents in the neighborhood and it would be particularly detrimental to young children and elders. Secondhand cannabis smoke is known to negatively affect the health of individuals and the use of cannabis in teenagers has been shown to adversely affect their brain development. We should limit the there are several schools nearby. This is not a suitable district for any cannabis establishments.		Vancouver, BC,		2	3973118
Unverified 2022-03-12 21:29: User			Elementary, and 54th Ave is the main route for elementary students and their families to walk to school every school day. We are very concerned about the potential risks to the small kids.		Vancouver, BC,		2	3973144
Unverified 2022-03-12 22:02: Participant		Vancouver, BC, s.22(1)	families with young kids going to and from school, and many secondary school students at Killarney Secondary pass through the area everyday. A cannabis store right at the heart of where kids are, and the clientele that it will attract will make this area unsafe for kids and is definitely not welcome.		Vancouver, BC,		2	3973789
Unverified 2022-03-12 22:17: User			There is a huge addiction problem in Vancouver already, bringing it near kids is an extremely bad idea.		Vancouver, BC,		2	3973810
Unverified 2022-03-12 22:38: User					Vancouver, BC,		2	3973821
					Vancouver, BC,		2	3973832

Unverified 2022-03-12 22:58: User	s.22(1)	s.22(1)		visiting, not to mention Captain Cook Elementary that is located a 2-min walk away. Kids that go to the school live in the neighborhood and walk to school, passing by the proposed cannabis store. Young parents take their young toddlers and children to the library. There's also a tutoring place in the plaza where young people attend. It is a family oriented neighbourhood and it's not a place to be selling cannabis. The location is within a medical professional office building with dental and optometrist offices and the cannabis store is out of place among these surrounding businesses. The space should be saved for family and youth friendly businesses such as tutoring or after school care/day care. I do not want my kids to have to pass by the cannabis store and be exposed to the environment whenever the visit the library or go see the optometrist. The store hours are also too long and I do not want people James Cook elementary school and Champlain Heights library. So many young kids pass by this location daily. Having the cannabis store there will expose young kids to cannabis at young age and will affect them tremendously.	s.22(1)	Vancouver, BC,	s.22(1)	2	3973842
2022-03-12 23:12: Participant			Vancouver, BC, s.22(1)	s.22(1)			Vancouver, BC,	2	3973846
2022-03-12 23:29: Participant									
Unverified 2022-03-13 00:18: User			Vancouver, BC, s.22(1)	s.22(1)	plaza, with a sizable amount of customer traffic being senior residents from the nearby area. The VPL Champlain Heights branch is foot steps away from the proposal location, and this branch has traditionally enjoyed a strong children programme. The East 54th & Kerr intersection is also a common walking route for children going to and from school, whether it is for Captain Cook Elementary (and kindergarten) to the east, or Killarney Secondary to the north. Furthermore, Captain Cook Elementary is less than 300m away from the proposed cannabis location, which means it is practically right next door. Killarney secondary is also only about 1km away, so it is within easy walking distance.		Vancouver, BC,	2	3973850
					For these reasons alone, I think it is entirely inappropriate to have a cannabis business there? So, I am opposing it		Vancouver, BC,	2	3973870
					seeking various kinds of medical services. The introduction of a weed store will potentially bring adverse health effects to this vulnerable population.				
Unverified 2022-03-13 04:53: User					2. Introduction of a weed store will inevitably bring about more cannabis smoking in the area, resulting in ingestion toxic ammonia which is know to result in neurobehavioural impairments and much more. This effect will be more prominent in this particular neighbourhood with a high percentage of young families and seniors, both more likely to be affected by the contamination associated with increase in smoking cannabis.		Vancouver, BC,	2	3973922
Unverified 2022-03-13 14:24: User					3. There is a primary school right next to the proposed location. It's absolutely unacceptable. Don't disturb our life. This is residential area, not commercial area. Keep Cannabis store away from this area please.	Oppose.I am totally unac	Vancouver, BC,	2	3974631





- Cannabis retail stores should not be allowed to operate near elementary schools. In this case, the distance between the 3158 E54th Ave and Captain James Cook Elementary School is only 280m (Google Map) which is very troubling. Risks include having an increased amount of marijuana users in the area frequented by children; edible cannabis products (eg. candies) could be located by children and ingested inadvertently. In addition, children/teens will have easier access to cannabis products.

- The dispensary might lead to higher crime rate in this neighborhood due to its long hours of operation.

- Marijuana odor affects the daily lives/health of residents (non marijuana users, elderly, children) in the neighborhood. For instance, it would be very difficult for residents to enjoy themselves in their front yards or backyards having to put up with marijuana odor. Non users would also need to put up with the unpleasant smell when their windows are opened.

Unverified 2022-03-15 10:55: User	s.22(1)	s.22(1)			s.22(1)	Vancouver, BC,	s.22(1)	2	3979573
Unverified 2022-03-15 11:14: User						Vancouver, BC,		2	3979675
Unverified 2022-03-15 11:58: User						Vancouver, BC,		2	3979888
Unverified 2022-03-15 12:59: User						Vancouver, BC,		2	3980138
2022-03-15 13:56: Participant			Vancouver, BC, s.22(1)	s.22(1)		Vancouver, BC,		2	3980383
Unverified 2022-03-15 14:09: User						Vancouver, BC,		2	3980447
Unverified 2022-03-15 15:05: User						Vancouver, BC,		2	3980692
2022-03-15 15:07: Participant			Vancouver, BC, s.22(1)	s.22(1)		Vancouver, BC,		2	3980702
Unverified 2022-03-15 18:41: User						Vancouver, BC,		2	3981498
Unverified 2022-03-15 18:46: User						Vancouver, BC,		2	3981526
Unverified 2022-03-15 19:03: User						Vancouver, BC,		2	3981591
Unverified 2022-03-15 19:49: User						Vancouver, BC,		2	3981725



school as well as high school would be a negative influence on children and youth. The children, youth, and their families walk by this address on weekdays to go to and from school and would be exposed to it's influence through advertising/marketing/signage, as well as the smoke/vapours from those using, negatively impacting their health. We know from research that marketing in its various forms is effective and so the close proximity of this business to schools will send a clear message to these impressionable children and youth, leading to issues and problems in coming years.

The location also contravenes the City of Vancouver Bylaw Section 11.6.2 which states "A cannabis store is not permitted: (b) within 300 m of the nearest property line of a site containing a school – elementary or secondary..." According to google maps, this location is only 280 m from Captain James Cook Elementary School, less than the minimum 300m as stated in the bylaw. Many of the children that go to this school are considered vulnerable/high-risk. Locating a cannabis retailer so close to this school puts the children at further risk of developing social problems for them, their families and society as a whole.

Cook and École Anne Hebert Elementary. Also close to single mother with kids, YMCA Pacific Spirit Terrace. There is already a B Liquor store in the complex. Accessibility to substances for young vulnerable people should be discouraged.

Elementary School. The school is a Tier 2 vulnerable school. There are many vulnerable students and families near this store's potential location. Proximity makes it easier to access the cannabis products on a regular basis. This is a concern considering the the population surrounding this location. elementary school. School children and older grandparents regularly walk by the proposed location on East 54th Avenue. Plus the area, beside this proposed location is experiencing a dial a dope problem. Narcotics purchasers are from the BC Housing to the south and are using either the Champlain mall and or the Mont Royal Square townhouse complex to meet with dope sellers. The traffic from the proposed cannibis store will add to more undesirable people into the area. There is also a City of Vancouver approved substance abuse rehab house located directly across the street (corner of Mckinnon and East 54 Ave) from this proposed location. The location of the proposed I am opposed to the repurposing of this site given the proximity to an elementary school, secondary school, and half way house.

I don't agree with cannabis being legal so I would definitely not like a cannabis store near my place of work. s.22(1) also deals with vulnerable patients and there's already a liquor store downstairs.

There's a school and near by and super close to residential areas. I feel it would be irresponsible to allow the store to open there.

Elementary School is located only one block away. Killarney High School is also only a few blocks away. Impressionable students would pass by on the sidewalk every school day. We do not need to encourage or normalize recreational drug use. Our society has enough problems as it is now. I would rather see a business that is more family friendly and promotes healthy living added to the mix of services available at Champlain Square. A cannabis store does not belong in this neighbourhood.

Not a place for a cannabis store with an elementary school close by and many older retired seniors living close by.

school close by, several senior homes surrounding the area! Please do NOT approve the development.

elementary and secondary schools in walking distance so there are lots of children and teenagers passing by that address after school. There is a library, a supermarket, a pharmacy and restaurants in the same plaza that families in this neighbourhood go all the time. Is it safe to have this store at I don't wish having a cannabis store around my living areas. In long term, cannabis is harmful for our body.

I am opposed

I disapprove hosting this shop.

I don't want my kids to grow feeling it's ok to use cannabis at any age.

Unverified 2022-03-15 23:59: User	s.22(1)	s.22(1)	s.22(1)	Vancouver, BC,	s.22(1)	2	3982175
Unverified 2022-03-16 10:45: User				Vancouver, BC,		2	3983410
Unverified 2022-03-16 13:46: User				Vancouver, BC,		2	3984099
Unverified 2022-03-16 15:16: User				Vancouver, BC,		2	3984471
Unverified 2022-03-16 15:56: User				Vancouver, BC,		2	3984632
Unverified 2022-03-16 16:27: User				Vancouver, BC,		2	3984740
Unverified 2022-03-16 20:19: User				Vancouver, BC,		2	3985389
Unverified 2022-03-17 19:14: User				Vancouver, BC,		2	3987707
Unverified 2022-03-17 19:18: User				Vancouver, BC,		2	3987715
Unverified 2022-03-17 19:47: User				Vancouver, BC,		2	3987786
Unverified 2022-03-17 20:32: User				Vancouver, BC,		2	3987889
Unverified 2022-03-18 15:38: User				Vancouver, BC,		2	3990140
Unverified 2022-03-18 15:42: User				Vancouver, BC,		2	3990156



Unverified			neighbourhood.The mall is located very close to our elementary school.I have						
2022-03-18 15:44: User	s.22(1)	s.22(1)	s.22(1) going to school in this areaThere have been a few studies that have shown that children exposed to marijuana smoke may absorb drug traces . We do not want our children with growing brains exposed to these chemicals. Please do not allow this application to go through thank you very	s.22(1)	Vancouver, BC	s.22(1)	2	3990165	
Unverified			There are too many cannabis store throughout the city of Vancouver already, and this type of store should be kept away from any school & playground		Vancouver, BC		2	3990175	
2022-03-18 15:48: User			neighbourhood in order to provide a better environment for the children.		Vancouver, BC		2	3990192	
Unverified			cannabis shop would fit in. I do not want my kids to be near a cannabis shop visible to them.		Vancouver, BC		2	3990299	
2022-03-18 15:55: User			distance , also the high school students in the catching school in the area as well		Vancouver, BC		2	3990390	
Unverified			Against having a cannibis store in Champlain mall		Vancouver, BC		2	3990390	
2022-03-18 16:20: User			family with kids. We don't want our kids to be exposed in a store like this and be curious of what it is. This mall is close to a.lot of elementary and secondary school.	Not in favor.	Vancouver, BC		2	3990591	
Unverified			Opposing	s.22(1)	Vancouver, BC		2	3990605	
2022-03-18 17:41: User			Fully for it, even better if they put some of their profits back into the community around them		Vancouver, BC		1	3990625	
Unverified			Please. NO to a cannabis store near a school. Thanks		Vancouver, BC		2	3990675	
2022-03-18 17:46: User			elementary school, daycare and learning centres. There is a public library at the complex where children and Seniors frequently attend. There are group homes for disabled individuals within walking distance. There are several cannabis shops on Kingsway nearby, which is a more appropriate location for a variety of businesses, like this cannabis shop.		Vancouver, BC		2	3990836	
Unverified			proposed location; Killarney Secondary is also within walking distance. Champlain Square also has a public library where many youths and children visit. While cannabis is now legal in Canada, it is illegal for minors. Having a store that sells cannabis would lead to an increased presence of adults smoking cannabis in plain sight of minors; it can also attract illegal activities where traffickers who sell more potent versions of illegal cannabis, often laced with harmful, illicit and even fatal drugs, to be around to "compete" for business. As an educator who has witnessed and has counselled youths on This is harmful and unsafe to have a cannabis store in this community where majority of the population is elderly and elementary aged kids or younger. I do not support this store being opened in our community. There is no need for a cannabis store in the Champlain Square. .		Vancouver, BC		2	3990930	
2022-03-18 18:08: User			the health of the school community. It attracts people who may be actively smoking cannabis and increasing exposure of marijuana within a neighborhood filled with children. The mall has a library, residential area filled with young families, and strong start center. It is very detrimental to consider bringing in a cannabis store in a neighborhood with young children as it is an inappropriate product for use and advertised towards that age group. Please reconsider the applocation of the cannabis store and I am extremely worries		Vancouver, BC		2	3991085	
Unverified			s.22(1)		Vancouver, BC		2	3991101	
2022-03-18 19:33: User			I disagree to have a cannibal store in my neighborhood. The whole policy is wrong.		Vancouver, BC		2	3991121	
Unverified			City of Vancouver Must approve this application. There are many stores in Victoria Dr and other areas.		Vancouver, BC		2	3991679	
2022-03-18 20:29: Participant			those who want it can go elsewhere. Our kids are already desensitized about many things and cannabis is not another thing to add to the list. The location is too close to the school and not welcome.		Vancouver, BC		2	3991737	
Unverified			neighborhood having a cannibis store doesn't help or add any thing to this neighborhood but its harming it. As a family s.22(1) I strongly don't agree to have a cannabis store in Champlain Square.		Vancouver, BC		2	3991741	
2022-03-18 20:47: User			appropriate to open a cannabis store so close to kids who are too young to make right decisions.		Vancouver, BC		2	3992461	
Unverified					Vancouver, BC		2	3992461	
2022-03-18 21:20: User					Vancouver, BC		2	3992461	
Unverified					Vancouver, BC		2	3992461	
2022-03-18 22:27: User					Vancouver, BC		2	3992461	
Unverified					Vancouver, BC		2	3992461	
2022-03-18 22:48: User					Vancouver, BC		2	3992461	
Unverified					Vancouver, BC		2	3992461	
2022-03-18 23:46: User					Vancouver, BC		2	3992461	
Unverified					Vancouver, BC		2	3992461	
2022-03-19 09:16: User					Vancouver, BC		2	3992461	
Unverified					Vancouver, BC		2	3992461	
2022-03-19 09:51: User					Vancouver, BC		2	3992461	
Unverified					Vancouver, BC		2	3992461	
2022-03-19 09:52: User					Vancouver, BC		2	3992461	
Unverified					Vancouver, BC		2	3992461	
2022-03-19 17:37: User					Vancouver, BC		2	3992461	



neighbourhood. We don't need a Cannabis store so close to a public primary and elementary school with Captain Cook only a few blocks down. Children have to walk by the store on their way to and from that school. We already have a BC Liquor store in the same complex. We don't need another vice in such a close proximity. Also with the operating hours that were proposed is outrageous, even our local supermarket and gas station is only open until 10PM on any given night. Even the closest Starbucks is closed by 9PM. We already have enough vandalism, crime, graffiti, traffic, theft and undesirables being drawn to our area. Opening up a Cannabis store will only bring more crime, traffic and a downturn to our area. Why would the city want to permit a retail outlet like a Cannabis store to open so close to such a heavily populated residential area?

I would prefer the vacant units be used for something more productive like a Doctor or dentist office. Or a Community Police Office to help curb and deter crime in our neighbourhood and area. In the past 3 years s.22(1) s.22(1) once each. I, myself would like to reduce the crime in my neighbourhood not increase it!

I believe the City Of Vancouver should deny Burb Cannabis Corporation from I disagree. School are close to this mall and I do not prefer students be influenced by indecent behaviours of the product will give to their customers. Please relocate them in area away from school. does not belong to the neighborhood that most of the residents are young families and seniors. We have s.22(1) in the family and we don't want to have cannabis business so close to home. The location is also too close to a daycare, an elementary school and a high school. Children walk by that business on their way to and from the school. It will draw cannabis users to our neighborhood. It will affect the rating of the neighborhood. The business hours is too long, even longer than the liquor store hours. Sometimes, we can hear young adults hanging out in our neighborhood in the evening, at the grass field outside the apartment building. If the cannabis business move in to the neighborhood, I worry that it will end up having cannabis users gathering outside the building. At the end, I think it's more appropriate to keep it for

Oppose this as an elementary school is too close.  
This location is too close to both cook elementary and killarney secondary school  
Captain Cook elementary school just down the street so many young students will be walking by. In addition, Killarney Secondary school is close by and I see many students, my s.22(1) ncluded who walk along this street to go to school. There are many young families who live in this area and who do not want a cannabis store here. We vehemently oppose to this development. We worry it will attract more vandals to this area. We already notice more unsavoury people hanging out at the Champlain mall area. I feel a cannabis store will only attract more. As a longtime resident of this area s.22(1) I have seen an increase in vandalism, drunken and disorderly behaviour and elementary school where school children walk pass the building to the elementary school, also Killarney High School kids came by to buy lunches from Starbucks, Subway and the pizza place nearby. This area is a family oriented residential houses, apartments and we are worried kids might be curious and be attracted to use cannabis and the smell is another problem. neighborhood. Our neighborhood mainly consists of families with young children. The proposed cannabis store is located within the same block as an elementary school and a day care center. Accidental exposure to cannabis products can pose significant health risk to young children playing on school grounds and playground. Furthermore, a doctor's office is located right next door. It is just absolutely wrong in principle.

s.22(1)

2022-03-20 01:23: User	Unverified	s.22(1)	s.22(1)	s.22(1)	Vancouver, BC,	2	3992751
2022-03-20 08:42: User	Unverified				Vancouver, BC,	2	3993107
2022-03-20 19:06: User	Unverified				Vancouver, BC,	2	3994033
2022-03-20 20:54: User	Unverified				Vancouver, BC,	2	3994176
2022-03-20 21:13: User	Unverified				Vancouver, BC,	2	3994195
2022-03-20 21:23: User	Unverified				Vancouver, BC,	2	3994208
2022-03-20 23:29: User	Unverified				Vancouver, BC,	2	3994280
2022-03-21 12:10: User	Unverified				Vancouver, BC,	2	3995694
2022-03-21 17:06: User	Unverified				Vancouver, BC,	2	3996420



Unverified			by. This is very residential place with lot of kids and students around and Killarney community center, elementary schools and secondary schools nearby.						
2022-03-21 18:53: User	s.22(1)	s.22(1)		s.22(1)	Vancouver, BC,	s.22(1)	2	3996608	
Unverified									
2022-03-21 20:57: User			I do not support a marijuana store in our community.		Vancouver, BC,		2	3996751	
Unverified			Already a lot of cannabis stores near this area. Not appropriate for a family oriented mall close to an elementary school and high school.		Vancouver, BC,		2	3996805	
2022-03-21 21:56: User			consider not having the store near by. Thank you for understanding from a parents point of view.		Vancouver, BC,		2	3997430	
Unverified			secondary schools nearby, it is ill advised to have a cannabis store in such close proximity.						
2022-03-22 09:46: User									
Unverified									
2022-03-22 14:26: User			There is already an issue with crime in our area and having such a storefront could lead to an increase in the number of incidents.		Vancouver, BC,		2	3998119	
			distance on Kingsway and Tyne. I have lived in this neighborhood for many years, the crime rate has increased significantly in the past 3 years. I can no longer asked my school age kids to walk home by themselves, having this retail cannabis is not going to help existing condition. There is a school within the 5 minutes walking distance. There is a library for kids. At the end of the day, what are we trying to promote to our future generations? I understand Cannabis is legalized, but having this store so close to school and family families in this area and the store could be a bad influence on young kids. We understand pot is legal however a more desirable location might be somewhere that is farther away from the aforementioned facilities. We are definitely seeing more theft, vandalism, and needles in the Neighbourhood.						
Unverified			We strongly oppose to the opening of such a store. Please consider. Thank I am so disappointed to imagine a cannabis store right beside a physician's office and so close to the school.		Vancouver, BC,		2	3998557	
2022-03-22 18:18: User			block away, right in residential neighbourhood, with many seniors grocery shopping in the mall and many young children pedestrian walking to and from school.		Vancouver, BC,		2	3999608	
Unverified			Hundred percent no no. I can't imagine Going to see the doctor and smelling cannabis every time.		Burnaby, BC,	s.22(1)	2	4000774	
2022-03-23 10:04: User			Captain Cook Elementary School. s.22(1) and a person who uses the shops and services at Champlain Square on a weekly basis this is not an acceptable location for a dispensary.		Vancouver, BC	s.22(1)	2	4000790	
Unverified			In addition, the extended hours of operation that are proposed are not in keeping with the opening hours of other stores or offices in the Champlain I opposed to the proposed pending application of the retail cannabis store. It is not a right fit for our community.						
2022-03-23 15:22: User									
Unverified			Opposed		Burnaby, BC,	s.22(1)	2	4000960	
2022-03-23 15:28: User			It's a quiet neighborhood with kids and seniors. Strongly objections to have any harmful facilities in the area.		Vancouver, BC,	s.22(1)	2	4001060	
Unverified			I do not support having cannabis shop in the building						
2022-03-23 16:23: User									
2022-03-23 16:50: Participant		Burnaby, BC, s.22(1)			Burnaby, BC,	s.22(1)	2	4001111	
Unverified					Vancouver, BC,	s.22(1)	2	4001487	
2022-03-23 17:04: User									
Unverified					Vancouver, BC,		2	4001545	
2022-03-23 19:21: User					Burnaby, BC,	s.22(1)	0	4001731	
Unverified									
2022-03-23 19:45: User					Burnaby, BC,	s.22(1)	2	4003067	
Unverified									
2022-03-23 22:28: User					Vancouver, BC,	s.22(1)	0	4006216	
Unverified									
2022-03-24 11:43: User									
Unverified									
2022-03-25 15:03: User					Vancouver, BC,		2	4006759	
2022-03-25 19:13: Participant		Vancouver, BC, s.22(1)			Vancouver, BC,		2	4006997	
Unverified									
2022-03-25 21:53: User					Vancouver, BC,		2		



Unverified 2022-03-25 22:37: User	s.22(1)	s.22(1)	products, I am concerned for the residents in the area, particularly the children. There is an elementary school only a couple of blocks away on the same street, and a high school is only minutes away. In addition, the location is in a medical office building and the proposed operating hours are far later than the other units in the building. This could cause unwanted loitering at late hours and potentially increase crime in the area.	s.22(1)	Vancouver, BC	2	4007027
Unverified 2022-03-26 00:11: User			medical offices gather patients with cannabis consumers that increases health risk negative affect on the neighbourhood as it is removing a very needed educational space.		Richmond, BC,	2	4007060
			This cannabis store should not be located at this current site because of the close proximity to the local elementary schools. This will create a nuisance to our students resulting in supervision problems for school staff at a time when resources are already short.				
			The requested hours of this proposal is not consistent in the surrounding area and will increase traffic during hours when the neighbourhood is generally quiet.				
Unverified 2022-03-26 08:59: User			The community already has parking overflow problems with patrons of the plaza where this site is located that result in parking in the neighbourhood. This change may exacerbate this problems.		Vancouver, BC	2	4007511
Unverified 2022-03-26 17:18: User			is already a liquor store in the building, and the fact that it may increase crime in a residential neighbourhood. Furthermore, given proximity to doctor's offices, being right next to a doctor's office, it may increase the addictions risk to patients. There should never be a marijuana store so close to the school and it's quite unacceptable as the school is within very short walking distance		Vancouver, BC	2	4008323
Unverified 2022-03-26 17:20: User			There are many kids in this dense residential, family-oriented area. These marijuana stores emit a strong marijuana odor constantly. This will also affect the overall atmosphere of neighboring medical and dental clinics. Not only will it affect local businesses, but it will also affect the residents close by. It will make it more convenient for local drug users to easily access drugs and be easily tempted. Having a marijuana store in this neighborhood is not suitable.		Vancouver, BC	2	4008326
Unverified 2022-03-26 18:05: User			cannabis store in this location. We have s.22(1) The application is very close to elementary school and public library, as well as family oriented neighborhood and a nearby high school.		Vancouver, BC	2	4008392
Unverified 2022-03-26 20:27: User			I strongly recommend setting a restriction of minimum 2km distance between cannabis store and any elementary/high schools in the City of Vancouver to prevent the entire population from becoming drug addicts in the future.		Vancouver, BC	2	4008518
Unverified 2022-03-26 22:22: User			business would be open til late at night and I believe it would attract some individuals who would not respect our neighbourhood. I do not approve of the application.		Vancouver, BC	2	4008564
Unverified 2022-03-27 00:14: User			Location too close to schools and this don't serve well in our residential dwellings with families and young children.		Vancouver, BC	2	4008584
Unverified 2022-03-27 11:38: User			medical building surrounded by school, library, senior homes and residential buildings.		Vancouver, BC	2	4009068
			Opposed to have a cannabis store in this area am a Opposed to the new development.				
			Main reason being there is already a drug usage issue in the area practically the Mont Royal Square court yard, we people are found regularly injecting themselves less that 100m from the element school. Also having kids on there way home find discarded needles.				
			As such the location seem ill advised dude to is close proximity to 2 elementary and 1 Highschool all within a 2-5block radius.				
			I know this a cannabis store of which is league in Canada but in my previous living experience these shop increase crime drug use in the area.				
Unverified 2022-03-28 14:56: User			Thanks s.22(1)		Vancouver, BC	2	4011217

2022-03-28 17:53: Participant Unverified	s.22(1)	s.22(1)	Vancouver, BC, s.22(1)	s.22(1)	neighbourhood, especially since the City of Vancouver took over the townhouse properties on the south side of 54th Avenue just east of Killarney Street, and, from all appearances rented it to welfare recipients/subsisters of various sorts. Those of us with properties in the area have since experienced increased drug use and trading activity adjacent to our property and in some cases on it, increased littering, including drug-related paraphernalia, property 'tagging', trespassing, break-ins and thefts, more beggars next to commercial properties. The idea of the city authorities facilitating the creation of more easily available OTC drugs, even if they are so-called "soft" substances, for use, abuse and dealing is frankly unacceptable, and moreso since there is little or no real control over its proliferation and the registry and control of those who do so and may be responsible for malfeasance. We of the s.22(1)	s.22(1)	Vancouver, BC, s.22(1)	2	4011621
2022-03-28 19:03: User					I am opposed to this retail Cannabis operation because it is too close to an elementary school, Captain James Cook.		Vancouver, BC,	2	4011774
2022-03-28 19:24: User Unverified					180m away from Captain James Cook Elementary school. The mall complex, in which this store will be, is visited frequently by the children in our community. It is a popular area for many residents to spend there time, including young children. Unlike the liquor store, cannabis retail shops also sell edible products such as cookies, brownies and gummies. These are especially enticing treats to children and could be easily confused. Please do not approve this application for the sake of our children. If you care for the children in this neighborhood, you would not approve this application. Thank		Vancouver, BC,	2	4011824
2022-03-28 19:46: User Unverified					I oppose		Vancouver, BC,	2	4011867
2022-03-28 19:46: User Unverified					I oppose		Vancouver, BC,	2	4011868
2022-03-28 19:48: User Unverified					I oppose it		Vancouver, BC,	2	4011873
2022-03-28 20:08: User Unverified					this would affect the people who live around the area - there are lots of nearby residential buildings, , townhomes, apartments and elementary school		Vancouver, BC,	2	4011912
2022-03-28 20:14: User Unverified					I don't want the Cannabis Store at Champlain Square		Vancouver, BC,	2	4011921
2022-03-28 20:43: User					I don't agree with the cannabis store open in this area as there is a elementary school near by.		Vancouver, BC,	2	4011974
2022-03-28 21:38: Participant			Vancouver, BC, s.22(1)	s.22(1)	There are a many cannabis vendors on Kingsway that are close enough.		Vancouver, BC,	2	4012019
2022-03-28 21:42: Participant Unverified			Vancouver, BC, s.22(1)	s.22(1)	Opposed		Vancouver, BC,	2	4012024
2022-03-28 22:09: User					opposed to have a Cannabis Store in the mall		Vancouver, BC,	2	4012051
2022-03-29 12:03: User Unverified					in the area. It would be a terrible idea to have a cannabis store located at Champlain Mall where families with youngs kids frequent on a daily basis - public library, grocery shopping, music lessons, neighbourhood elementary schools are just a few places which draws in tremendous traffic to this area every day. Having a cannabis in the area will draw in a different and wrong kind of crowd to the area. A store such as this is NOT WELCOME in this		Vancouver, BC,	2	4013869
2022-03-29 12:07: User Unverified					I am oppose to this		Vancouver, BC,	2	4013881
2022-03-29 12:11: User					Opposed, as its residential area with many kids and youngester students.		Vancouver, BC,	2	4013887
2022-03-29 12:14: User Unverified					our household lives with immune compromised health, this would impact our living situation immensely if an establishment like this be approved. I worry for our children's safety as well if they see this in our community.		Vancouver, BC,	2	4013898
2022-03-29 12:17: User Unverified					blocks away. The proposed hours of operation would allow the business to open later than any other business in that building, which should not be approved. If the application is to be approved, the hours of operation should only be until 6pm maximum. This would decrease any potential noise issues or undesirables hanging out in the vicinity, which is a residential neighborhood.		Vancouver, BC,	2	4013905
2022-03-29 12:19: User Unverified					Opposed		Vancouver, BC,	2	4013917
2022-03-29 12:39: User Unverified					Oppose		Vancouver, BC,	2	4013972
2022-03-29 12:39: User					nearby . I am worried this might cause a lot to families and cause danger to the neighbourhood .		Vancouver, BC,	2	4013973

2022-03-29 12:42: User	Unverified	s.22(1)	s.22(1)	cannabis store at this location is not a good idea. The mall is also home to a public library and a medical center.	s.22(1)	Vancouver, BC,	s.22(1)	2	4013984
2022-03-29 12:53: User	Unverified			Too many schools near by		Vancouver, BC,		2	4014009
2022-03-29 12:53: User	Unverified			I don't want a Cannabis store, we need more recreation and cultural places for our children		Vancouver, BC,		2	4014010
2022-03-29 12:53: User	Unverified			I strongly oppose to this. The location is near schools and a day care center. It is near a library where many families and young children go. There is also a seniors home across the street from the mall.		Vancouver, BC,		2	4014011
2022-03-29 12:54: User	Unverified			main reasons are this area is next to elementary schools (Cook and Weir), secondary (Killarney) school and numerous seniors, which are all vulnerable populations that do not need this service or supply. Furthermore, this is a very busy mall with many essential services such as public library, fast foods and drinks, postal and banking service and other important medical services (blood test/eye doctor/...etc) that s.22(1)		Vancouver, BC,		2	4014013
2022-03-29 12:56: User	Unverified			s.22(1) and on the weekend. public library and there are lots of kids of all ages. This is not the place to have a cannabis site.		Vancouver, BC,		2	4014016
2022-03-29 13:07: User	Unverified			same street leads to an elementary school. I, myself, s.22(1) person, CANNOT stand the smell of weed, it makes me gag, I surely don't want kids smelling and inhaling that stuff at an age they don't need to. The hours of operation is also concerning, that is way too late for the neighbourhood with families and kids all around. Also, the high school is down the street as well and the high school kids have easy access to something maybe they are not ready for but want to try or trying to impress or trying to fit in. I am wondering why it is the city's goal to bring a cannabis store to a location where there are 3 immediate schools near by, two being elementary schools. I am very against is frequently visited by family with younger children, making it undesirable for children to go library there.		Vancouver, BC,		2	4014047
2022-03-29 13:21: User	Unverified					Vancouver, BC,		2	4014085
2022-03-29 13:23: User	Unverified			It's too close to the school area. There is a close by library. It should be here.		Vancouver, BC,		2	4014097
2022-03-29 13:38: User	Unverified			Opposed		Vancouver, BC,		2	4014154
2022-03-29 13:48: User	Unverified			I feel that it is not Appropriate for this type of business to be set up near where children will be around.		Vancouver, BC,		2	4014180
2022-03-29 14:02: User	Unverified			Not appropriate to open such a shop in a residential area densely populated with kids and youngester students.		Vancouver, BC,		2	4013900
2022-03-29 14:15: User	Unverified			Champlain Square is a neighborhood mall where families of all ages visit. There is an elementary school nearby that I do not believe the children should be near this type of business and the patrons of this business.		Vancouver, BC,		2	4014240
2022-03-29 14:27: Participant	Unverified			William Cook Elementary directly behind CS. There are many families with young children living in the area and along the borders of CS, low-income housing for only women and children situated on the corner of CS not to mention the elderly retirement home and several co-op housings across and around CS. This area is currently a safe place for middle to low income families, elderly, people with disabilities to walk/wheelchair to the local Champlain square to access the Library, Health (Dr, physio, Lifelab etc) offices, restaurants and stores. Approving the application will jeopardize not only all the local businesses in CS but the safety of some of the most vulnerable people who can't afford to move or live in other parts of Vancouver.		Vancouver, BC,		2	4014261
2022-03-29 14:28: User	Unverified			I am opposed to it as it's too close to Captain Cook Elementary School and the public library. I do not want kids and my grandkids to be exposed to that. area is very frequented with young children making it undesirable to let children access the library / stores nearby more independently.		Vancouver, BC,		2	4014263
2022-03-29 14:45: User	Unverified			too close to areas with young families and too close to schools.		Vancouver, BC,		2	4014108
2022-03-29 14:45: User	Unverified			safety of the area may not be as good as now I object, it's sad for this community. Please let the children grow up in a pure community.		Vancouver, BC,		2	4014301



2022-03-29 15:56: User	Unverified	s.22(1)	s.22(1)	am concerned about having a cannabis store in a shopping mall which is frequented by many kids. Furthermore, I live in s.22(1) s.22(1) I can foresee customers using the cannabis and loitering in s.22(1) I am worried it will make my neighborhood and s.22(1) feel unsafe. I am worried about s.22(1) seeing people using neighborhood with young kids, teenage and seniors. This is definitely not a suitable location to have a cannabis store which could have negative effect to children's upbringing and seniors' health condition. The area is surrounded with senior and residential housings, and school. I personally think placing a cannabis store there is not ideal. I don't feel that it is safe for kids to be exposed to marijuana smokers.	s.22(1)	Vancouver, BC,	s.22(1)	2	4014504	
2022-03-29 16:33: User	Unverified					Vancouver, BC,		2	4014612	
2022-03-29 16:34: User	Unverified					Vancouver, BC,		2	4014619	
2022-03-29 16:49: Participant				are many families with young children living in the area and along the borders of CS, low-income housing for only women and children situated on the corner of CS not to mention the elderly retirement home and several co-op housings across and around CS. This area is currently a safe place for middle to low income families, elderly, people with disabilities to walk/wheelchair to the local Champlain square to access the Library, Health (Dr, physio, Lifelab etc) offices, restaurants and stores. Approving the application will jeopardize not only all the local businesses in CS but the safety of some of the most vulnerable people who can't afford to move or live in other parts of Vancouver.						
2022-03-29 16:49: Participant					Vancouver, BC, s.22(1)	s.22(1)	Vancouver, BC,		2	4014190
2022-03-29 16:59: User	Unverified			Don't want this store in our neighborhood.		Vancouver, BC,		2	4014684	
2022-03-29 17:16: User	Unverified			Vigorously oppose as it's so close to residential homes and high school		Vancouver, BC,		2	4014733	
2022-03-29 17:22: User	Unverified			This too close to the surrounding schools. elementary and high school and senior citizens residences . It is a family area and I would like to keep the area safe for our neighbourhood . Champlain square is already a high traffic area and does not need more cars in the parking lot or individuals late at night past 9 pm. The health of our children is of concern as we do not need to breathe in cannabis when we are in the area shopping . The goals of the city should be to expand stores that will benefit the area - like the grocery store , coffee store , bakery, banks . We need more restaurants and food places , a gym or activity centre like for yoga or dance or There are many kids in the neighbourhood. This is not an ideal location for a cannabis store.		Vancouver, BC,		2	4014742	
2022-03-29 18:28: User	Unverified			city enables such establishments the others have to delay with the ramifications of smoking in public places and the smell that lasts. Our younger generation will be better off not wanting to deal with foul smells and second hand smoke which the city leaves us citizens to deal with.		Vancouver, BC,		2	4014877	
2022-03-29 18:37: User	Unverified			amazing without having this type of business nearby. As a parent, I really wish it doesn't get approved. This is a family neighbourhood area. Many schools and kids arounds.		Vancouver, BC,		2	4014913	
2022-03-29 18:42: User	Unverified			Totally not acceptable open the store in residential area !		Vancouver, BC,		2	4014925	
2022-03-29 18:48: Participant				Opposed	Vancouver, BC, s.22(1)	s.22(1)	Vancouver, BC,		2	4014946
2022-03-29 19:01: User	Unverified			I don't agree this application. Absolutely not. Elementary school near by. please leave this neighbourhood peaceful.		Vancouver, BC,		2	4014970	
2022-03-29 19:52: User	Unverified			No! Opposed.		Vancouver, BC,		2	4015054	
2022-03-29 20:12: User	Unverified			I strongly opposed the opening of cannabis store.		Vancouver, BC,		2	4015096	
2022-03-29 20:14: User	Unverified			I don't feel that it is the right neighbourhood for the store.		Vancouver, BC,		2	4015102	
2022-03-29 20:27: User	Unverified			I do not support this type of business attached to Champlain Square curious. Their friends and them all hang out at that area all the time. The hours of operation are way too long each day. It's also way too close to the elementary school (Capt. Cook) and highschool (Killarney)!!!!	Vancouver, BC, s.22(1)	s.22(1)	Vancouver, BC,		2	4015115
2022-03-29 20:37: Participant						Vancouver, BC,		2	4015129	
2022-03-29 20:58: User	Unverified					Vancouver, BC,		2	4015149	
2022-03-29 20:59: User	Unverified					Vancouver, BC,		2	4015150	



Unverified 2022-03-29 21:06: User	s.22(1)	s.22(1)	area has always been family oriented with services catering to the old and young. There are many children around and seniors coming and going through this mall. I do not feel that this dynamic should be jeopardized by placing a Cannabis store here especially when many of the people who frequent this mall do not seem to be users of Cannabis.	s.22(1)	Vancouver, BC,	s.22(1)	2	4015157
Unverified 2022-03-29 21:08: User			I oppose cannabis retails store at the address above		Vancouver, BC,		2	4015161
Unverified 2022-03-29 21:10: User			Given the number of schools, children, and adolescents in the area - having a cannabis retail facility opened would have negative impact to the minority.		Vancouver, BC,		2	4015164
Unverified 2022-03-29 21:14: User			Too close to Cook Elementary		Vancouver, BC,		2	4015168
Unverified 2022-03-29 21:15: User			It's a bad idea and it's not safe.		Vancouver, BC,		2	4015169
Unverified 2022-03-29 21:16: User			Please not in my neighborhood. We have teenagers. Champlain retail area. This proposed store would be 2 blocks away from an elementary school where children will be walking by to and from school. I am a s.22(1) and would not feel comfortable walking by a cannabis store especially in the evening. It is crazy that the store would like to open until 11 pm when nothing else in the complex is open that late. I can see an increase in crime as it could draw different types of people who would not normally be in this neighbourhood. This neighbourhood has a lot of family and senior citizens living in it and I do not believe a cannabis store is appropriate for this to Captain James Cook Elementary School. The young children could be constantly exposed to the second hand smoking of cannabis, thus seriously affect their health.		Vancouver, BC,		2	4015172
Unverified 2022-03-29 21:24: User			I do NOT want a cannabis outlet anywhere near my home. Note there are at least 6 schools within a 6block radius of this proposed location especially for younger impressionable children near elementary and high schools. Greed is getting in the way of making a better and safer community. Champlain Mall is a wonderful area and it would be ruined with the addition of this type of business.		Vancouver, BC,		2	4015177
Unverified 2022-03-29 21:26: User			I do not agree with this application. The location is close to a elementary school, playground and residential area which will affect the school age children.		Vancouver, BC,		2	4015179
Unverified 2022-03-29 21:27: User			not an appropriate type of business to be placed in an environment where it is in such close proximity to an elementary school and a daycare center. Children also often visit the public library in Champlain Square. The Champlain Mall area has always been a safe neighborhood where families of old and young come on a daily and weekly basis. Also, there is a BC Liquor store in the complex and that is too close for the access of alcohol for those		Vancouver, BC,		2	4015180
Unverified 2022-03-29 21:30: User					Vancouver, BC,		2	4015181
Unverified 2022-03-29 21:44: User					Vancouver, BC,		2	4015191
Unverified 2022-03-29 21:45: User					Vancouver, BC,		2	4015194
Unverified 2022-03-29 21:46: User					Vancouver, BC,		2	4015170
Unverified 2022-03-29 21:53: User			I appose		Vancouver, BC,		2	4015201
Unverified 2022-03-29 21:55: User			No cannabis retail in our community.		Vancouver, BC,		2	4015204
Unverified 2022-03-29 21:59: User			I oppose next to a community centre, beside champlain annex for children K-grade 4 and very close to champlain elementary. Unless the city wants to promote cannabis use to growing children as well as increase the number of people smoking cannabis around such a young population, I believe that a cannabis store is unacceptable.		Vancouver, BC,		2	4015206
Unverified 2022-03-29 22:12: User					Vancouver, BC,		2	4015217
Unverified 2022-03-29 22:28: User			Reject permission to open retail Cannabis store centre; a elementary school nearby too. I fear that there will be conflict with values and the ways of life amongst the people in the neighbourhood and the people drawn to the cannabis store. The area is a family friendly neighbourhood with many children nearby. Also with the Vancouver library located across from the application site, i fear there will be smoke, people high and careless, as well as the unbearable smell of cannabis causing massive discomfort visiting the area. I'm afraid there will be a lot of complaints as a result. I think the city should keep the needs of the children and families first		Vancouver, BC,		2	4015235
Unverified 2022-03-29 22:30: User					Vancouver, BC,		2	4015237

The cannabis store would attract a lot of traffic and visitors outside of the community. While increased foot traffic is generally a good idea for a commercial area, it is a very quiet residential neighborhood with a generally elderly demographic. I'm afraid the increased traffic would cause more traffic accidents involving seniors and children from the elementary school located just 2 minutes away!

The building is called a Professional Building and its tenants include accountants, dentists, doctors, acupuncturists, optometrists, realtors, etc. The nature of the cannabis store is unfitting with the overall ambiance of the Professional Building.

Influence surroundings youth and child increase crime  
think it is appropriate for a cannabis store to be so close to an elementary school.

Bad for the neighbourhood with so many kids here! Too close to elementary schools!

No!!!

I absolutely object to this application!!!

elementary school, and families with small children go to Champlain Mall all the time too. Children would also be walking by the store on their way to school. s.22(1) and shopping along Kingsway (both areas have cannabis stores), I know that people will often smoke outside near or in the neighbourhood around cannabis stores and the second-hand smoke from cannabis has been shown to have many of the same toxic and cancer-causing chemicals as tobacco. This is concerning for me since children's body's are still developing and the second-hand smoke would negatively affect their health.

Another concern I have with the store is the late hours because Champlain is a family neighbourhood with quiet evenings. Most of the stores in the area

Don't need more cannabis store near my home!  
I strongly oppose about this application due to lots of kids and schools are nearby and don't want them to be affected.

Vancouver, BC,

C,

2

4015747

Unverified  
2022-03-30 06:39: User  
Unverified  
2022-03-30 07:15: User  
Unverified  
2022-03-30 07:44: User

s.22(1)



2022-03-30 08:19: Participant	s.22(1)	s.22(1)	Vancouver, BC, s.22(1)	s.22(1)	of Champaign Mall with lots of children shopping or gathering in the mall after school. The children is not mature enough to know the negative aspect of cannabis and at their age their curiosity will tend to attract them to explore new stores in the mall and attempt to try cannabis. We already aware their some Killarney high student smoke. I really don't want to see another temptation to be introduced near the area where there are schools nearby.	s.22(1)	Vancouver, BC, s.22(1)	2	4015839
2022-03-30 11:01: User	Unverified				another high school and elementary school. This does not seem like a great idea. Don't current bylaws state that a cannabis store must be at least 300m or more away from schools? Captain Cook elementary school is to Champlain Mall (only 280m).		Vancouver, BC,	2	4016198
2022-03-30 13:46: User	Unverified				I have young children s.22(1) and as other families, we do have so many concerns on the cannabis store which would bring security problems to our quiet community. Also, there is an elementary school just couple blocks away and a lot of high school students go there during their lunch break. The cannabis store customers would definitely threaten to kids.		Vancouver, BC,	2	4016618
2022-03-30 15:08: User	Unverified				area with a school just a minute walking distance away is not appropriate. The street is well used by children. I would prefer the location be on a larger street such as Kingsway and away from this residential neighbourhood.		Vancouver, BC,	2	4017008
					based on the following: 1) I am not of the opinion that a cannabis retail service is "essential service", as suggested by the applicant in their letter to the city. 2) The city bylaw calls for a minimum of 300 meters away from schools and the proposed location is nearly half of the minimum requirement away and there is no reasonable grounds as related to the well being of the neighbourhood for the bylaw to be relaxed. 3) Despite Captain James Cook being an elementary school and thus, its students are unlikely to be able to gain access to the store, the patrons to the proposed store can easily walk to the school for the consumption of cannabis related products. 4) Any promotional material(s) or signage(s) of the store will likely raise curiosity by the many students that will be travelling in front of the store during there are many vulnerable residents. Change it over with a focus on young families				
2022-03-30 17:14: User	Unverified	concerned parent			This is totally unacceptable proposal I. This neighborhood, specifically close to a elementary school.		Vancouver, BC,	2	4017316
2022-03-30 20:02: User	Unverified	s.22(1)			There is a elementary and a secondary school near by I don't think this is a good place for cannabis store there		Vancouver, BC,	2	4017594
2022-03-30 20:23: Participant			Vancouver, BC, s.22(1)	s.22(1)	It is totally not acceptable I this neighborhood. Specifically it's close to a elementary school.		Vancouver, BC,	2	4017615
2022-03-30 21:10: Participant			Vancouver, BC, s.22(1)	s.22(1)			Vancouver, BC,	2	4017680
2022-03-30 21:28: Participant			Vancouver, BC, s.22(1)	s.22(1)			Vancouver, BC,	2	4017609
2022-03-30 21:35: User	Unverified				Too closed to schools 54th.(Champlain Square). There is a primary school, and a preschool just a few minutes walk from there. The families with kids walk by 3158 E54th to and from school. This is a residential neighborhood with Champlain Mall as our small local mall. The store is better located in commercial areas like Kingsway, Victoria Drive or Metro town. There is also the concern of second hand smoke. THC (cannabinoid) is detectable in body fluids for up to 30 days. Second hand smoke would affect a small developing child seriously. Another concern is the suggested evening hours when all the other stores are closed. should not be near a family friendly public area as it is for specific people who are in need of cannabis. I strongly oppose as I would like to shop without the stress that may come with this retail store.		Vancouver, BC,	2	4017715
2022-03-30 22:24: User	Unverified				I voted opposition for this application.		Vancouver, BC,	2	4017758
2022-03-30 22:37: User	Unverified				The working time is a little too late, it disturbs the sleep of nearby people.		Vancouver, BC,	2	4017768
2022-03-30 22:45: User	Unverified				I am completely against it due to school and family surrounding.		Vancouver, BC,	2	4017775
2022-03-30 23:49: User	Unverified						Vancouver, BC,	2	4017804
2022-03-31 08:46: User							Vancouver, BC,	2	4018295



increase traffic on the busy 54th Ave. School ground close by, and the roundabout area on Mont Royal Square, provide an area for cannibas users to sit around to smoke. Those areas have lots of kids and teenagers during the summer that stay out there late until like 10pm. The cannibas store opens during school hours, and closes at 11pm which is too late, where smokers can be around the same area as kids and teenagers. Cannibas can be shared to teenagers and kids, or second hand smoke can be inhaled, who is there to monitor that??? Oppose the store, aswe have too much area next to the proposed store for smokers to smoke there.

Cannibas store is not viewed as a positive influence, and so will lower the value of housing, and make the highly valued Champlain area as less desired to live in.

Our condo building and townhouses around have voted 99% to ban smoking cannibas in our buildings. This shows those that live in our area oppose to cannibas.

metres of Champlain Square application. Across the street is an affordable housing complex at the firehouse for mother-led young families, and at least 3 elementary schools/annexes within walking distance. This mall is frequented by Killarney high school who can easily walk there on their lunch and study breaks. This is not the environment where a cannabis store should be located. This is not an application that would benefit the majority of residents in the area or be in keeping with a neighborhood that has a large number of children and seniors who would not use such a business. This immediate area is trying to increase the density of young families and children. It has several retirement/seniors residences within a block of the proposed site. It does not best serve the needs or community of the immediate surroundings. I School around young children and families not suitable for drugs present in this area

CANNABIS LOCATIONS IN VANCOUVER ALREADY. An ELEMENTARY SCHOOL is CLOSE BY AND A VULNERABLE WOMEN'S SHELTER. HOURS OF OPERATION ARE RIDICULOUS AND WILL ENCOURAGE UNWELCOME BEHAVIOUR AND LATE NIGHT DISTURBANCES. Spare our community this headache & the law enforcement yet another drain on their concerned that opening a cannabis retail store at this location, especially with it's late hours, will bring an undesirable increase in traffic in the neighbourhood. In the last number of months, there has been an increase in vandalism in the neighbourhood and I am worried that the presence of a cannabis store will cause a further increase in crime. I am also very concerned because there is an elementary school just a block away as well as a high school a few blocks away. I hope I am not stereotyping, but there is social housing and I believe a recovery or halfway house in the neighbourhood and having a cannabis store in the neighbourhood might not be healthy for some of the people residing there. If cannabis must be sold in this neighbourhood, I would rather see it done inside the BC government regulated

Unverified 2022-03-31 10:03: User	s.22(1)	s.22(1)		s.22(1)	Vancouver, BC,	s.22(1)	2	4018444
Unverified 2022-03-31 12:20: User					Vancouver, BC,		2	4018687
Unverified 2022-03-31 13:21: User					Vancouver, BC,		2	4018835
Unverified 2022-03-31 17:26: User					Vancouver, BC,		2	4019337
Unverified 2022-03-31 20:21: User					Vancouver, BC,		2	4019558

				Street, near the Champlain Community Centre, where many student programs operated daily. The business application was rejected due to being within 300 metre of a school, along with a petition and media attention.					
				Cook Elementary School, Ecole Anne Hebert Elementary School, Gingerbread Daycare, Champlain's Preschool, and Champlain Library are all very close to Champlain Mall. Many young students walk by themselves through Champlain Mall or along 54th Avenue on weekdays. Champlain Elementary, Killarney Secondary and two nearby community centres (Killarney and Champlain) are also within walking distance of Champlain Mall.					
				Since it's a retail store which strives to be profitable, it may not be diligent in checking ID, unlike the nearby government-run liquor store. I still recall buying cigarettes as a minor from small retail stores, despite the law requires ID. Champlain Mall is a high traffic area of young children and teens due to the close proximity of two preschools, three elementary schools, a children's library, two community centres with many children programs and a high school.					
2022-03-31 22:14: User	Unverified	s.22(1)	s.22(1)	Cook School, Ecole Anne Hebert, Gingerbread Daycare are all within 300 metres from Champlain Mall. If a cannabis store isn't permitted by the City of	s.22(1)	Vancouver, BC,	s.22(1)	2	4019623
2022-04-01 10:36: User	Unverified			Opposed		Vancouver, BC,		2	4020394
2022-04-01 10:37: User	Unverified			Opposed		Vancouver, BC,		2	4020397
2022-04-01 12:39: Participant				near the area of Champlain Square (54th Ave & Kerr St). I know that many frequent this area often with our children. Also, a lot of high school students go there during their lunch break. I do hope this application doesn't get approved by the City.		Vancouver, BC,		2	4020556
				will be so close to 2 elementary schools. The children may perceive that consuming cannabis is part of usual living. They will be more likely to try them in the future. Many studies showed that cannabis use during adolescence can cause damage to the developing brain. In addition, s.22(1)					
2022-04-01 14:38: Participant				s.22(1)		Vancouver, BC,		2	4020869
2022-04-01 16:14: User	Unverified			s.22(1)		Vancouver, BC,		2	4021044
2022-04-01 16:26: User	Unverified			I don't want to see a Cannabis store at the Champlain Mall.		Vancouver, BC,		2	4021068
2022-04-01 16:30: User	Unverified			Objection		Vancouver, BC,		2	4021078
2022-04-01 18:59: User	Unverified			I am totally not agreed with cannabis retail beside the clinic tower. NO NO NO		Vancouver, BC,		2	4021289
				Too close to schools, in a neighbourhood of mostly older Canadians relaxed at the expense of our children. The mall complex that this potential cannabis retail store will occupy is a very popular spot for children and families. Unlike the liquor store, cannabis stores also sell brownies, cookies, dummies, etc. These 'treats' are especially enticing to children, who may not be able to differentiate the difference between regular treats and edibles. Please do not approve this application. It is too close to Caption James Cook elementary school and approving it would mean that the children in our community are less worthy of a safe community. It would mean that the bylaw of being 300m away from schools can be abused. I am extremely concerned for the safety of the children in our community. Please visit our community and the Champlain square mall complex and see how it is a vital place for children and families to spend their time. It is not sufficient for a cannabis store to only be 300m away from a school, but that the City of Vancouver should consider		Vancouver, BC,		2	4021477





# Project Report

18 February 2020 - 19 Apr 2022

## Shape Your City Vancouver

### 3158 E 54th Ave (DP-2022-00020) cannabis retail development application



#### Visitors Summary

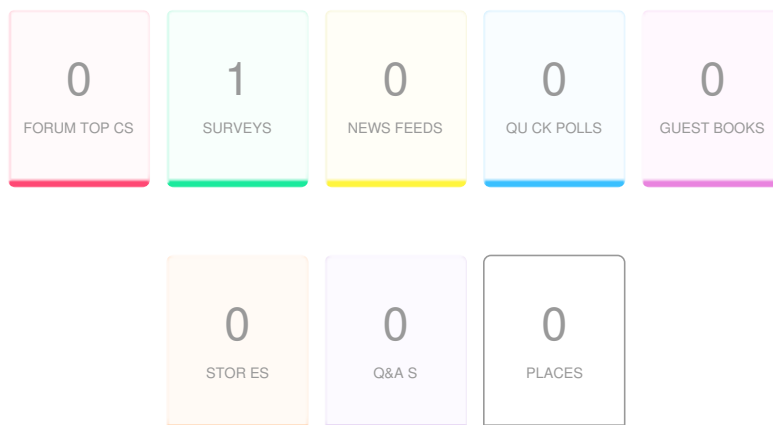


#### Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
618	107	
NEW REGISTRATIONS		
20		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
245	307	528

Aware Participants	528	Engaged Participants	245
Aware Actions Performed	Participants	Engaged Actions Performed	RegisteredUnverifiedAnonymous
Viewed a Project or Topic Page	528		
Informed Participants	307	Contributed on Forums	000
Informed Actions Performed	Participants	Participated in Surveys	22240
Viewed a video	0	Contributed to Newsfeeds	000
Viewed a photo	0	Participated in Quick Polls	000
Downloaded a document	18	Posted on Guestbooks	000
Viewed the Key Dates page	2	Contributed to Stories	000
Viewed an FAQs Page	0	Asked Questions	000
Viewed Instagram Page	0	Placed Pins on Places	000
Viewed Multiple Project Pages	56	Contributed to Ideas	000
Contributed to a poll (engaged)	245		

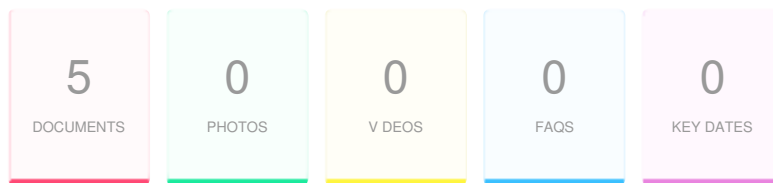
## ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	3 58 E 54th Ave development application comments	Published	3 8	2	224	0



## INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Operational letter	3	5
Document	Notification postcard	0	2
Document	Location map	9	9
Document	Site plan magnified	2	2
Document	Site plan	2	2
Key Dates	Key Date	2	2

## ENGAGEMENT TOOL: SURVEY TOOL

### 3158 E 54th Ave development application comments

Visitors	318	Contributors	245	CONTRIBUTIONS	252
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Your overall position about the application:



#### Question options

● Support ● Opposed

Optional question (249 response(s), 3 skipped)

Question type: Dropdown Question

**RECOMMENDATION TO DOP**

April 15, 2022

ACCEPT --- ☐

REFUSE --- ✕

**ADDRESS:**

3158 E 54TH AVENUE, Vancouver, BC

**PERMIT NUMBER:**

DP-2022-00020

**RECOMMENDATION TO:**

Joe Bosnjak

**FROM:**

JT

Manager/Supervisor Name

Staff Initials

**RECOMMENDATION SUMMARY:**

I would recommend REFUSAL for interior alterations, consolidate units 3158 (752 sq.ft.) and 3168 (216 sq.ft.) and to change the use of approximately 968 sq.ft. from a School of Arts and Self Improvement (Music School + Tutoring) to a Cannabis Retail use in this existing mixed-use building (Champlain Mall) on this site

**Refusal based on the following items:**

1. Due to **nonconformance with the Zoning and Development Bylaw** Section 11.6:
  - Section 11.6.2.(b) – within 300m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house:
    - Public School – Captain James Cook Elementary – 3340 E. 54th Ave. (173.48 m)
    - StrongStart BC - Captain James Cook StrongStart Centre – 3340 E. 54th Ave. (173.48 m)
2. **Objections have been received from public comment notification response**
  - See Notification Summary below
  - Mention of a \*rehab house across the street (Mckinnon and East 54 Ave)
  - Mention of “YWCA housing for women and children just across the street within 150m”



As per the Cannabis Evaluation map below there are no Cannabis stores but there are (2) sensitive sites within the 300m Buffer zone:

- Public School – Captain James Cook Elementary – 3340 E. 54<sup>th</sup> Ave. (173.48 m)
- StrongStart BC - Captain James Cook StrongStart Centre – 3340 E. 54<sup>th</sup> Ave. (173.48 m)



#### SPECIAL DEPARTMENTAL NOTES:

Department	Note
Adressing	Review delayed/Not completed/not required for refusal – can be completed at BP stage
DRB	Accepted (for refusal)
BRB	Accepted – BRB courtesy review to be provided to Applicant with decision
VPD	Revisions Required - The VPD does have concerns with this application as there are two sensitive sites within the 300 m buffer zone per the City By-Law.
Social Policy/Urban Health	Accepted with Conditions - The location is within 300m of an elementary school

**NOTIFICATION SUMMARY:****Site Sign:** Yes**Install Date:** March 8, 2022**Postcards:** Yes**Send Date:** March 9, 2022**Number:** 584 (1 US and 583 CAN)**Expiry Date:** April 1, 2022

Results of Notification:

<b>Total:</b>	265	<b>Support:</b>	2	<b>Opposed:</b>	263	<b>Mixed:</b>	0
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<b>1 Petition Letter</b>	(10 signatures) – opposing store
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Summary of Responses: (full Notification tracker available in POSSE)

<b>Comment/Concern Breakdown:</b>											
support	Mixed support	Opposed	location to school(s)	Cannabis store should not be located in 'this' family /residential area	concerns for youth	public Health + Safety + Crime rates	smell	traffic + parking	medical offices within vicinity	Other cannabis store in vicinity 300m)	hours of operation (open too late)
2	0	262	176	119	127	59	18	13	35	15	23

**HISTORY:**

Approved Use:

3158 - Music school – school of Self Improvement

3168 - Music school – school of Self Improvement

Occupancy: *Tenanted*

Permit / Application Details:

Permit Number	Issue Date	Project Description
DE403146	2000.05.10	The demolition of the eastern portion of the existing mall, and the renovation of the remaining existing mall, totalling 61,969 square feet and construction of three new free-standing commercial buildings totalling 51,494 square feet. Addressing Notes: The existing mall building will be re-addressed 7180 Kerr Street Building 2 - 3150 East 54th Avenue Building 3 - 7010 Kerr Street Building 4 - 7088 Kerr Street Additional addressing is required at the Building Permit stage.
BU414215	2000.05.29	To construct a new 3 storey shell building designed for multiple tenants including retail, business, and personal

		<p>service uses with below grade parking.</p> <p>This is a Certified Professional Project and the CP is Paul William Kwasnicky.</p> <p>Note: This building permit is related to DE403146.</p> <p>OK to issue permit per J Kamada 00/05/19.</p>
DB413806	2002.06.20	<p>Interior alterations and change of use from medical office to temporary sales office for a limited period of time expiring Dec. 15, 2002.</p> <p>OK for change of use per R Michaels 02/06/04.</p> <p>OK to issue permit as per inspection report BI16672 (D O'Halloran) dated 02/06/11.</p> <p>A Chinfen</p> <p>Note * Provide access to washroom from suite * Special sprinkler permit</p>
DB417241	2003.12.10	<p>to provide a display suite on the main floor of this existing commercial building on this site for a temporary period of time, expiring November 5, 2005.</p>
BU433321	2005.08.25	<p>Interior alterations to add a partition wall to this existing office space for new office tenant in this existing commercial building.</p> <p>ok for field review per L Clarke 18 Aug 05</p> <p>Tenant: Offices of Wally Oppal (MLA)</p>
DB449179	2015.04.16	<p>Interior alterations only and <b>change of use from a General Office use to a School-Arts or Self Improvement Use (for music instruction)</b> in the 647 sq.ft. tenant space at 3158 E. 54th Avenue at this existing Champlain Mall Building on this site.</p> <p>Note: A permanent sign is to be posted in a conspicuous location near the suite's principal entrance indicating an occupant load of less than 30 persons.</p> <p>Note: OK for permit as per Hermann Gombots, April 15, 2015 Chow</p> <p>Structural Requires for seismic restraint.</p> <p>Plumbing will requires F&amp;T Rating</p> <p>Schedule B (Architectural) Ltr Rcvd AIBC Ron Hart</p> <p>788.233.7241</p>

**APPLICABLE SECTION 10 & 11 REGULATIONS:**

**Section 11.6.2.(b)**

**Parking:** - No substantial change to parking,

**Loading:** - No substantial change to loading,

**Bicycle:** - No substantial change to bicycle.