

File No.: 04-1000-20-2023-308

July 4, 2023

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 May 23, 2023 under the ***Freedom of Information and Protection of Privacy Act*** for:

Record of correspondence regarding DP Application 2021-00008 and BOV Appeal Z35808, including emails, letters of support, letters of opposition, and strata-related correspondence. Date range: January 1, 2021 to October 31, 2021.

All responsive records are attached. Some information in the records has been severed (blacked out) under s.15(1)(l) and s.22(1) of the Act. You can read or download these sections here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00.

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

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2023-308); 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,

Kevin Tuerlings, FOI Case Manager, for

[Signed by Kevin Tuerlings]

Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy
cobi.falconer@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

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

Encl. (Response package)

:pm

Project Report

18 February 2020 - 05 April 2021

Shape Your City Vancouver

5707 Main St (DP-2021-00008) cannabis retail development application



Visitors Summary

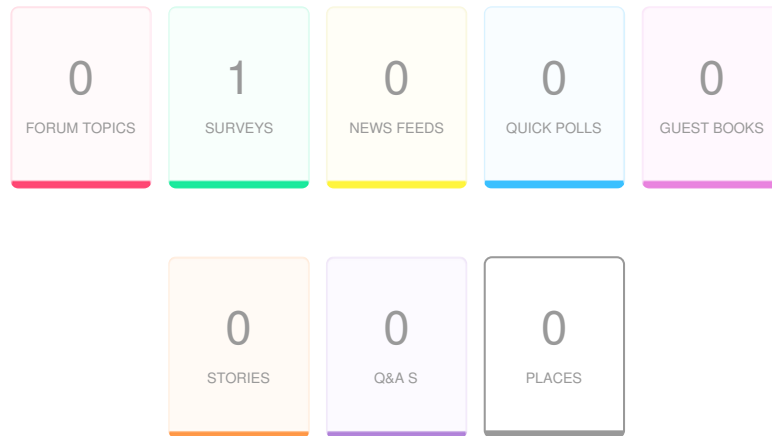


Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
599	223	
NEW REGISTRATIONS		
14		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
97	184	505

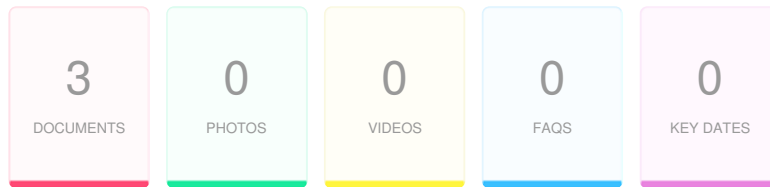
Aware Participants		505		Engaged Participants		97					
Aware Actions Performed		Participants		Engaged Actions Performed		Registered		Unverified		Anonymous	
Visited a Project or Tool Page		505									
Informed Participants		184		Contributed on Forums		0		0		0	
Informed Actions Performed		Participants		Participated in Surveys		18		79		0	
Viewed a video		0		Contributed to Newsfeeds		0		0		0	
Viewed a photo		0		Participated in Quick Polls		0		0		0	
Downloaded a document		34		Posted on Guestbooks		0		0		0	
Visited the Key Dates page		8		Contributed to Stories		0		0		0	
Visited an FAQ list Page		0		Asked Questions		0		0		0	
Visited Instagram Page		0		Placed Pins on Places		0		0		0	
Visited Multiple Project Pages		84		Contributed to Ideas		0		0		0	
Contributed to a tool (engaged)		97									

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	5707 Main St development application comments	Published	174	18	79	0

INFORMATION WIDGET SUMMARY



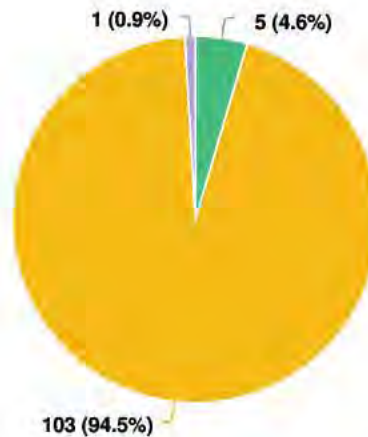
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Title sheet	25	25
Document	Site plan	24	26
Document	Notification postcard	23	23
Key Dates	Key Date	8	8

ENGAGEMENT TOOL: SURVEY TOOL

5707 Main St development application comments

Visitors	174	Contributors	97	CONTRIBUTIONS	109
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Your overall position about the application:



Question options

Support Opposed Mixed

Optional question (109 response(s), 0 skipped)

Question type: Dropdown Question

Survey Responses

18 February 2020 - 05 April 2021

5707 Main St development application comments

Shape Your City Vancouver

Project: 5707 Main St (DP-2021-00008) cannabis retail development application



VISITORS					
174					
CONTRIBUTORS			RESPONSES		
97			109		
18	79	0	20	89	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



Respondent No: 1

Login: s.22(1)

Email:

Responded At: Mar 01, 2021 13:31:31 pm

Last Seen: Mar 01, 2021 21:23:39 pm

IP Address: s.22(1)

Q1. Your comments:

Hi I am one of many owner in that building . I am concern to have a store with a business open 7 day a week with late hour of operation . We are a residential building this our home . We are worry to attract people late at night start smoking around our building . Not to mention drunk kid that need a fix late at night .we do not have any business of that kind in our building . This is not the right place . Please make the right decision . .

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 2

Login: s.22(1)

Email:

Responded At: Mar 01, 2021 16:44:38 pm

Last Seen: Mar 02, 2021 01:46:10 am

IP Address: s.22(1)

Q1. Your comments:

I'm oppose to having a cannabis store so close to 3 different schools: 1. Sir William Van Horne Elementary School - only 450 m distance 2. Montessori World Preschool (located at 75 E 43rd St) - only 400 m distance 3. John Oliver Secondary School - 600 m distance I'm also oppose to the operating hours of 11 pm closing, this neighbourhood is mostly family oriented with minimal retail stores and there are no other stores in the immediate area open that late, other than the Chevron gas station across the street.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 3

Login: s.22(1)

Email:

Responded At: Mar 02, 2021 14:44:28 pm

Last Seen: Mar 02, 2021 14:44:28 pm

IP Address: n/a

Q1. Your comments:

There are many schools nearby, Van Horne elementary , John O High . A service -orientated business is more appropriate
i.e. Pharmacy , coffee shop .

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 4

Login: s.22(1)

Email:

Responded At: Mar 02, 2021 15:16:11 pm

Last Seen: Mar 02, 2021 15:16:11 pm

IP Address: n/a

Q1. Your comments:

this is family orientated area. Cannabis retail definitely does not fit in the surroundings. Strongly opposed the application .
Social problems are key concerns

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 5

Login: s.22(1)

Email:

Responded At: Mar 04, 2021 07:41:40 am

Last Seen: Mar 04, 2021 07:41:40 am

IP Address: n/a

Q1. Your comments:

Main and 41st is a very family friendly neighbourhood. On our street, the kids play along the sidewalk and street all the time. There are also many basement suites with tenants that do not stay for long. We find it is already a problem that marijuana is being smoked in the daytime when and where the children are playing. There are also butts left along the sidewalk on our street. I am concerned that having a cannabis store accessible may attract other users from outside our immediate neighbourhood and increase the exposure of inhaled marijuana to our kids. Don't get me wrong. I think marijuana use is just fine. However s.22(1) and am concerned about the inhaled effects on young children.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 6

Login: s.22(1)

Email:

Responded At: Mar 04, 2021 13:58:30 pm

Last Seen: Mar 04, 2021 13:58:30 pm

IP Address: n/a

Q1. Your comments:

The City of Vancouver distributed notices to our Main/41st neighbourhood advising that it had received an application to approve the use of the commercial unit at 5075 Main Street to "cannabis retail". This is the anchor commercial unit in this mixed-use commercial/residential building on the SW corner of Main Street and 41st Avenue. I am NOT in favour of this change of use for the following reasons: Parking – There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41st are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents. Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. Risk of Violent Crime – A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. Our neighbourhood does not want a business that will increase the risk of violent crime. Invalid Notice to Neighbourhood – The City's notice to the neighbourhood advised that the applicant is "Cannabis Exchange". This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. "Cannabis Exchange" is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. Actual Applicants – It appears the incorrect notice to residents should have correctly stated the applicants as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name "Pineapple Exchange" is likely a nod to the movie "Pineapple Express", a "2008 American buddy stoner action comedy". Invalid Deadline for Neighbourhood Comments - The City notice stated the deadline for written comments is March 14, 2021. This is a Sunday. Pursuant to section 25(4) of the British Columbia Interpretation Act, this date is extended by law to Monday March 15th. The fact that the City's notice did not state the correct deadline further invalidates the notice and also would invalidate any permission that might be granted by the City. Nearby School – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons. Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection - without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and to others. Harassment of Bus Passengers – The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians. Nearby Social Housing Building – This Riley Park neighbourhood was once characterized as a "rough" east-side area, but over past years we have worked hard to establish it as a solid, safe, family neighbourhood. Sadly this has been somewhat eroded by the construction of a social housing building at Main/37th, called The Beach. Since that time our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The community believes two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a marijuana store just blocks away from this social housing building will exacerbate the crime in our area. Needless to say, the presence of a marijuana store just 4 blocks from this building will not assist its 50 residents to maintain their sobriety. Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the NW corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area. In summary, a marijuana store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development.

Q2. **Street address**

s.22(1)

Q3. **Postal code**

Vancouver, BC, s.22(1)

Q4. **Your overall position about the application:**

Opposed



Respondent No: 7

Login: s.22(1)

Email:

Responded At: Mar 04, 2021 17:18:25 pm

Last Seen: Mar 04, 2021 17:18:25 pm

IP Address: n/a

Q1. Your comments:

I am against this development. Cannabis exchange is not needed and not wanted in this neighbourhood. There is already one not far from here on Main Street.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 8

Login: s.22(1)

Email:

Responded At: Mar 06, 2021 12:39:52 pm

Last Seen: Mar 06, 2021 12:39:52 pm

IP Address: n/a

Q1. Your comments:

I am not in favour of this 'change of use' for 5707 Main Street. There is already a cannabis store only 7 blocks away at Main and 48th Avenue, and so I do not believe another one is needed at Main and 41st Avenue. As well, this location is just a few blocks away from both Van Horne School (public elementary school) and John Oliver Secondary School. Hundreds of students walk past this Main/41st corner every day on their way to and from these schools. A marijuana store in the neighbourhood sends the wrong message to these children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons. Finally, there is a new mixed-use building under construction on the NW corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. I think that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 9

Login: s.22(1)

Email:

Responded At: Mar 06, 2021 14:18:12 pm

Last Seen: Mar 06, 2021 14:18:12 pm

IP Address: n/a

Q1. Your comments:

We strongly oppose the space in our building to be used for retailing Cannabis. This is a residential building and I do not believe condo buildings should retail cannabis. This impacts the image of our building and the type of crowd that comes to visit. Not just this, but the long hours of 9 am to 11 pm will create too much activity for our building. I am concerned about s.22(1) if a Cannabis store is operating out of my building. s.22(1) and I don't believe a Cannabis store has any place in our building. Our building is in a primarily residential area and not in a high traffic retail area. It does not suit our neighbourhood. Thank you for listening to my opinion, I hope this is considered.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 10

Login: s.22(1)

Email:

Responded At: Mar 06, 2021 15:49:46 pm

Last Seen: Mar 06, 2021 15:49:46 pm

IP Address: n/a

Q1. Your comments:

I am against the approval of a cannabis retail store at 5707 main st. I am worried about risk of more violent crime activity in the area as evident by the shooting at main st and 48th Ave dank mart. There is already a cannabis store in proximity and it is not necessary to have another one so close. I have personally seen theft when I passed by a cannabis store before. Also, Van Horne elementary is in close proximity of 5707 main st. Please consider my concerns. Thank you.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 11

Login: s.22(1)

Email:

Responded At: Mar 06, 2021 18:24:44 pm

Last Seen: Mar 07, 2021 02:38:45 am

IP Address: s.22(1)

Q1. Your comments:

I am NOT in favour of this change of use for the following reasons: Main reason: s.22(1) s.22(1) Some of our parents s.22(1) s.22(1) and will very likely run into people who are involved with marijuana dealings. It poses threats to the parents and kids, it also brings a negative impact s.22(1). Other reasons: Parking – There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41st are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents. Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. Risk of Violent Crime – A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. Our neighbourhood does not want a business that will increase the risk of violent crime. Invalid Notice to Neighbourhood – The City's notice to the neighbourhood advised that the applicant is "Cannabis Exchange". This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. "Cannabis Exchange" is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. Actual Applicants – It appears the incorrect notice to residents should have correctly stated the applicants as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name "Pineapple Exchange" is likely a nod to the movie "Pineapple Express", a "2008 American buddy stoner action comedy". Nearby School – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons. Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection - without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and to others. Harassment of Bus Passengers – The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians. Nearby Social Housing Building – This Riley Park neighbourhood was once characterized as a "rough" east-side area, but over past years we have worked hard to establish it as a solid, safe, family neighbourhood. Sadly this has been somewhat eroded by the construction of a social housing building at Main/37th, called The Beach. Since that time our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The community believes two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a marijuana store just blocks away from this social housing building will exacerbate the crime in our area. Needless to say, the presence of a marijuana store just 4 blocks from this building will not assist its 50 residents to maintain their sobriety. Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the NW corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area. In summary, a marijuana store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development.

Q2. Street address

s.22(1)

Q3. **Postal code**

Vancouver, BC s.22(1)

Q4. **Your overall position about the application:**

Opposed



Respondent No: 12

Login: s.22(1)

Email:

Responded At: Mar 07, 2021 09:18:54 am

Last Seen: Mar 07, 2021 17:27:29 pm

IP Address: s.22(1)

Q1. Your comments:

We are NOT in favor of this Cannabis business in this location due to a number of reasons. 1. Invalid Notice: We did not receive a valid notice from the City for this rezoning application. 2. Schools Nearby: There is an elementary school 2 blocks from this location and a High school about 500 Meters away. This puts children at higher risk of exposure to drugs and impaired persons. 3. Lack of Parking: There are NO parking spaces available for the high traffic business. Main and 41ave is a very busy intersection with NO street parking on all 4 corners. As a resident that lives in this neighborhood, we are already challenged with street parking. 4. Another Cannabis Store nearby: There is already another cannabis business located 7 blocks away at main and 48th ave. Why do we need another similar business which is not essential? 5. Risk of Violent Crime: Recently there was a shooting resulting in Murder in the rear of the nearby Cannabis store main and 48th ave. We were shaken by the murder so close to our homes. Our neighborhood does not want a business that will increase the risk of violent crime. Would the city official want to live next to such a business they may put their families at risk of gunfire, I would think not. 6: High Traffic Intersection: Main and 41st ave is considered a busy high speed, high hazard intersection. The sidewalks are narrow and crowded with pedestrians and bus passengers on the busy SW corner location. The addition of a high crime risk marijuana business next to bus stops and pedestrians, bus passengers, and Children using local bus service introduces additional risk for the safety of others. We do NOT need another marijuana store in our neighborhood it is not compatible with our friendly and improving family-oriented neighborhood. We are NOT in support of this application, please do not approve this development.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 13

Login: s.22(1)

Email:

Responded At: Mar 07, 2021 15:35:48 pm

Last Seen: Mar 07, 2021 23:37:56 pm

IP Address: s.22(1)

Q1. Your comments:

I am opposed to the change of use for Development Application DP-2021-00008 for the following reasons: There is no parking at this commercial building for the public, and streetside parking is not an option due to the presence of the main bus lanes. There is an existing cannabis store (THC Canada) located at Main and 48th, s.22(1) and believe that this will lead to overcompetition in the neighbourhood. I am concerned that the applicant is incorrectly representing themselves, as "Cannabis Exchange" is not a valid dba name for the legal applicant "Pineapple Exchange Cannabis II Corp.". Signage at this location facing a major intersection in the way the building is oriented may be distracting to drivers. I would further request a tabling to this application until after the completion of new construction on the opposite (NW) corner of Main/41st as the tenants in that building may be moving in at a later date, and should also be included in the consultation - however, as the building is yet to be completed, it is impossible to determine who these stakeholders would be at this time.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 14

Login: s.22(1)

Email:

Responded At: Mar 07, 2021 17:16:00 pm

Last Seen: Mar 08, 2021 00:58:22 am

IP Address: s.22(1)

Q1. Your comments:

You may be aware that there has been considerable neighbourhood chatter about this application and some unfortunate NIMBYism sentiment. I am a resident s.22(1) s.22(1) and I would like to register my support for the application. I am not a cannabis user but I do support the idea of mixed use development and encouraging the City to say Yes to ideas more than No. There are a tremendous number of smart, capable, resourceful, caring neighbours who can help address any issues that come up, whether or not they are related to the development application.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 15

Login: s.22(1)

Email:

Responded At: Mar 07, 2021 16:56:23 pm

Last Seen: Mar 07, 2021 16:56:23 pm

IP Address: n/a

Q1. Your comments:

I am concerned about adding another Cannabis store on Main as there already is one at 48th & Main and near 27th and Main. The location at 48th was the scene of a murder not too long ago and we do not need to attract violent crime to the neighborhood. This is a family neighborhood with Van Horne Elementary close by. I appreciate Cannabis is legal but I don't think promoting drugs near an Elementary school is a great idea. There is social housing nearby on 37th and criminal activity has increased in the neighborhood since this home was established so I don't feel adding a temptation close by for those recovering would be smart. The area has limited parking and is high traffic, so attracting vehicles where it is possible the drivers may be impaired will increase accidents. The application says Cannabis Exchange but the notice on the store is for Carson Phillips Pineapple Exchange so the notice to residents is invalid. Please do not approve this addition to what is considered a family neighborhood. Choose safety/health of the residents over profits. Thank you for your consideration.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 16

Login: s.22(1)

Email:

Responded At: Mar 07, 2021 19:53:34 pm

Last Seen: Mar 07, 2021 19:53:34 pm

IP Address: n/a

Q1. Your comments:

TO: City of Vancouver, Planning Department, Director of Planning Attention: Giselle Sneddon, Project Coordinator RE: Development Application DP-2021-00008 - Cannabis Exchange We are writing to advise you that we did not receive any notice for the above named application for the use of the commercial unit at 5075 Main street to "cannabis retail". We find it quite troubling that despite living in the neighbourhood that is directly affected by this application, we did not receive any notice of such development and even more alarmed that this type of establishment is being considered for the neighbourhood. We only became aware of this when other neighbours informed us of this development. So, to start, this is unacceptable that inadequate and insufficient notice has been given. Secondly, we disagree with the development for the following reasons: 1. Existing cannabis retailers in the neighbourhood: There is already a cannabis store on Main and 48th, a mere 7 blocks away. In addition, there are several on Fraser Street. Do we really need more? 2. Invalid notice to the neighbourhood residents - for the reason stated above. How can we comment on an application with details that are were not made available to us? 3. Nearby elementary school and many students going to Langara College and UBC via transit will pass by this corner - they do not need to be inundated with messages that cannabis consumption is a desirable recreational activity especially on young, impressionable youngsters. 4. Parking - where are patrons to park? I do not see adequate parking for this very busy corner of traffic and am concerned about the potential for more car-pedestrian accidents due to patrons trying to find parking. 5. Concerns for neighbourhood development - Riley Park is striving to re-establish itself as a family-oriented neighbourhood with family-oriented activities. Cannabis consumption is not compatible with this. Also the lengthy hours until 11:00 pm are unacceptable and a public safety issue due to the concerns for increased criminal activity and other drug-related activities. In the interests of the wellbeing of its residents, the City of Vancouver needs to protect our neighbourhood and to deny this application immediately. Please do not approve this development.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 17

Login: s.22(1)

Email:

Responded At: Mar 08, 2021 06:12:48 am

Last Seen: Mar 08, 2021 06:12:48 am

IP Address: n/a

Q1. Your comments:

City staff indicated that they would be evaluating comments based on how far away the person lived compared to the location of this proposed marijuana dispensary. However, that approach must NOT be taken by the City in this case because many people who live some distance away have children who attend Van Horne School. Many of their children walk after school to their friends' houses or to the Subway or other stores adjacent to the proposed marijuana store. Accordingly, the parents have a legitimate concern about this proposed land use despite their residential address. Similarly, persons who drop off their children at the nearby daycare have a concern about this proposed land use despite the location of their homes. The City must not discount comments based on residential address. Persons who live some distance away may be greatly affected by this proposed marijuana store.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 18

Login: s.22(1)

Email:

Responded At: Mar 08, 2021 07:16:35 am

Last Seen: Mar 08, 2021 07:16:35 am

IP Address: n/a

Q1. Your comments:

Stores and services in a neighborhood should reflect the needs of the area. Bakeries, restaurants, groceries, bookstores, craft and art stores are all good things that can contribute to an area. Another store selling a newly licensed drug is not. We also have too many centered in our neighborhood. For example- the area bordered Granville St to Rupert and SE marine and Broadway there's approximately 20 Cannabis stores. see here <https://www.google.com/maps/search/cannabis/@49.2392732,-123.0950935,13.75z> If you do the same search in Kerrisdale with a similar area, there are 2. <https://www.google.com/maps/search/cannabis/@49.2414724,-123.1834865,13.75z/data=!4m2!2m1!6e6> Main St seems to be Cannabis central in the city of Vancouver. Is there a need for another one? Probably not.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 19

Login: s.22(1)

Email:

Responded At: Mar 08, 2021 09:51:15 am

Last Seen: Mar 08, 2021 09:51:15 am

IP Address: n/a

Q1. Your comments:

I support this business in the neighborhood.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 20

Login: s.22(1)

Email:

Responded At: Mar 08, 2021 10:12:04 am

Last Seen: Mar 08, 2021 10:12:04 am

IP Address: n/a

Q1. Your comments:

There are already so many Cannabis retails along Main St and 48th Ave and Main and 50th Ave. We don't need a third one on Main St and 41st. Please have it somewhere else.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 21

Login: s.22(1)

Email:

Responded At: Mar 08, 2021 10:26:05 am

Last Seen: Mar 08, 2021 10:26:05 am

IP Address: n/a

Q1. Your comments:

Sounds like a great addition to our neighborhood

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 22

Login: s.22(1)

Email:

Responded At: Mar 08, 2021 13:57:25 pm

Last Seen: Mar 08, 2021 13:57:25 pm

IP Address: n/a

Q1. Your comments:

I do not oppose this development. I have no concerns.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 23

Login: s.22(1)

Email:

Responded At: Mar 08, 2021 17:01:41 pm

Last Seen: Mar 09, 2021 01:13:46 am

IP Address: s.22(1)

Q1. Your comments:

Thank you for providing residents of the neighbourhood with the opportunity to provide feedback regarding the application for cannabis retail at 5707 Main Street. I would like to state that I am NOT in favour of the space for this use for the following reasons: **HEALTH AND CLEANLINESS:** The smell of cannabis is very strong and personally not only gives me s.22(1) on a regular basis nor am I keen on seeing an increase in garbage in the area. In addition, the hours stated on the the sign posted on the property indicates that it would be open 7 days a week till 11 pm. As a residential and family-oriented neighbourhood I am opposed to having increased noise in the evening as many of us in the neighbourhood need to rise early. **PARKING:** Parking is already limited in this area as street parking has been removed for car pool lanes and bus stops. The rear of the building for the proposed business has a gated parkade that is available only by tenants with electronic access. The remaining parking spaces in the surrounding streets are already in high demand by residents. **NEARBY EXISTING CANNABIS STORE:** There is already a cannabis store only 7 blocks away at Main and 48th. This is not an essential service such that another cannabis store is needed at 41st Avenue. **RISK OF VIOLENT CRIME:** A high profile murder by shooting of Dank Mart owner Amin Shakin Shakur took place July 2020 just steps away from the adjoining cannabis store on Main and 48th. Charges have been laid against Mohammad Abu-Sharife. Our residential neighbourhood with many children and elderly residents in the area does not want a business that will increase the risk of violent crime. **INVALID NOTICE TO THE NEIGHBOURHOOD:** The City's notice to the neighbourhood advised that the applicant is "Cannabis Exchange." This is incorrect. An application can be submitted only by a legal person - an individual or a corporation. "Cannabis Exchange" is neither. The invalidity of this notice means that any permission granted by the city would be unlawful and legally void. **ACTUAL APPLICANTS:** It appears the incorrect notice to residents should have correctly stated the applicants as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to the sign posted on the property. **NEARBY SCHOOL:** This location is just a few blocks from Van Horne School, a large public elementary school. Hundreds of students walk past this the corner of Main and 41st on their way to and from school. These students may even be at risk from encounters with drug-impaired persons. **UNSAFE VEHICLE TRAFFIC:** Main and 41st is a high-speed, high-hazard intersection without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron gas station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and others. **HARRASMENT OF BUS PASSENGERS:** The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians. As someone who regularly relies on public transit and s.22(1), I do not wish to be harassed particularly as s.22(1) and am often viewed as an "easy target." **NEARBY SOCIAL HOUSING BUILDING:** This Riley Park neighbourhood was once characterized as a "rough" east-side area, but over the past years we have worked hard to establish it as a solid, safe, family neighbourhood. Since the construction of a social housing building at Main and 37th, we have seen an increase in graffiti, bike thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. With two recent widely publicized assaults in the area, the community fears that the presence of a cannabis store just blocks away from this social housing building will exacerbate the crime in our area. **INCOMPATABILITY WITH NEIGHBOURHOOD:** There is a new mixed-use building under construction across the street on the northwest corner of Main and 41st. The community is hopeful that this new building will be an asset to the neighbourhood with amenities we are currently lacking such as a coffee shop, green grocery, bakery, and delicatessen. WE feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area. In summary, a marijuana store is not compatible with our friendly, improving, family-oriented neighbourhood and I ask that you NOT approve this development.

Q2. Street address

s.22(1)

Q3. **Postal code**

Vancouver, BC, s.22(1)

Q4. **Your overall position about the application:**

Opposed



Respondent No: 24

Login: s.22(1)

Email:

Responded At: Mar 08, 2021 20:50:37 pm

Last Seen: Mar 08, 2021 20:50:37 pm

IP Address: n/a

Q1. Your comments:

I am not in favour of having a cannabis store so close to my residence. There is already a cannabis store on Main/48th. Also there was a high profile murder of Dank Mart owner Amin Shahin Shakur which took place just steps away from the that cannabis store on Main/48th. Our neighbourhood does not want a business that will increase the risk of violent crime.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 25

Login: s.22(1)

Email:

Responded At: Mar 08, 2021 20:59:00 pm

Last Seen: Mar 08, 2021 20:59:00 pm

IP Address: n/a

Q1. Your comments:

There are already two licensed cannabis stores between 27th and 28th on Main Street, and a third at 41st will be too many. There are numerous elementary schools within walking distance and adding even more density of cannabis stores is not required. Main street needs more diverse retail stores as there is a lack of other retail outlets, particularly in this section of Main street.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 26

Login: s.22(1)

Email:

Responded At: Mar 09, 2021 12:43:00 pm

Last Seen: Mar 09, 2021 12:43:00 pm

IP Address: n/a

Q1. Your comments:

The Main street corridor between 33 and Marine is a food desert, there is not a single full grocery store, bakery or deli (with the exception of a rather sketchy produce store on 48 and Main and a small and limited Persia Foods next to it). There is one coffee shop at 49 and Main and that's it. So why is yet another cannabis store the first priority? Main street already has several. The South Main corridor between 33 and Marine is neglected, bereft of traffic calming measures, dangerous for pedestrians and full of struggling businesses, graffiti and broken sidewalks. Before a cannabis store I would love some attention to this area. 49 and Main is a nightmare, no left turn signals, no pedestrian bulges, the crosswalk markers are nearly non-existent, same goes for 49 and Fraser. A complete traffic zoo. We pay our taxes too yet the City has neglected South Vancouver and it really shows.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 27

Login: s.22(1)

Email:

Responded At: Mar 09, 2021 13:34:35 pm

Last Seen: Mar 09, 2021 13:34:35 pm

IP Address: n/a

Q1. Your comments:

I oppose to have a cannabis exchange at a very busy transit/pedestrian intersection. I do not feel safe taking transit or walking home knowing that it is still open to 11pm!! It is too close to my kids school and across the street from where kids go to buy candies, drinks chips etc. I am NOT in favour of this change of use for the following reasons. 1) Parking - there is literally not one parking space available for this proposed high traffic business. All four corners of Main and 41st are no parking areas because of bus stops and the Chevron. These customers will be parking at residential parking spots!! 2) Nearby Existing Cannabis Store - There is already one 7 blocks away at Main and 48th. This is not essential service, we DO NOT need another one. 3) Risk of Violent Crime - A high profile murder by shooting of Dank Mart owner Amin Shakur took place on Jul 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Our neighbourhood does not want business that will increase the risk of violent crime. 4) Nearby School - This location is a few blocks away from Van Horne elementary school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons. Kids from Van Horne goes to the Chevron for candies, chips and slushies. My kids does to Van Horne. 5) Unsafe Vehicle Traffic - Main and 41st is a high-speed , high hazard intersection -without left turn signals. The presence of drug impaired patrons from the marijuana store could create safety risks to themselves and to others. 6) Harrassment of Bus Passengers - The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians. 7) Incompatibility with Neighbourhood - There is a new mixed-use buiding under construction on the NW corner of Main/41st. the community is hopeful that this new building will be an asset to the neighbourhood with amenities that we are currently lacking such as a coffee shop, green grocery, bakery and delicatessen. WE feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 28

Login: s.22(1)

Email:

Responded At: Mar 09, 2021 18:00:18 pm

Last Seen: Mar 09, 2021 18:00:18 pm

IP Address: n/a

Q1. Your comments:

There is already a cannabis store nearby. We do not need to encourage the public about the use of cannabis. It sends a wrong message for young people who pass by the stores while walking to school. I fear crime rates will increase if more people misuse drugs.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 29

Login: s.22(1)

Email:

Responded At: Mar 09, 2021 19:15:58 pm

Last Seen: Mar 09, 2021 19:15:58 pm

IP Address: n/a

Q1. Your comments:

This used to be a family oriented neighbourhood. As years go by, the less safe i feel. I noticed with a nearby social housing building and a cannabis store, number of crimes has gone up. I dont let my child walk to school by s.22(1) Im scared s.22(1) may get approached by a drug impaired person. Im worried that others may mistake our community as a "rough, eastside community " when we worked really hard to build up our community.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 30

Login: s.22(1)

Email: [REDACTED]

Responded At: Mar 09, 2021 21:14:26 pm

Last Seen: Mar 10, 2021 05:43:54 am

IP Address: s.22(1)

Q1. Your comments:

While I am not against the use and sale of cannabis, I do not believe that a cannabis store would add any benefit to the neighbourhood. This neighbourhood is full of families and homeowners that genuinely care about each other and the community. I am familiar with Council and the work they have done to try to make this a safer building. I cannot imagine that a cannabis store would improve the safety and security of the area. Just last year, the owner of "Dank Mark" down the road on Main St was shot and killed just outside the THC cannabis store. Although I am unaware of the specific circumstances, I do not want our building to house a business that could increase crime in the area as we are dealing with enough already. In just a few months, I have had s.22(1) [REDACTED]. Prior to the last year, this area has always been friendly and safe. In the past year, there have been more transients in the area, loitering around the building and across the street in the vacant house. The late hours of the store would only attract more vagrants as it will be one of very few spaces in the area open that late. It's possible I would more supportive if the hours weren't until 11 PM. I am wary of increased traffic and noise s.22(1) [REDACTED]. There are already enough cannabis stores in the area. There is THC at 6416 Main St which is less than a 10 minute walk away as well as Hobo at 4296 Main St which is less than a 10 minute drive away. There is not nearly enough density to justify the need to allow yet another cannabis store to open in the area. At least at the other locations, there is parking. There is barely enough parking for the neighbourhood as it is and often, cars are blocking driveways or parked illegally. There is no dedicated parking for this store and would impede on the existing neighbourhood residents. I am familiar with some of the City's goals and visions and have lived in Vancouver for s.22(1) [REDACTED]. A cannabis store is not a priority. Maybe it's time to focus more on the bigger items like homelessness and (directly related to that) the safety of Vancouverites. I sincerely hope that you read these comments and take my concerns into consideration. There is much better potential for this unit.

Q2. Street address

s.22(1) [REDACTED]

Q3. Postal code

Vancouver, BC, s.22(1) [REDACTED]

Q4. Your overall position about the application:

Opposed



Respondent No: 31

Login: s.22(1)

Email:

Responded At: Mar 09, 2021 21:45:35 pm

Last Seen: Mar 09, 2021 21:45:35 pm

IP Address: n/a

Q1. Your comments:

I strongly disagree to have Cannabis exchange build in this location because s.22(1) school. I do not want my s.22(1) to be in contact or see marijuana in the neighborhood when we pass by or take the bus. Please consider rejecting this application as I really don't want it to affect the growth of my children.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 32

Login: s.22(1)

Email:

Responded At: Mar 09, 2021 22:16:03 pm

Last Seen: Mar 09, 2021 22:16:03 pm

IP Address: n/a

Q1. Your comments:

I object the development of Cannabis Exchange on Main St. and 41st because my neighborhood has lots of children due to elementary schools being near by as well as daycares/ Montessori and I want to protect these children from being affected by the influence of weed. I think by being around weed it would create an impression on them thinking that it's "ok" to have / try it. I don't think the government has the correct precautions in place to teach these children what the affects of marijuana is -- unlike liquor which has lots of advertisement and warning signs around the city and media.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 33

Login: s.22(1)

Email:

Responded At: Mar 09, 2021 21:56:43 pm

Last Seen: Mar 09, 2021 21:56:43 pm

IP Address: n/a

Q1. Your comments:

Hello, I strongly oppose this cannabis store in opening in this area because I do not want to have such easy access of marijuana in my area. This means that people who smoke marijuana will be more in this area and possibly more addicts, which could affect the quality of this neighborhood. I also hate the smell of marijuana and would hate going into the street and just smell marijuana while waiting for the bus stop. Please consider declining this application of this cannabis store to be built in this area as I believe other more convenient or useful stores can be built in that lot. Thank you.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 34

Login: s.22(1)

Email:

Responded At: Mar 09, 2021 22:09:18 pm

Last Seen: Mar 09, 2021 22:09:18 pm

IP Address: n/a

Q1. Your comments:

It's best not to have a cannabis store around this neighbourhood because it is a family area. There is an elementary school just a couple of blocks away and there are plenty of daycares. It's best to not have this sort of influence around the area, especially around young children that can easily be impressionable because they are curious. Please do not open the cannabis store for the safety of the family community.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 35

Login: s.22(1)

Email:

Responded At: Mar 10, 2021 00:14:50 am

Last Seen: Mar 10, 2021 00:14:50 am

IP Address: n/a

Q1. Your comments:

Dear Director of Planning: I am a parent of a young family. I am concerned that a cannabis store will attract drug addicts, which in turn will increase crime rates in the neighbourhood, particularly a neighbourhood that has an elementary school (Van Horne) close by. s.22(1), which has narrow sidewalks. If pan handlers or drug-impaired customers of a cannabis store bother my children, it will be hard for my children to avoid them when sidewalks are so narrow. There is social housing at Main and 37th. Is it a good idea to locate a cannabis store in such close proximity? Rather than encouraging them to purchase and use marijuana, we should be discouraging unhealthy habits, particular for those who can better direct their financial resources for the purchase of essential goods and services. Our neighbourhood is a friendly, family-oriented community. There are many young children around, and having a cannabis store located there would simply be incompatible with our neighbourhood. I respectfully request that this application be DENIED.

Q2. Street address

s.22(1)

Vancouver BC

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 36

Login: s.22(1)

Email:

Responded At: Mar 10, 2021 08:14:50 am

Last Seen: Mar 10, 2021 08:14:50 am

IP Address: n/a

Q1. Your comments:

I am very concerned about letter/note left in our mailbox and in our neighborhood by a person called s.22(1). It is a very lengthy note regarding opposing a Cannabis Shop on Main/41st. What disturbed me about it (among many other things) is the wording on the 3rd page in a section called Nearby Social Housing Building. The section reads "This Riley Park neighborhood was once characterized as a "rough" east-side area, but over past years we have worked hard to establish it as a solid, safe, family neighbourhood. Sadly this has been somewhat eroded by the construction of a social housing building at Main/37th" This language is unacceptable and I am more appalled that it comes from someone s.22(1). I am afraid many people won't read this lengthy note and just sign. s.22(1). This note hurts people who are already marginalized, and who are being stigmatized in our society. I am upset that this attitude exists in our neighborhood. I would like to encourage more diversity, more social housing. That is a neighborhood I want my children to grow up in. This note is going to end up in my recycling bin.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Mixed



Respondent No: 37

Login: s.22(1)

Email:

Responded At: Mar 10, 2021 09:11:12 am

Last Seen: Mar 10, 2021 05:43:54 am

IP Address: s.22(1)

Q1. Your comments:

I am a homeowner in the building and I am against this development application. Recently, this area has seen more vagrancy and crime s.22(1)

s.22(1) So far, there has only been petty crime in the building but s.22(1) s.22(1) of the area. A cannabis store will not be a positive addition to this neighbourhood. There are many families in the area plus a school just 2 blocks down and I do not support the opening of a cannabis store here and exposing them to drugs at such a young school age. There is also risk in allowing a cannabis store to open at such a busy intersection. Main & 41st is a busy intersection with no left turn signals, contains bus zones and a busy route for container trucks; adding a cannabis store will only further add to the congestion in the area. People already do "quick stops" and park illegally in front of the Main St. bus stop to pick up and drop off which regularly leads to honking and an inconvenience for the busses. It also means that our building caretaker and us residents will potentially have to pick up more trash to keep our space clean and ensure our pets do not get poisoned as there is no guarantee that the customers will not be buying and using immediately. There is a weed store just a few blocks away (THC at Main & 48th Ave) that I drive past often. It's a short walk away and there is free parking in front and in the area for the commercial businesses. Over here, there is little retail and because of that, there is even less (parking) space. THC is beside a popular snack store, pizza shops, produce stores and cafes. There is nothing similar on this block and all the commercial units in the building close early so it is not appropriate to open a marijuana store here. I am proud to be living in one of the most liveable and greenest cities in the world I hope the the City can do its part to keep our city safe.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 38

Login: s.22(1)

Email:

Responded At: Mar 10, 2021 21:42:45 pm

Last Seen: Mar 11, 2021 07:29:11 am

IP Address:

s.22(1)

Q1. Your comments:

TO: City of Vancouver, Planning Department, Director of Planning Attention: Giselle Sneddon, Project Coordinator RE: Development Application DP-2021-00008 – Cannabis Exchange The City of Vancouver distributed notices to our Main/41st neighbourhood advising that it had received an application to approve the use of the commercial unit at 5075 Main Street to “cannabis retail”. This is the anchor commercial unit in this mixed-use commercial/residential building on the SW corner of Main Street and 41st Avenue. I am NOT in favour of this change of use for the following reasons: Parking – There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41st are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents. Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. Risk of Violent Crime – A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. Our neighbourhood does not want a business that will increase the risk of violent crime. Invalid Notice to Neighbourhood – The City’s notice to the neighbourhood advised that the applicant is “Cannabis Exchange”. This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. “Cannabis Exchange” is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. Actual Applicants – It appears the incorrect notice to residents should have correctly stated the applicants as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name “Pineapple Exchange” is likely a nod to the movie “Pineapple Express”, a “2008 American buddy stoner action comedy”. Nearby School – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons. Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection - without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and to others. Harassment of Bus Passengers – The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians. Nearby Social Housing Building – This Riley Park neighbourhood was once characterized as a “rough” east-side area, but over past years we have worked hard to establish it as a solid, safe, family neighbourhood. Sadly this has been somewhat eroded by the construction of a social housing building at Main/37th, called The Beach. Since that time our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The community believes two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a marijuana store just blocks away from this social housing building will exacerbate the crime in our area. Needless to say, the presence of a marijuana store just 4 blocks from this building will not assist its 50 residents to maintain their sobriety. Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the NW corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area. In summary, a marijuana store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development.

Q2. Street address

s.22(1)

Q3. **Postal code**

Vancouver, BC s.22(1)

Q4. **Your overall position about the application:**

Opposed



Respondent No: 39

Login: s.22(1)

Email:

Responded At: Mar 10, 2021 22:42:54 pm

Last Seen: Mar 10, 2021 22:42:54 pm

IP Address: n/a

Q1. Your comments:

The City of Vancouver distributed notices to our Main/41st neighbourhood advising that it had received an application to approve the use of the commercial unit at 5075 Main Street to "cannabis retail". This is the anchor commercial unit in this mixed-use commercial/residential building on the SW corner of Main Street and 41st Avenue. I am NOT in favour of this change of use for the following reasons: Personal – I have family and know of young children in the building and immediate area. Having a cannabis store that promotes drug use and encourages customers to loiter at late hours every night does not set a good example for these developing kids. Parking – There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41st are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents. Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. Risk of Violent Crime – A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. Our neighbourhood does not want a business that will increase the risk of violent crime. Invalid Notice to Neighbourhood – The City's notice to the neighbourhood advised that the applicant is "Cannabis Exchange". This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. "Cannabis Exchange" is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. Actual Applicants – It appears the incorrect notice to residents should have correctly stated the applicants as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name "Pineapple Exchange" is likely a nod to the movie "Pineapple Express", a "2008 American buddy stoner action comedy". Nearby School – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons. Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection - without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and to others. Harassment of Bus Passengers – The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians. Nearby Social Housing Building – This Riley Park neighbourhood was once characterized as a "rough" east-side area, but over past years we have worked hard to establish it as a solid, safe, family neighbourhood. Sadly this has been somewhat eroded by the construction of a social housing building at Main/37th, called The Beach. Since that time our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The community believes two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a marijuana store just blocks away from this social housing building will exacerbate the crime in our area. Needless to say, the presence of a marijuana store just 4 blocks from this building will not assist its 50 residents to maintain their sobriety. Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the NW corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area. In summary, a marijuana store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development.

Q2. **Street address**

s.22(1)

Q3. **Postal code**

Vancouver, BC, s.22(1)

Q4. **Your overall position about the application:**

Opposed



Respondent No: 40

Login: s.22(1)

Email:

Responded At: Mar 11, 2021 00:13:26 am

Last Seen: Mar 11, 2021 00:13:26 am

IP Address: n/a

Q1. Your comments:

Just because Trudeau made it legal for Cannabis in this country, there is no reason for more shops to open. The location has many young children living in the surrounding area. The smell is bad enough. There is an elementary school about two blocks away. another elementary school nearby and a High school. Is the City's goal to just make extra tax revenue by supporting this proposal. The location also has an easy accessible bus route to draw in more trouble for those in search of cannabis. There is no reason to help promote these type of businesses. The young children and teens do not need to pass by a shop like this every morning when they walk to school. There is enough drug and addiction problems in this city and country.

Q2. Street address

s.22(1)

Vancouver, BC

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 41

Login: s.22(1)

Email:

Responded At: Mar 11, 2021 12:58:57 pm

Last Seen: Mar 11, 2021 12:58:57 pm

IP Address: n/a

Q1. Your comments:

Hi, I and my family are totally against the development of marijuana store at 5707 Main St. Cannabis is highly addictive. If you approve the development, people especially the youngsters will get addicted to it. Legalizing cannabis won't stop the drug gangs, they'll just see profits boosted as it leads to more users and more addicts.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 42

Login: s.22(1)

Email:

Responded At: Mar 11, 2021 14:06:01 pm

Last Seen: Apr 06, 2021 19:10:27 pm

IP Address: s.22(1)

Q1. Your comments:

Nearby School - This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptance. The children may even be at risk from encounters with drug-impaired persons. Harassment of Bus Passengers - The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians. Invalid Notice to Neighbourhood - The City's notice to the neighbourhood advised that the applicant is "Cannabis Exchange". This is obviously incorrect. An application can be submitted only by a legal person - an individual or a corporation. "Cannabis Exchange" is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. Thank you for checking for us.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 43

Login: s.22(1)

Email:

Responded At: Mar 11, 2021 14:16:22 pm

Last Seen: Apr 06, 2021 19:10:27 pm

IP Address: s.22(1)

Q1. Your comments:

Invalid Notice to Neighbourhood - The City's notice to the neighbourhood advised that the applicant is "Cannabis Exchange". This is obviously incorrect. An application can be submitted only by a legal person - an individual or a corporation. "Cannabis Exchange" is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. Nearby School - This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptance. The children may even be at risk from encounters with drug-impaired persons. Harassment of Bus Passengers - The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians. Parking - There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41st are no parking areas because of bus stops and the Chevron Station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding street are already in high demand by residents.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 44

Login: s.22(1)

Email:

Responded At: Mar 11, 2021 15:11:46 pm

Last Seen: Mar 11, 2021 15:11:46 pm

IP Address: n/a

Q1. Your comments:

The area does not need another retail location that sells Cannabis -- there is already a location near 49th avenue. This location is too close to an Elementary school -- and the walking route used by many of the children that attend it. In addition, there is supportive recovery housing at 37th and Main that is home to individuals who would not benefit from the temptation of easier access. I have also heard that the application may be improper.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 45

Login: s.22(1)

Email:

Responded At: Mar 11, 2021 16:57:31 pm

Last Seen: Mar 11, 2021 16:57:31 pm

IP Address: n/a

Q1. Your comments:

I have lived with s.22(1). We are opposed as it is completely inappropriate as the anchor commercial unit at 5075 Main Street for the following reasons: 1) Insufficient Parking - no parking in area and at busy intersection of major transit lines along 41st and Main; 2) Van Horne Elementary School nearby; 3) Social Housing nearby; 4) Increase in violent crime - a murder already occurred at Main and 48th linked to the Dank Mart pot shop; how is the city protecting those that live in the area by adding another? 5) Multiple nearby cannabis stores already in operation - I think I can count three stores between 49th and 56th... do we really need another? What kind of message does this send to residents that live and love their neighbourhood? 6) Incompatibility with neighbourhood - no one wants another pot shop.... no one wanted a Money Mart either. Respect the neighbourhood and its residents.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 46

Login: s.22(1)

Email:

Responded At: Mar 11, 2021 17:16:01 pm

Last Seen: Mar 11, 2021 17:16:01 pm

IP Address: n/a

Q1. Your comments:

I have lived with s.22(1) We are opposed as it is completely inappropriate as the anchor commercial unit at 5075 Main Street for the following reasons: 1) Insufficient Parking - no parking in area and at busy intersection of major transit lines along 41st and Main; 2) Van Horne Elementary School nearby; 3) Social Housing nearby; 4) Increase in violent crime - a murder already occurred at Main and 48th linked to the Dank Mart pot shop; how is the city protecting those that live in the area by adding another? 5) Multiple nearby cannabis stores already in operation - I think I can count three stores between 49th and 56th... do we really need another? What kind of message does this send to residents that live and love their neighbourhood? 6) Incompatibility with neighbourhood - no one wants another pot shop.... no one wanted a Money Mart either. Respect the neighbourhood and its residents.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 47

Login: s.22(1)

Email:

Responded At: Mar 11, 2021 16:58:27 pm

Last Seen: Mar 11, 2021 16:58:27 pm

IP Address: n/a

Q1. Your comments:

TO: City of Vancouver, Planning Department, Director of Planning Attention: Giselle Sneddon, Project Coordinator RE: Development Application DP-2021-00008 – Cannabis Exchange The City of Vancouver distributed notices to our Main/41st neighbourhood advising that it had received an application to approve the use of the commercial unit at 5075 Main Street to “cannabis retail”. This is the anchor commercial unit in this mixed-use commercial/residential building on the SW corner of Main Street and 41st Avenue. I am NOT in favour of this change of use for the following reasons: Additional

c o m m e n t s : ___we don’t like cannabis store in the community_____

_____ Parking – There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41st are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents. Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. Risk of Violent Crime – A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. Our neighbourhood does not want a business that will increase the risk of violent crime. Invalid Notice to Neighbourhood – The City’s notice to the neighbourhood advised that the applicant is “Cannabis Exchange”. This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. “Cannabis Exchange” is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. Actual Applicants – It appears the incorrect notice to residents should have correctly stated the applicants as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name “Pineapple Exchange” is likely a nod to the movie “Pineapple Express”, a “2008 American buddy stoner action comedy”. Nearby School – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons. Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection - without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and to others. Harassment of Bus Passengers – The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians. Nearby Social Housing Building – This Riley Park neighbourhood was once characterized as a “rough” east-side area, but over past years we have worked hard to establish it as a solid, safe, family neighbourhood. Sadly this has been somewhat eroded by the construction of a social housing building at Main/37th, called The Beach. Since that time our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The community believes two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a marijuana store just blocks away from this social housing building will exacerbate the crime in our area. Needless to say, the presence of a marijuana store just 4 blocks from this building will not assist its 50 residents to maintain their sobriety. Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the NW corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area. In summary, a marijuana store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development. Date: March __12____, 2021 Name: [print] ___s.22(1)

s.22 _____ Signature: ___s.22(1) (digitally signed)_____ Street Address: ___s.22(1)
(s.22(1) _____ Postal Code: ___s.22(1) _____
1)

Q2. Street address

s.22(1)

Q3. **Postal code**

Vancouver, BC, s.22(1)

Q4. **Your overall position about the application:**

Opposed



Respondent No: 48

Login: s.22(1)

Email:

Responded At: Mar 11, 2021 17:55:55 pm

Last Seen: Mar 11, 2021 17:55:55 pm

IP Address: n/a

Q1. Your comments:

I often come to buy things, it is not appropriate for a cannabis retail store to open a store here.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 49

Login: s.22(1)

Email:

Responded At: Mar 11, 2021 17:58:54 pm

Last Seen: Mar 11, 2021 17:58:54 pm

IP Address: n/a

Q1. Your comments:

Opposed 5707 Main St (DP-2021-00008) cannabis retail development application

Q2. Street address

s.22(1)

Q3. Postal code

Richmond, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 50

Login: s.22(1)

Email:

Responded At: Mar 11, 2021 18:15:06 pm

Last Seen: Mar 11, 2021 18:15:06 pm

IP Address: n/a

Q1. Your comments:

Too close to school!

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 51

Login: s.22(1)

Email:

Responded At: Mar 11, 2021 18:58:38 pm

Last Seen: Mar 11, 2021 18:58:38 pm

IP Address: n/a

Q1. Your comments:

I am NOT in favour of this change of use for the following reasons: 1. s.22(1)

s.22(1)

we worry about some people will take in around the area and will affect the kid and children) 2. Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. 3. Invalid Notice to Neighbourhood – The City's notice to the neighbourhood advised that the applicant is "Cannabis Exchange". This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. "Cannabis Exchange" is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. 4. Nearby School – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons. Harassment of Bus Passengers – The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians. Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the NW corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area. In summary, a marijuana store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 52

Login: s.22(1)

Email:

Responded At: Mar 11, 2021 18:58:43 pm

Last Seen: Mar 11, 2021 18:58:43 pm

IP Address: n/a

Q1. Your comments:

Too close to school. Not support

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 53

Login: s.22(1)

Email:

Responded At: Mar 11, 2021 19:16:09 pm

Last Seen: Mar 11, 2021 19:16:09 pm

IP Address: n/a

Q1. Your comments:

Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. Risk of Violent Crime – A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. Our neighbourhood does not want a business that will increase the risk of violent crime. Invalid Notice to Neighbourhood – The City's notice to the neighbourhood advised that the applicant is "Cannabis Exchange". This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. "Cannabis Exchange" is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 54

Login: s.22(1)

Email:

Responded At: Mar 11, 2021 19:11:42 pm

Last Seen: Mar 11, 2021 19:11:42 pm

IP Address: n/a

Q1. Your comments:

The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 55

Login: s.22(1)

Email:

Responded At: Mar 11, 2021 19:25:07 pm

Last Seen: Mar 11, 2021 19:25:07 pm

IP Address: n/a

Q1. Your comments:

I don't feel the community would like to have another cannabis store when there's already one closeby

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 56

Login: s.22(1)

Email:

Responded At: Mar 11, 2021 19:25:46 pm

Last Seen: Mar 11, 2021 19:25:46 pm

IP Address: n/a

Q1. Your comments:

I don't want to have this area with another cannabis store

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 57

Login: s.22(1)

Email:

Responded At: Mar 11, 2021 20:10:26 pm

Last Seen: Mar 11, 2021 20:10:26 pm

IP Address: n/a

Q1. Your comments:

Residents concerns of increased panhandling and risks if a cannabis store were to open. residents may feel unsafe in their community.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 58

Login: s.22(1)

Email:

Responded At: Mar 11, 2021 20:28:01 pm

Last Seen: Mar 11, 2021 20:28:01 pm

IP Address: n/a

Q1. Your comments:

No drugs related products selling in our community

Q2. Street address

s.22(1)

Q3. Postal code

Richmond, BC s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 59

Login: s.22(1)

Email:

Responded At: Mar 11, 2021 20:40:48 pm

Last Seen: Mar 11, 2021 20:40:48 pm

IP Address: n/a

Q1. Your comments:

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 60

Login: s.22(1)

Email:

Responded At: Mar 11, 2021 20:53:01 pm

Last Seen: Mar 11, 2021 20:53:01 pm

IP Address: n/a

Q1. Your comments:

As residential owners in the building on s.22(1), we strongly OPPOSE the development application to use the commercial unit at 5707 as cannabis retail for the following reasons: Proximity to Schools: This prospective store is close to Van Horne Elementary school and John Oliver Secondary School. Our concern is that when these children and teenagers pass by this shop to school every day, they may perceive the social acceptability of cannabis use, which in turn will encourage them to experiment with this drug. Increased Crime Rates: For the past 10 years that we have resided in this neighborhood, there have been minimal incidents of criminal activities. Our concern is that when this shop is established, the amount of incidents, ranging from property to violent crimes will increase. For example, on July 13th, 2020 on Main Street and East 48th Avenue where THC Canada and Dank Mart convenience are located, a shooting occurred resulting in a loss of life. Since Main Street and 41st Avenue is a busy street, innocent lives are at risk. Disagreement with Vancouver's Healthy City Strategy: The following long term goals "Being and feeling safe and included," "A good start" and "Environments to thrive in" will not be achieved. With the approval of this shop, children's health and safety will be compromised and we ourselves feel the same way.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 61

Login: s.22(1)

Email:

Responded At: Mar 11, 2021 21:55:56 pm

Last Seen: Mar 11, 2021 21:55:56 pm

IP Address: n/a

Q1. Your comments:

I believe this will not bring any good to our community.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 62

Login: s.22(1)

Email:

Responded At: Mar 11, 2021 22:10:37 pm

Last Seen: Mar 12, 2021 06:13:08 am

IP Address: s.22(1)

Q1. Your comments:

This current application to open a cannabis retail store in the above mentioned address is not something I need my neighborhood. Here are the reasons why I oppose this application: 1) Currently I already have issues with people parking too close to s.22(1) These people tend to be there for 5-15 minutes as they are likely inside the convenience store. Regardless how long they're parked, they're still in violation of the City of Vancouver parking By- Law. Parking along East 41st Ave., Vancouver for Eastbound and Westbound is prohibited from 7AM-7PM , Monday- Sunday, including statutory holidays; 5800 blk Main St. on the East side of Main St., parking is for Permit Parking or Residential parking Only; parking along the West side of Main St. is usually occupied by residences along that block. Only residences and merchants have access to the secure parking at that building where the potential cannabis retail will be opening. Potential customers probably will spend 10-20 minutes in the cannabis store. Meanwhile, they will disregard any inconvenience if their vehicle is illegally parked. Therefore, this is going to add to the current parking issues in my neighborhood. 2) When school is in session, the area surrounding 5707 Main St. is filled with school kids waiting to board or exit their transit bus . Both Main St side and East 41st Ave. side is a bus stop. There's a potential for secondary school students to loiter around the area and approach someone to purchase some cannabis for them to consume; since no Minors are permitted in those stores. 3) There's already a cannabis type store located at Main and East 48th Ave., Vancouver, BC . Also another located just past Main and East 32nd, Vancouver, BC. Not necessary to open another one. 4) Having a cannabis retail store or something along that type of business tends to attract or is the intended target of a crime. The crime can be a robbery during store hours or closing; B&E to the premise after the store is close; robbing someone of their purchase once they leave the cannabis store and etc... Occasionally, I observe suspicious people either walking around or riding their bike near and around my neighborhood. Let's not bring more issues to this neighborhood.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 63

Login: s.22(1)

Email:

Responded At: Mar 11, 2021 22:59:17 pm

Last Seen: Mar 11, 2021 22:59:17 pm

IP Address: n/a

Q1. Your comments:

1. There will be Parking issues in the area. 2. There will be traffic congestion in the area. 3. This area is close to school like Joh Oliver Secondary school, Van Horne school, large elementary school. 4. Risk of violent crime in the area. 5. There is already a Cannabis store along Main and 48th avenue. We do not need another one.

Q2. Street address

s.22(1)

Vancouver

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 64

Login: s.22(1)

Email:

Responded At: Mar 11, 2021 23:44:41 pm

Last Seen: Mar 11, 2021 23:44:41 pm

IP Address: n/a

Q1. Your comments:

s.22(1) and we already have a lot of cannabis stores in Vancouver. We dont need anymore.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 65

Login: s.22(1)

Email:

Responded At: Mar 11, 2021 23:57:05 pm

Last Seen: Mar 11, 2021 23:57:05 pm

IP Address: n/a

Q1. Your comments:

The city is full of cannabis stores and adding another would be unnecessary

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 66

Login: s.22(1)

Email:

Responded At: Mar 12, 2021 00:15:53 am

Last Seen: Mar 12, 2021 00:15:53 am

IP Address: n/a

Q1. Your comments:

There are enough cannabis stores in Vancouver. We do not need anymore.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 67

Login: s.22(1)

Email:

Responded At: Mar 12, 2021 00:07:28 am

Last Seen: Mar 12, 2021 00:07:28 am

IP Address: n/a

Q1. Your comments:

I believe that the proposed location for this shop is less than ideal, due to its close proximity to two elementary schools, and in particular the John Oliver Secondary School. While I am not opposed to the development of cannabis dispensaries, I believe that a different location would be better.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 68

Login: s.22(1)

Email:

Responded At: Mar 12, 2021 00:09:32 am

Last Seen: Mar 12, 2021 00:09:32 am

IP Address: n/a

Q1. Your comments:

Many residents and businesses are concerned about how the placement of a Cannabis store can affect the immediate businesses surrounding it. When inquired, business owners and customers were concerned about the placement of a Cannabis store in the area. Many cannot stand the smell and are concerned about the effects, especially for customers and employees who must be in the area often.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 69

Login: s.22(1)

Email:

Responded At: Mar 12, 2021 00:15:58 am

Last Seen: Mar 12, 2021 00:15:58 am

IP Address: n/a

Q1. Your comments:

I feel like most people around the area wouldn't appreciate it too much. It may help the city's goal, however, it will be at the cost of some peoples' well being. Not everyone is very comfortable with cannabis and if these around the area are such, other business around the area may lose customers.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 70

Login: s.22(1)

Email:

Responded At: Mar 12, 2021 00:54:23 am

Last Seen: Mar 12, 2021 00:54:23 am

IP Address: n/a

Q1. Your comments:

This area consists of many children-friendly parks, as well as small businesses that rely on customers who would like to feel safe and scent-free when visiting. Opening a Cannabis store would greatly deter people away from this area, especially when the store is operating into the late hours of 11 pm.

Q2. Street address

s.22(1)

Vancouver, BC

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 71

Login: s.22(1)

Email:

Responded At: Mar 12, 2021 02:10:42 am

Last Seen: Mar 12, 2021 02:10:42 am

IP Address: n/a

Q1. Your comments:

I oppose of this decision. This will negatively affect the local businesses surrounding the property, especially those that are sensitive to the smell of cannabis.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 72

Login: s.22(1)

Email:

Responded At: Mar 12, 2021 10:52:42 am

Last Seen: Mar 12, 2021 10:52:42 am

IP Address: n/a

Q1. Your comments:

It's too close to Van Horne Elementary School. s.22(1) would have to walk past it every school day, as will other students. While I respect that some people legitimately use Cannabis for medical reasons, there are still many who don't, and instead, misuse it. There are a number of other Cannabis stores in the general area. Another one, especially near the school, is not needed nor wanted.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 73

Login: s.22(1)

Email:

Responded At: Mar 12, 2021 10:53:54 am

Last Seen: Mar 12, 2021 10:53:54 am

IP Address: n/a

Q1. Your comments:

This cannabis store feels way too close to van home elementary school where my child attends, and is on a route frequented by students as they go to chevron or subway on main street and 41st for snacks. There is already a cannabis store at 48th and Main, there is no need for another one so close to a school and where kids frequent.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 74

Login: s.22(1)

Email:

Responded At: Mar 12, 2021 11:28:05 am

Last Seen: Mar 12, 2021 11:28:05 am

IP Address: n/a

Q1. Your comments:

This cannabis store is going to be too close to Van Horne Elementary, John Oliver Secondary school and Hillcrest community center which are frequented by kids on foot. The only place for a cannabis store is next to a liquor store.

Q2. Street address

s.22(1)

Vancouver

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 75

Login: s.22(1)

Email:

Responded At: Mar 12, 2021 11:51:15 am

Last Seen: Mar 12, 2021 11:51:15 am

IP Address: n/a

Q1. Your comments:

I do not like this development. It is very closed to our kids elementary school. It does not give good education to our kids. Also, there is no parking lots in front store, so consumers for this store will park around the residential area. I do not want to have another cannabis store in our area. There are already more than enough.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 76

Login: s.22(1)

Email:

Responded At: Mar 12, 2021 12:09:40 pm

Last Seen: Mar 12, 2021 12:09:40 pm

IP Address: n/a

Q1. Your comments:

Too near Van Horne school and affect children

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 77

Login: s.22(1)

Email:

Responded At: Mar 12, 2021 12:49:56 pm

Last Seen: Mar 12, 2021 12:49:56 pm

IP Address: n/a

Q1. Your comments:

This is a high residential area. There is no street parking on Main Street and 41st Avenue. How will this be addressed? Allowing the business to be open 7 days a week until 11pm will be disruptive to the surrounding residents. This business would be better suited on East Woodstock & Main where there is parking and amongst other business .

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 78

Login: s.22(1)

Email:

Responded At: Mar 12, 2021 13:17:45 pm

Last Seen: Mar 12, 2021 13:17:45 pm

IP Address: n/a

Q1. Your comments:

I don't think we need more cannabis stores in this area. There are already so many stores between 41st and marine.

Q2. Street address

s.22(1)

/vancouver

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 79

Login: s.22(1)

Email:

Responded At: Mar 12, 2021 14:18:04 pm

Last Seen: Mar 12, 2021 14:18:04 pm

IP Address: n/a

Q1. Your comments:

There are far too many cannabis retailers already. There is very little consideration by those who use cannabis. I have s.22(1) children and people do not shy away from smoking pot as they walk down a street or hang out near a playground s.22(1) s.22(1) from the smell of marijuana and have never used it. I appreciate the medical benefits but there is far too much street usage in vancouver and it makes public spaces inaccessible for children.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 80

Login: s.22(1)

Email:

Responded At: Mar 12, 2021 14:24:47 pm

Last Seen: Mar 12, 2021 22:26:17 pm

IP Address: s.22(1)

Q1. Your comments:

We do not need this here. There are already so many premises like this around main street.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 81

Login: s.22(1)

Email:

Responded At: Mar 12, 2021 15:24:34 pm

Last Seen: Mar 12, 2021 23:29:27 pm

IP Address: s.22(1)

Q1. Your comments:

This location is too close to school communities (both elementary and high school), families and a major transportation hub for the city. Children and public transportation users should have the option to not have to be affected by the smells and persuasions of this industry. Although this product is legal, children and families should not have to be in direct subject to this product. Currently the city is working with Van Horne elementary school to get active, healthy living and more children walking to school. With this business allowed to operate I will not allow s.22(1) s.22(1).

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 82

Login: s.22(1)

Email:

Responded At: Mar 12, 2021 15:55:48 pm

Last Seen: Mar 12, 2021 15:55:48 pm

IP Address: n/a

Q1. Your comments:

I feel it's too close to both John Oliver Secondary and Van Horne Elementary Schools.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 83

Login: s.22(1)

Email:

Responded At: Mar 12, 2021 17:08:55 pm

Last Seen: Mar 12, 2021 17:08:55 pm

IP Address: n/a

Q1. Your comments:

Doesn't bother me. s.22(1) These dispensaries are well managed and they ID everyone. Happy to have another in our hood.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 84

Login: s.22(1)

Email:

Responded At: Mar 12, 2021 17:36:17 pm

Last Seen: Mar 12, 2021 17:36:17 pm

IP Address: n/a

Q1. Your comments:

Please stop these stores from popping up, there is already two on main and 49

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 85

Login: s.22(1)

Email:

Responded At: Mar 12, 2021 20:11:44 pm

Last Seen: Mar 24, 2021 04:31:57 am

IP Address: s.22(1)

Q1. Your comments:

This location is not suitable for a cannabis store because: 1. There is a nearby school. Many students walk past this intersection every day. 2. Increased risk of crime. 3. There are already cannabis stores nearby (e.g. Main/48th). 4. This type of business is incompatible with the family oriented neighborhood.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 86

Login: s.22(1)

Email:

Responded At: Mar 12, 2021 20:45:15 pm

Last Seen: Mar 12, 2021 20:45:15 pm

IP Address: n/a

Q1. Your comments:

TO: City of Vancouver, Planning Department, Director of Planning Attention: Giselle Sneddon, Project Coordinator RE: Development Application DP-2021-00008 – Cannabis Exchange The City of Vancouver distributed notices to our Main/41st neighbourhood advising that it had received an application to approve the use of the commercial unit at 5075 Main Street to "cannabis retail". This is the anchor commercial unit in this mixed-use commercial/residential building on the SW corner of Main Street and 41st Avenue. I am NOT in favour of this change of use for the following reasons: Parking – There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41st are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents. Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. Risk of Violent Crime – A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. Our neighbourhood does not want a business that will increase the risk of violent crime. Nearby School – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons. Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection - without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and to others. Harassment of Bus Passengers – The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians. Nearby Social Housing Building – This Riley Park neighbourhood was once characterized as a "rough" east-side area, but over past years we have worked hard to establish it as a solid, safe, family neighbourhood. Sadly this has been somewhat eroded by the construction of a social housing building at Main/37th, called The Beach. Since that time our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The community believes two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a marijuana store just blocks away from this social housing building will exacerbate the crime in our area. Needless to say, the presence of a marijuana store just 4 blocks from this building will not assist its 50 residents to maintain their sobriety. Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the NW corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area. In summary, a marijuana store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 87

Login: s.22(1)

Email:

Responded At: Mar 12, 2021 22:36:03 pm

Last Seen: Mar 12, 2021 22:36:03 pm

IP Address: n/a

Q1. Your comments:

I really concern about having 'cannabis retail' in our neighbourhood. There are many children living around this area, and having schools and community center close to 5075 Main Street. So I am opposed to this application. TO: City of Vancouver, Planning Department, Director of Planning Attention: Giselle Sneddon, Project Coordinator RE: Development Application DP-2021-00008 – Cannabis Exchange The City of Vancouver distributed notices to our Main/41st neighborhood advising that it had received an application to approve the use of the commercial unit at 5075 Main Street to "cannabis retail". This is the anchor commercial unit in this mixed-use commercial/residential building on the SW corner of Main Street and 41st Avenue. I am NOT in favour of this change of use for the following reasons: Parking -- There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41st are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents. Nearby Existing Cannabis Store - There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. Risk of Violent Crime - A high profile murder by shooting of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. Our neighborhood does not want a business that will increase the risk of violent crime. Invalid Notice to Neighbourhood- The City's notice to the neighbourhood advised that the applicant is "Cannabis Exchange". This is obviously incorrect. An application can be submitted only by a legal person- an individual or a corporation "Cannabis Exchange" is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. Actual Applicants - it appears the incorrect notice to residents should have correctly stated the applicants Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name "Pineapple Exchange" is likely a nod to the movie 'Pineapple Express', a "2008 American buddy stoner action comedy". Nearby School – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner everyday on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons. Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection – without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and to others. Harassment of Bus Passengers - The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians. Nearby Social Housing Building - This Riley Park neighbourhood was once characterized as a "rough" east - side area, but over past years we have worked hard to establish it as a solid, safe , family neighbourhood . Sadly this has been somewhat eroded by the construction of a social housing building at Main/ 37th, called The Beach. Since that time our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia , impaired persons laying on boulevards, etc. The community believes two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a marijuana store just blocks away from this social housing building will exacerbate the crime in our area. Needless to say , the presence of a marijuana store just 4 blocks from this building will not assist its 50 residents to maintain their sobriety. Incompatibility With Neighbourhood - There is a new mixed-use building under construction on the NW corner of Main / 41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking - such as a coffee shop, green grocery bakery , and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area. In summary, a marijuana store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development.

Q2. **Street address** s.22(1)

Q3. **Postal code** Vancouver, BC, s.22(1)

Q4. **Your overall position about the application:** Opposed



Respondent No: 88

Login: s.22(1)

Email:

Responded At: Mar 12, 2021 22:57:22 pm

Last Seen: Mar 12, 2021 22:57:22 pm

IP Address: n/a

Q1. Your comments:

Dear Giselle Sneddon, Project Coordinator We were abhorred when we saw that there was an application to approve the use of the commercial unit at 5075 Main Street to "cannabis retail". This is absolutely unacceptable to me s.22(1)

s.22(1) There's a number of reasons of which I will spell out here: 1. Parking – There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41 st are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents. 2. Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48 th Avenue. This is not an essential service such that another cannabis store is needed at 41 st Avenue. 3. Risk of Violent Crime – A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48 th . Charges have been laid against Mohammed Abu-Sharife. Our neighbourhood does not want a business that will increase the risk of violent crime. Invalid Notice to Neighbourhood – The City's notice to the neighbourhood advised that the applicant is 4. "Cannabis Exchange". This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. "Cannabis Exchange" is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. 5. Actual Applicants – It appears the incorrect notice to residents should have correctly stated the applicants as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name "Pineapple Exchange" is likely a nod to the movie "Pineapple Express", a "2008 American buddy stoner action comedy". 6. Nearby School – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41 st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons. 7. Unsafe Vehicle Traffic – Main and 41 st is a high-speed, high-hazard intersection - without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and to others. 8. Harassment of Bus Passengers – The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians. 9. Nearby Social Housing Building – This Riley Park neighbourhood was once characterized as a "rough" east-side area, but over past years we have worked hard to establish it as a solid, safe, family neighbourhood. Sadly this has been somewhat eroded by the construction of a social housing building at Main/37 th , called The Beach. Since that time our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The community believes two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a marijuana store just blocks away from this social housing building will exacerbate the crime in our area. Needless to say, the presence of a marijuana store just 4 blocks from this building will not assist its 50 residents to maintain their sobriety. 10. Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the NW corner of Main/41 st . The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area. Please stop this permit s.22(1) and longtime resident of this area, we are angry and upset that you and the City would do this without consultation with residents of the building. A marijuana store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development. Sincerely, s.22(1)

Q2. Street address

s.22(1)

Q3. **Postal code**

Vancouver, BC, s.22(1)

Q4. **Your overall position about the application:**

Opposed



Respondent No: 89

Login: s.22(1)

Email:

Responded At: Mar 13, 2021 15:51:43 pm

Last Seen: Mar 13, 2021 23:56:17 pm

IP Address: s.22(1)

Q1. Your comments:

I am absolutely emphatically opposed to the opening of a cannabis store in my neighbourhood!! There are very young, impressionable children who attend the local Sir William Van Horne, St. Andrew's and General Brock elementary schools, and John Oliver High School is also very close by. The Oakridge Mall is also near enough that loiterers could easily come by and hang out until the marijuana store closes down at 11 pm. This would cause noise and disturbances in our residential neighbourhood way into the late hours when our community would be trying to sleep. I am opposed to drug use of any kind, but especially cannabis which is considered by many to hinder brain development (esp. in children) and be a gateway drug to stronger illicit drug use. The following is from the Government of Canada website: "The effects of cannabis on young people's health Cannabis affects the same biological system in the brain that is responsible for brain development. Youth and young adults are more likely to experience harms from cannabis because their brains develop until about age 25. The earlier you start consuming cannabis, the more harm it can do. Starting as a teen, consuming frequently (daily or near daily) and over a long time (several months or years) increases the risk of mental health problems. These problems include dependence and disorders related to anxiety and depression. Frequent use of cannabis over a long time can also harm important aspects of your thinking, like learning and memory. Stopping use can help improve these deficits. However, some of these harms may persist for months or years, or may not be fully reversible. <https://www.canada.ca/en/services/health/campaigns/cannabis/health-effects.html#a3> I do not want such dangers in my neighbourhood and categorically oppose this development. With concern, s.22(1)

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 90

Login: s.22(1)

Email:

Responded At: Mar 13, 2021 20:21:21 pm

Last Seen: Mar 14, 2021 04:33:27 am

IP Address: s.22(1)

Q1. Your comments:

i do not want a cannabis retail location as part of the commercial strata: 1) there is no parking in the area to support additional transient/temporary parking; 2) the culture of cannabis use contains a component of finding a venue to smoke it which includes parks and schools (after hours). there are families with you g children nearly in every other house and numerous in this building who use sir william van horne elementary as place for their young children to play. while it is against the cananbis control and licensing act, you're not going to have parents try to educate/stop people smoking this in areas directly around or on school property.. the police also won't make it on time; 3) storing cannabis within an establishment sharing an hvac system with the building adds to other concerns which include with how commercial waste will be transported from the business to the communal garbage area. simply put, once any of it is out of the government approved packaging, the odour will be difficult to control; 4) there have been numerous dispensaries who have conducted business contrary to the CCLA within the LMD. while i am not going to generalize that all businesses conduct illegal activity, i simply do not want to chance any possibility of that happening i. the building i live in. i can reference some in burnaby off hand, and there are numerous. these include selling edibles and taking things by cash and flexible pricing; 5) to reference the incident where edibles were found in halloween candy, why have it accessible in a family rich neighbourhood: https://www.google.com/amp/s/beta.ctvnews.ca/local/british-columbia/2020/11/23/1_5201737.html

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

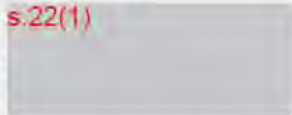
Opposed



Respondent No: 91

Login: s.22(1)

Email:



Responded At: Mar 13, 2021 23:53:12 pm

Last Seen: Mar 13, 2021 23:53:12 pm

IP Address: n/a

Q1. Your comments:

TO: City of Vancouver, Planning Department, Director of Planning Attention: Giselle Sneddon, Project Coordinator RE: Development Application DP-2021-00008 – Cannabis Exchange The City of Vancouver distributed notices to our Main/41st neighbourhood advising that it had received an application to approve the use of the commercial unit at 5075 Main Street to “cannabis retail”. This is the anchor commercial unit in this mixed-use commercial/residential building on the SW corner of Main Street and 41st Avenue. I am NOT in favour of this change of use for the following reasons: Additional comments: _____

_____ Parking – There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41st are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents. Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. Risk of Violent Crime – A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. Our neighbourhood does not want a business that will increase the risk of violent crime. Invalid Notice to Neighbourhood – The City’s notice to the neighbourhood advised that the applicant is “Cannabis Exchange”. This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. “Cannabis Exchange” is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. Actual Applicants – It appears the incorrect notice to residents should have correctly stated the applicants as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name “Pineapple Exchange” is likely a nod to the movie “Pineapple Express”, a “2008 American buddy stoner action comedy”. Nearby School – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons. Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection - without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and to others. Harassment of Bus Passengers – The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians. Nearby Social Housing Building – This Riley Park neighbourhood was once characterized as a “rough” east-side area, but over past years we have worked hard to establish it as a solid, safe, family neighbourhood. Sadly this has been somewhat eroded by the construction of a social housing building at Main/37th, called The Beach. Since that time our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The community believes two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a marijuana store just blocks away from this social housing building will exacerbate the crime in our area. Needless to say, the presence of a marijuana store just 4 blocks from this building will not assist its 50 residents to maintain their sobriety. Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the NW corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area. Personal – I have family and know of young children in the building and immediate area. Having a cannabis store that promotes drug use and encourages customers to loiter at late hours every night does not set a good example for these developing kids. In summary, a marijuana store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development. Date: March 13, 2021 Name s.22(1) Signature: s.22(1)

s.22(1) Street Address: s.22(1) Postal Code s.22(1)

Q2. Street address

s.22(1)

Q3. **Postal code**

Vancouver, BC, s.22(1)

Q4. **Your overall position about the application:**

Opposed



Respondent No: 92

Login: s.22(1)

Email:

Responded At: Mar 14, 2021 12:22:45 pm

Last Seen: Mar 14, 2021 12:22:45 pm

IP Address: n/a

Q1. Your comments:

The corner of 41st and Main Street, where the Cannabis store wants to open business, is located in a family-oriented neighborhood where lots of kids of all ages live. A primary school - vanHorne - is in its immediate vicinity. s.22(1) s.22(1) I would feel uncomfortable doing so if a Cannabis store was located on that corner. It will increase foot traffic on a corner that is already very busy due to two bus stops and heavy traffic (The sidewalks are already too narrow). Furthermore, it will draw in crowds that are prone to chronic drug use and who may sell the products sold at the store illegally to impressionable kids and young adults who frequent the neighborhood and/or go to vanHorne. The Marihuana industry - a fast-growing multi-billion dollar industry with a strong lobby in politics and business - has been successful in misrepresenting and/or downplaying the negative health effects of Marihuana use. There is scientific consensus arising among academic researchers who are not associated with the industry and who conduct well-designed statistical analyses based on the scientific method, that Marihuana use has detrimental effects on the brain development and development of cognitive skills among youth and young adults. It also rises the risk of suffering from mental health problems. The evidence suggests that the causal direction goes from Marihuana use to mental health problems rather than vice versa. Furthermore, chronic Marihuana dependency among youth and young adults is becoming an increasingly common mental health problem in North-America (see for example a recent article in The Atlantic, hardly a conservative publication), and parts of it is certainly that society has decided to downplay the risk of Marihuana use and to selling it as a "life-style". Opening more and more Marihuana stores around the city, including in family-oriented neighborhoods and close to schools, will contribute to that unfortunate trend. I thus would find it irresponsible and unfortunate if the city gave the permission to open a Marihuana store in such a family-oriented neighborhood as the one surrounding the corner of 41st and Main Street. I am strongly opposed to it.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 93

Login: s.22(1)

Email:

Responded At: Mar 14, 2021 16:13:56 pm

Last Seen: Mar 14, 2021 16:13:56 pm

IP Address: n/a

Q1. Your comments:

I am very concerned with having a marijuana store in my neighbourhood. It is not compatible with our friendly, improving, family-oriented neighbourhood. I am NOT in favour of this change of use for the following reasons: Parking – There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41st are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents. Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. Risk of Violent Crime – A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. Our neighbourhood does not want a business that will increase the risk of violent crime. Invalid Notice to Neighbourhood – The City's notice to the neighbourhood advised that the applicant is "Cannabis Exchange". This is obviously incorrect. An application can only be submitted by a legal person – an individual or a corporation. "Cannabis Exchange" is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. Actual Application – It appears the incorrect notice to residents should have correctly stated the applicant as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name "Pineapple Exchange" is likely a nod to the movie "Pineapple Express", a "2008 American buddy stoner action comedy". Nearby School – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons. Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection - without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and to others. Harassment of Bus Passengers – The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians. Nearby Social Housing Building – This Riley Park neighbourhood was once characterized as a "rough" east-side area, but over past years we have worked hard to establish it as a solid, safe, family neighbourhood. Sadly this has been somewhat eroded by the construction of a social housing building at Main/37th, called The Beach. Since that time our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The community believes two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a marijuana store just blocks away from this social housing building will exacerbate the crime in our area. Needless to say, the presence of a marijuana store just 4 blocks from this building will not assist its 50 residents to maintain their sobriety. Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the NW corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area. In summary, a marijuana store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC s.22(1)

Q4. **Your overall position about the application:**

Opposed



Respondent No: 94

Login: s.22(1)

Email:

Responded At: Mar 14, 2021 21:24:25 pm

Last Seen: Mar 14, 2021 21:24:25 pm

IP Address: n/a

Q1. Your comments:

I am opposed to this application as there are already a number of Cannabis stores on Main St with one 7 blocks away. This is a family neighborhood with Van Horne school nearby and having a store promoting the use of drugs sends the wrong message. We have already experienced an increase in criminal activity since a social housing project went in near 37th & Main so do not need another catalyst for crime. I appreciate your consideration of my feedback.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 95

Login: s.22(1)

Email:

Responded At: Mar 14, 2021 21:29:15 pm

Last Seen: Mar 15, 2021 05:06:21 am

IP Address: s.22(1)

Q1. Your comments:

Hi, i'm not in favor of this change of use for the following reasons: 1) there is already a cannabis store only a few blocks away at Main street that's close to 49th Ave. 2) the location is close to elementary school - Van Horne Elementary. Our children may receive wrong message that drugs are acceptable. A marijuana store is not compatible with our family - oriented neighbourhood. Please do not approve this development.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 96

Login: s.22(1)

Email:

Responded At: Mar 14, 2021 23:00:54 pm

Last Seen: Mar 14, 2021 23:00:54 pm

IP Address: n/a

Q1. Your comments:

The main risk is the proximity and exposure to children / teens on their way to Van Horne Elementary and John Oliver as the site is at heavy traffic area directly in front of 2 bus stops. As there are restricted parking on Main and on 41st in front of the corner location, there would be increased illegal parking / driving that would disrupt traffic or cause traffic / pedestrian accidents as well as the over flow of non resident parking onto the surrounding streets that already have issues with insufficient parking. There is no need for an additional dispensary at this unsuited location given one is already in the neighborhood a short distance away on Main & 48th; this would be redundant and excessive. Moreover, there is a risk of potential harassment / intimidation of children and seniors that walk by or use the transit stops (especially at night) without any available support for their safety . The non residential traffic / visit to the area would also add to the existing property crime problem in the neighborhood.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 97

Login: s.22(1)

Email:

Responded At: Mar 14, 2021 23:44:12 pm

Last Seen: Mar 14, 2021 23:44:12 pm

IP Address: n/a

Q1. Your comments:

I am NOT in favour of having a cannabis retail store at Main and 41st Avenue for the following reasons: Risk of Violent Crime – s.22(1)

s.22(1) of the Main/41st Avenue intersection. We would be greatly concerned about our personal safety whenever we take our walks. A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. My family and neighbours do not want a business that will increase the risk of violent crime in our neighbourhood, s.22(1). Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. Nearby School and Student Safety – This location is just a few blocks away from Van Horne Elementary School, a large public school. Cannabis users may start hanging out on the grounds of the elementary school and litter the school's grounds with used drug paraphernalia. In addition, many young students walk past the Main/41st corner every weekday on their way to and from school. These children would be at increased risk from negative encounters with drug-impaired customers and panhandlers. Harassment of Bus Passengers – The presence of a cannabis store may increase panhandling activity as well as solicitation of money from waiting bus passengers and other pedestrians, whose personal safety and peace of mind would be put at risk. Nearby Social Housing Building – The Riley Park neighbourhood was once characterized as a "rough" east-side area, but over past years we have worked hard to establish it as a solid, safe, family-oriented neighbourhood. Sadly, this has been somewhat eroded by the construction of a social housing building at Main/37th, called The Beach. Since that time, our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The community believes that two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a cannabis store just 4 blocks away from this social housing building would exacerbate the crime in our area and not help its 50 residents to maintain their sobriety. Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the northwest corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from developing in our area. Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection – without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this southwest corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a cannabis store next to these high-speed streets could create safety risks to themselves and to others. Invalid Notice to Neighbourhood – The City's notice to the neighbourhood advised that the applicant is "Cannabis Exchange". This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. "Cannabis Exchange" is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. Actual Applicants – It appears the incorrect notice to residents should have correctly stated the applicants as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name "Pineapple Exchange" is likely a nod to the movie "Pineapple Express", a "2008 American buddy stoner action comedy". In summary, a cannabis store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 98

Login: s.22(1)

Email:

Responded At: Mar 15, 2021 00:15:54 am

Last Seen: Mar 15, 2021 00:15:54 am

IP Address: n/a

Q1. Your comments:

I am NOT in favour of having a cannabis retail store at Main and 41st Avenue for the following reasons: Risk of Violent Crime – s.22(1)

s.22(1) of the Main/41st Avenue intersection. We would be greatly concerned about our personal safety whenever we take our walks. A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. My family and neighbours do not want a business that will increase the risk of violent crime in our neighbourhood, s.22(1). Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. Nearby School and Student Safety – This location is just a few blocks away from Van Horne Elementary School, a large public school. Cannabis users may start hanging out on the grounds of the elementary school and litter the school's grounds with used drug paraphernalia. In addition, many young students walk past the Main/41st corner every weekday on their way to and from school. These children would be at increased risk from negative encounters with drug-impaired customers and panhandlers. Harassment of Bus Passengers – The presence of a cannabis store may increase panhandling activity as well as solicitation of money from waiting bus passengers and other pedestrians, whose personal safety and peace of mind would be put at risk. Nearby Social Housing Building – The Riley Park neighbourhood was once characterized as a "rough" east-side area, but over past years we have worked hard to establish it as a solid, safe, family-oriented neighbourhood. Sadly, this has been somewhat eroded by the construction of a social housing building at Main/37th, called The Beach. Since that time, our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The community believes that two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a cannabis store just 4 blocks away from this social housing building would exacerbate the crime in our area and not help its 50 residents to maintain their sobriety. Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the northwest corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from developing in our area. Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection – without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this southwest corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a cannabis store next to these high-speed streets could create safety risks to themselves and to others. Invalid Notice to Neighbourhood – The City's notice to the neighbourhood advised that the applicant is "Cannabis Exchange". This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. "Cannabis Exchange" is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. Actual Applicants – It appears the incorrect notice to residents should have correctly stated the applicants as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name "Pineapple Exchange" is likely a nod to the movie "Pineapple Express", a "2008 American buddy stoner action comedy". In summary, a cannabis store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 99

Login: s.22(1)

Email:

Responded At: Mar 14, 2021 23:50:59 pm

Last Seen: Mar 15, 2021 06:49:16 am

IP Address: s.22(1)

Q1. Your comments:

I am concerned about it being close to an elementary school, there aren't nearby businesses that are open until 11 pm (except the gas station), it will be under residential housing and one block away from single family residences. Aren't there enough cannabis retail locations? There are already several on Main Street and many on Fraser Street.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 100

Login: s.22(1)

Email:

Responded At: Mar 15, 2021 00:15:54 am

Last Seen: Mar 15, 2021 00:15:54 am

IP Address: n/a

Q1. Your comments:

I am NOT in favour of having a cannabis retail store at Main and 41st Avenue for the following reasons: Risk of Violent Crime – s.22(1)

s.22(1) of the Main/41st Avenue intersection. We would be greatly concerned about our personal safety whenever we take our walks. A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. My family does not want a business that will increase the risk of violent crime in our neighbourhood, s.22(1) Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. Nearby School and Student Safety – This location is just a few blocks away from Van Horne Elementary School, a large public school. Cannabis users may start hanging out on the grounds of the elementary school and litter the school's grounds with used drug paraphernalia. In addition, many young students walk past the Main/41st corner every weekday on their way to and from school. These children would be at increased risk from negative encounters with drug-impaired customers and panhandlers. Harassment of Bus Passengers – The presence of a cannabis store may increase panhandling activity as well as solicitation of money from waiting bus passengers and other pedestrians, whose personal safety and peace of mind would be put at risk. Nearby Social Housing Building – The Riley Park neighbourhood was once characterized as a "rough" east-side area, but over past years we have worked hard to establish it as a solid, safe, family-oriented neighbourhood. Sadly, this has been somewhat eroded by the construction of a social housing building at Main/37th, called The Beach. Since that time, our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The community believes that two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a cannabis store just 4 blocks away from this social housing building would exacerbate the crime in our area and not help its 50 residents to maintain their sobriety. Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the northwest corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from developing in our area. Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection – without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this southwest corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a cannabis store next to these high-speed streets could create safety risks to themselves and to others. Invalid Notice to Neighbourhood – The City's notice to the neighbourhood advised that the applicant is "Cannabis Exchange". This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. "Cannabis Exchange" is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. Actual Applicants – It appears the incorrect notice to residents should have correctly stated the applicants as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name "Pineapple Exchange" is likely a nod to the movie "Pineapple Express", a "2008 American buddy stoner action comedy". In summary, a cannabis store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 101

Login: s.22(1)

Email:

Responded At: Mar 15, 2021 00:15:54 am

Last Seen: Mar 15, 2021 00:15:54 am

IP Address: n/a

Q1. Your comments:

I am NOT in favour of having a cannabis retail store at Main and 41st Avenue for the following reasons: Risk of Violent Crime – s.22(1) of the Main/41st Avenue intersection. We would be greatly concerned about our personal safety whenever we take our walks. A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. My family and neighbours do not want a business that will increase the risk of violent crime in our neighbourhood, s.22(1) s.22(1) Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. Nearby School and Student Safety – This location is just a few blocks away from Van Horne Elementary School, a large public school. Cannabis users may start hanging out on the grounds of the elementary school and litter the school's grounds with used drug paraphernalia. In addition, many young students walk past the Main/41st corner every weekday on their way to and from school. These children would be at increased risk from negative encounters with drug-impaired customers and panhandlers. Harassment of Bus Passengers – The presence of a cannabis store may increase panhandling activity as well as solicitation of money from waiting bus passengers and other pedestrians, whose personal safety and peace of mind would be put at risk. Nearby Social Housing Building – The Riley Park neighbourhood was once characterized as a "rough" east-side area, but over past years we have worked hard to establish it as a solid, safe, family-oriented neighbourhood. Sadly, this has been somewhat eroded by the construction of a social housing building at Main/37th, called The Beach. Since that time, our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The community believes that two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a cannabis store just 4 blocks away from this social housing building would exacerbate the crime in our area and not help its 50 residents to maintain their sobriety. Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the northwest corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from developing in our area. Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection -- without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this southwest corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a cannabis store next to these high-speed streets could create safety risks to themselves and to others. Invalid Notice to Neighbourhood – The City's notice to the neighbourhood advised that the applicant is "Cannabis Exchange". This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. "Cannabis Exchange" is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. Actual Applicants – It appears the incorrect notice to residents should have correctly stated the applicants as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name "Pineapple Exchange" is likely a nod to the movie "Pineapple Express", a "2008 American buddy stoner action comedy". In summary, a cannabis store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 102

Login: s.22(1)

Email:

Responded At: Mar 15, 2021 20:07:31 pm

Last Seen: Mar 15, 2021 20:07:31 pm

IP Address: n/a

Q1. Your comments:

I believe this development decision would be detrimental to the area for the following reasons: - The safety of Vancouver residents is pertinent. This intersection is already a very high-volume area not unfamiliar with vehicular collisions and pedestrian casualties. Increasing both vehicle and foot traffic would itself increase the hazards of the area; the addition of the undeniably non-zero risk of persons populating the intersection while drug-impaired escalates this danger immensely. - An undue burden would be placed on the residents of the surrounding area, because the easiest places to loiter are around residential houses (alleyways near this corner already struggle with non-residents dumping garbage and vandalizing property). - Parking spaces in this area are extremely limited and do not facilitate a store whose style isn't rapid service to go, such as a fast-food restaurant. - The notice issued to the neighbourhood is erroneously attributed to the applicant, "Cannabis Exchange", which is neither an individual nor a corporation. Approval granted by the City of Vancouver would be legally void. Ultimately, I have listed varying concerns with different degrees of relevance, mostly to support my main concern of safety in the area. Please consider the safety of not only the local residents, but also the transient populace travelling through this area by vehicle, on foot, or by public transportation.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 103

Login: s.22(1)

Email:

Responded At: Mar 15, 2021 21:29:35 pm

Last Seen: Mar 15, 2021 21:29:35 pm

IP Address: n/a

Q1. Your comments:

I am strongly against this proposition because this development decision would be detrimental to the area for the several reasons, including the following: - The safety of Vancouver residents is at risk. This intersection is already a very high-volume area not unfamiliar with vehicular collisions and pedestrian casualties. Increasing both vehicle and foot traffic would itself increase the hazards of the area; the addition of the undeniably non-zero risk of persons populating the intersection while drug-impaired escalates this danger immensely. - An undue burden would be placed on the residents of the surrounding area, because the easiest places to loiter are around residential houses (alleyways near this corner already struggle with non-residents dumping garbage and vandalizing property). - Parking spaces in this area are extremely limited and do not facilitate a store whose style isn't rapid service to go, such as a fast-food restaurant. - The notice issued to the neighbourhood is erroneously attributed to the applicant, "Cannabis Exchange", which is neither an individual nor a corporation. Approval granted by the City of Vancouver would be legally void. Ultimately, I have listed varying concerns with different degrees of relevance, mostly to support my main concern of safety in the area. Please consider the safety of not only the local residents, but also the transient populace travelling through this area by vehicle, on foot, or by public transportation.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 104

Login: s.22(1)

Email:

Responded At: Mar 15, 2021 21:33:16 pm

Last Seen: Mar 15, 2021 21:33:16 pm

IP Address: n/a

Q1. Your comments:

I am convinced this development decision will bring several undue problems to the area, including the following reasons listed. - The safety of Vancouver residents is of great concern. This intersection is already a very high-volume area not unfamiliar with vehicular collisions and pedestrian casualties. Increasing both vehicle and foot traffic would itself increase the hazards of the area; the addition of the undeniably non-zero risk of persons populating the intersection while drug-impaired escalates this danger immensely. - An undue burden would be placed on the residents of the surrounding area, because the easiest places to loiter are around residential houses (alleyways near this corner already struggle with non-residents dumping garbage and vandalizing property). - Parking spaces in this area are extremely limited and do not facilitate a store whose style isn't rapid service to go, such as a fast-food restaurant. - The notice issued to the neighbourhood is erroneously attributed to the applicant, "Cannabis Exchange", which is neither an individual nor a corporation. Approval granted by the City of Vancouver would be legally void. Ultimately, varying concerns with have been listed, mostly to support my main concern of safety in the area. Please consider the safety of not only the local residents, but also the transient populace travelling through this area by vehicle, on foot, or by public transportation.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 105

Login: s.22(1)

Email:

Responded At: Mar 15, 2021 22:15:59 pm

Last Seen: Mar 15, 2021 22:15:59 pm

IP Address: n/a

Q1. Your comments:

I am not in favor of a marijuana store in this location because: - The safety of Vancouver residents is pertinent. This intersection is already a very high-volume area not unfamiliar with vehicular collisions and pedestrian casualties. Increasing both vehicle and foot traffic would itself increase the hazards of the area; the addition of the undeniably non-zero risk of persons populating the intersection while drug-impaired escalates this danger immensely. - An undue burden would be placed on the residents of the surrounding area, because the easiest places to loiter are around residential houses (alleyways near this corner already struggle with non-residents dumping garbage and vandalizing property). - Parking spaces in this area are extremely limited and do not facilitate a store whose style isn't rapid service to go, such as a fast-food restaurant. - The notice issued to the neighbourhood is erroneously attributed to the applicant, "Cannabis Exchange", which is neither an individual nor a corporation. Approval granted by the City of Vancouver would be legally void.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 106

Login: s.22(1)

Email:

Responded At: Mar 18, 2021 12:27:02 pm

Last Seen: Mar 18, 2021 12:27:02 pm

IP Address: n/a

Q1. Your comments:

We opposed the Cannabis Exchange in the proposed location. This create additional burden on traffic, parking, and potential surge in public disorder.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 107

Login: s.22(1)

Email:

Responded At: Mar 21, 2021 16:12:13 pm

Last Seen: Mar 21, 2021 16:12:13 pm

IP Address: n/a

Q1. Your comments:

It's too close to an elementary school, as well as a high school, and there is already one store at main and 49th. The new business will very definitely decrease the security of the community.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 108

Login: s.22(1)

Email:

Responded At: Mar 28, 2021 13:15:50 pm

Last Seen: Mar 28, 2021 13:15:50 pm

IP Address: n/a

Q1. Your comments:

Proposed marijuana store on SW corner of Main/41st + proposed 4500 sq.ft. liquor store on NW corner of Main/41st + supported housing building on Main/37th + eventual 282 social housing units at Little Mountain Main/37th = disaster for our neighbourhood. We do not want to become UTES - the Uptown Eastside. We do not want to involve the media about these issues.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 109

Login: s.22(1)

Email:

Responded At: Apr 04, 2021 15:36:54 pm

Last Seen: Apr 04, 2021 15:36:54 pm

IP Address: n/a

Q1. Your comments:

Alcohol and drugs shorten and jeopardize many lives especially if become addicted to either or both. Moreover, responsible and loving parents don't want to see their kids suffer from ill health .

Q2. Street address

s.22(1) Vancouver, B.C.

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed

TO: City of Vancouver, Planning Department, Director of Planning
Attention: Giselle Sneddon, Project Coordinator

RE: Development Application DP-2021-00008 – Cannabis Exchange

The City of Vancouver distributed notices to our Main/41st neighbourhood advising that it had received an application to approve the use of the commercial unit at 5075 Main Street to "cannabis retail".

This is the anchor commercial unit in this mixed-use commercial/residential building on the SW corner of Main Street and 41st Avenue.

I am NOT in favour of this change of use because:

- lack of parking (not one space will be available for this business), there is no parking on 41st Ave. from 7am-7 pm. Overflow parking from mini-mall on NE corner 41st/Main already causes overflow parking into the neighbourhood. More overflow parking into neighbourhood will result from businesses coming in near future with the new building under construction on the NW 41st/Main corner.
- the late evening closing time requested by cannabis store (store hours to be 9 am to 11 pm)
- 41st/Main St is a hazardous intersection. It's a very busy street with (no intersection turn signals, 4 bus stops, traffic turning into Chevron Station, cars/commercial vehicles turning into mini mall entrance on E Woodstock at NE corner)
- not a positive exposure for the many students walking by due to 2 nearby schools (Van Horne Elementary & John Oliver)

Creating a Livable neighbourhood

About s.22(1)

s.22(1)

s.22(1)

raised our family here. s.22(1)

so we are pleased to see some younger families moving onto the street. We are bordered by Main Street, 41st Avenue and the graveyard which presents geographic and pedestrian safety issues for families to access gathering and park spaces (of which there are none close by). We

survived the Penny Lane Pub s.22(1) in the
s.22(1) whereby patrons leaving the pub fought, yelled, dealt
drugs, littered, urinated, and had sex in full s.22(1) It
is very difficult to build a liveable neighbourhood when located
near a commercial area but it can be done. A satellite library,
neighbourhood house, coffee shop, daycare or other such
enterprises are what we'd like to see not a cannabis store. We need
all the help we can get. Perhaps the city (working with partners)
could help by leasing a space in one of the buildings here to help
establish such a community enterprise. At the very least, not allow
this cannabis store which will not help encourage families to locate
and remain in the neighbourhood and it might discourage more
community friendly businesses from setting up here. It makes me
want to give up and just move away despite having worked hard to
build a better place to live for all.

In conclusion, a marijuana store is simply not compatible with our friendly,
improving, family-oriented neighbourhood. Please do not approve this.

Sincerely,

s.22(1)

Date: March 11th, 2021. Name:

s.22(1)

Signature

Address:

pls don't approve this can

s.22(1)

Date: March 11, 2021. Name:

s.22(1)

Signature:

Address:

s.22(1)

Vancouver BC

Cc Mayor Kennedy

APR 22 2021

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Giselle Sneddon, Project Coordinator

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I am NOT in favour of this change of use for the following reasons:

Parking – There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41st are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents.

Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue.

Risk of Violent Crime – A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. Our neighbourhood does not want a business that will increase the risk of violent crime.

Invalid Notice to Neighbourhood – The City's notice to the neighbourhood advised that the applicant is "Cannabis Exchange". This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. "Cannabis Exchange" is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void.

Actual Applicants – It appears the incorrect notice to residents should have correctly stated the applicants as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name "Pineapple Exchange" is likely a nod to the movie "Pineapple Express", a "2008 American buddy stoner action comedy".

Nearby School – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons.

Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection - without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and to others.

Harassment of Bus Passengers – The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians.

Nearby Social Housing Building – This Riley Park neighbourhood was once characterized as a “rough” east-side area, but over past years we have worked hard to establish it as a solid, safe, family neighbourhood. Sadly this has been somewhat eroded by the construction of a social housing building at Main/37th, called The Beach. Since that time our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The community believes two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a marijuana store just blocks away from this social housing building will exacerbate the crime in our area. Needless to say, the presence of a marijuana store just 4 blocks from this building will not assist its 50 residents to maintain their sobriety.

Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the NW corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area.

In summary, a marijuana store is simply **not compatible** with our friendly, improving, family-oriented neighbourhood. **Please do not approve this development.**

Additional comments: OPPOSED/NOT A SUITABLE LOCATION
There are enough stores already
on Main Street.

Date: March 06, 2021
S.22(1)

Name: [print]

Signature:

Street Address:

Postal Code:

(if other residents at this address, please complete below)

Date: March _____, 2021

Name: [print] _____

Signature: _____

Address: _____

Postal Code: _____

united cut

APR 19 2021

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Giselle Sneddon, Project Coordinator

RE: Development Application DP-2021-00008 – Cannabis Exchange

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In summary, a marijuana store is simply **not compatible** with our friendly, improving, family-oriented neighbourhood. **Please do not approve this development.**

Additional comments: _____

Date: March 4, 2021

Name: [print] s.22(1)

Signature: s.22(1)

Address: s.22(1)

No postal code
for this address

s.22(1)

(if other residents at this address, please complete below)

Date: March _____, 2021

Name: [print] _____

Signature: _____

Address: _____

APR 19 2021

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Giselle Sneddon, Project Coordinator

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In summary, a marijuana store is simply **not compatible** with our friendly, improving, family-oriented neighbourhood. **Please do not approve this development.**

Additional comments:

CAA s.22(1)

Date: March 9, 2021

Name: [print]

Signature:

Street Address:

Postal Code:

(if other residents at this address, please complete below)

Date: March _____, 2021

Name: [print] _____

Signature: _____

Address: _____

Postal Code: _____

to this location
this
year would not be happy
if this cannabis store
was so close to our
home as the
neighbourhood
already has
problems.

APR 19 2021

March 5, 2021

Hello, Neighbour –

My name is s.22(1)

You may have received a card in the mail from the City of Vancouver advising that it is considering approval of a marijuana store at 5707 Main Street – the former cheque cashing place on the SW corner of Main/41st. The City cannot allow this use unless it considers comments from the public. The deadline for sending comments to the City is Sunday March 14th.

I personally am not in favour of a marijuana store at this location.

I have written a draft letter that we could send to the City of Vancouver. This letter is slightly different from the one you may have received by email.

If you agree with the letter, please add your own comments and send it to the City in one of the following ways. It is especially important that you add your own comments as otherwise the City simply counts it as a "form letter".

1. **Mailing** - You could sign the letter and mail it to the City of Vancouver, Planning Department, Attention: Giselle Sneddon, Project Coordinator, at 453 W 12th Ave, Vancouver, BC V5Y 1V4. Make sure that you mail the letter in time so that it is received by Friday March 12th.
2. **Hand Delivery** - You could hand deliver your signed letter to City Hall at the above address no later than Sunday March 14th. During business hours you can leave it in the drop box on the first floor of City Hall. You can also leave it in the mail slot. The mail slot is at the south entrance doors of City Hall on West 12 Avenue. The mail slot is available 24 hours a day, seven days a week.
3. **Email**: You could email me at s.22(1) and I will email the city letter to you. You can then cut and paste the letter contents into the City's online comment form at <https://shapeyourcity.ca/5707-main-st>

If you sent the letter by email, please add your own comments at the beginning so that the City does not simply count it as a "form letter".

If you email your comments, insert the substance of the letter under "Your Comments" and under "Your overall position about the application", choose "Opposed".

Your emailed comments must be sent not later than Sunday March 14th.

If you know of someone who did not receive this letter and the City letter, please feel free to make a copy for them.

I am hopeful that if we work together, we can prevent this use so that a more suitable business for our neighbourhood can occupy that space.

Sincerely s.22(1)

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Giselle Sneddon, Project Coordinator

RE: Development Application DP-2021-00008 – Cannabis Exchange

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In summary, a marijuana store is simply **not compatible** with our friendly, improving, family-oriented neighbourhood. **Please do not approve this development.**

Additional comments: **THERE IS NO NEED FOR ANOTHER POT SHOP ON MAIN ST. BESIDES THE POT SHOP AT MAIN & 42ND THERE IS ANOTHER ONE AT MAIN & 57TH. THE PROPOSED POT SHOP IS TOO CLOSE TO VAN HORNE ELEMENTARY SCHOOL. PEOPLE WAITING FOR BUS FOR SURE WILL BE HARASSED. WE DO NOT NEED THIS TYPE OF BUSINESS IN OUR NEIGHBOURHOOD! THERE IS ANOTHER POT SHOP AT 41ST & KNIGHT.**

Date: March 7th, 2021

Name: [print] [REDACTED]

Signature: [REDACTED]

Street Address: [REDACTED]

Postal Code: [REDACTED]

VANCOUVER, BC

(If other residents at this address, please complete below)

Date: March 7th, 2021

Name: [print] [REDACTED]

Signature: [REDACTED]

Address: [REDACTED]

Postal Code: [REDACTED]

VANCOUVER, BC

APR 19 2021

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Giselle Sneddon, Project Coordinator

RE: Development Application DP-2021-00008 – Cannabis Exchange

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Nearby School – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons.

Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection - without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and to others.

Harassment of Bus Passengers – The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians.

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Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the NW corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area.

In summary, a marijuana store is simply **not compatible** with our friendly, improving, family-oriented neighbourhood. **Please do not approve this development.**

Additional comments: *Social housing is planned within the future developments in the area of 33rd to 37th and main to ontario. A marijuana store will attract the wrong kind of population for our quiet family-oriented neighbourhood!*

Date: March 6th, 2021

Name: [print] s.22(1)
s.22(1)

Signature: s.22(1)

Street Address: s.22(1)

Postal Code: s.22(1)

APR 19 2021

(If other residents at this address, please complete below)

Date: March 6, 2021

Name: [print] s.22(1)
s.22(1)

Signature: s.22(1)

Address: s.22(1)

Postal Code: s.22(1)

APR 19 2021

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Giselle Sneddon, Project Coordinator

RE: Development Application DP-2021-00008 – Cannabis Exchange

The City of Vancouver distributed notices to our Main/41st neighbourhood advising that it had received an application to approve the use of the commercial unit at 5075 Main Street to "cannabis retail".

This is the anchor commercial unit in this mixed-use commercial/residential building on the SW corner of Main Street and 41st Avenue.

I am NOT in favour of this change of use for the following reasons:

Parking – There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41st are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents.

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In summary, a marijuana store is simply **not compatible** with our friendly, improving, family-oriented neighbourhood. **Please do not approve this development.**

Additional comments: Very concern traffic and safety.

Date: March 06, 2021

Name: [print] _____

Signature: _____

Street Address: _____

Postal Code: _____

(if other residents at this address, please complete below)

Date: March 06, 2021

Name: [print] _____

Signature: _____

Address _____

Postal Code: _____

APR 19 2021

- Vancouver

APR 19 2021

Vancouver

MARCH 09 2021

DEAR GISELLE SNEDDON,

RE: NOTICE OF DEVELOPMENT APPLICATION

5707 MAIN ST.

DP-2021-00008

HELLO, I AM A LONG TIME RESIDENT IN THIS
AREA & STRONGLY OPPOSED TO HAVING SUCH
A BUSINESS IN THE NEIGHBOURHOOD.

PROPERTY CRIME IS ALREADY RAMPANT AND
I WORRY MORE ILLEGAL ACTIVITY / SERIOUS
CRIMES MAY FOLLOW...

PLEASE DO NOT ALLOW THIS TO HAPPEN!!!

THANK YOU!

REGARDS

s.22(1)

mailed out

APR 19 2021

s.22(1)

No postal code

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Giselle Sneddon, Project Coordinator

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I am NOT in favour of this change of use for the following reasons:

Additional comments: As a dental office, our patients may/will feel uncomfortable to come.

Parking – There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41st are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents.

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In summary, a marijuana store is simply **not compatible** with our friendly, improving, family-oriented neighbourhood. **Please do not approve this development.**

Date: March 9, 2021

Name: [print] Dr. Jason Chan (Owner of 604 Dental : 5733 Main Street)

Signature: 

Street Address: 5733 Main St.

Postal Code: V5W 4C7

Dr. Jason Chan
604 Dental - Vancouver
5733 Main Street
Vancouver, BC V5W 4C7
(604) 322-7483

(If other residents at this address, please complete below)

Date: March _____, 2021

Name: [print] _____

Signature: _____

Address: _____

Postal Code: _____

APR 22 2021

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Giselle Sneddon, Project Coordinator

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In summary, a marijuana store is simply **not compatible** with our friendly, improving, family-oriented neighbourhood. **Please do not approve this development.**

Additional comments: I THINK THE CITY SHOULD CHECK THE APPLICANT CARSON PHILLIPS CRIMINAL RECORD.

Date: March 6, 2021

Name: [print] _____

Signature: _____

Street Address: _____

Postal Code: _____

(if other residents at this address, please complete below)

Date: March _____, 2021

Name: [print] _____

Signature: _____

Address: _____

Postal Code: _____

APR 22 2021

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Giselle Sneddon, Project Coordinator

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Additional comments: _____

Date: March 11, 2021

Name: [print] _____

Signature: _____

Street Address: _____

Postal Code: _____

(if other residents at this address, please complete below)

Date: March _____, 2021

Name: [print] _____

Signature: _____

Address: _____

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Additional comments: _____

Date: March 11, 2021

s.22(1)

Name: [print]

s.22(1)

Signature: _____

s.22(1)

Street Address: _____

s.22(1)

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(If other residents at this address, please complete below)

Date: March 11, 2021

s.22(1)

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I am NOT in favour of this change of use for the following reasons:

-lack of parking

-hazardous intersection

-nearby school

I AM A LONG TERM RESIDENT AND DON'T WANT A WEED STORE IN THIS AREA.

A marijuana store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this

Date: March 10, 2021. Name: Inritl

s.22(1)

s.22(1)

Signature:

s.22(1)

Address:

APR 22 2021

TO: City of Vancouver, Planning Department, Director of Planning

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Nearby Social Housing Building – This Riley Park neighbourhood was once characterized as a “rough” east-side area, but over past years we have worked hard to establish it as a solid, safe, family neighbourhood. Sadly this has been somewhat eroded by the construction of a social housing building at Main/37th, called The Beach. Since that time our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The community believes two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a marijuana store just blocks away from this social housing building will exacerbate the crime in our area. Needless to say, the presence of a marijuana store just 4 blocks from this building will not assist its 50 residents to maintain their sobriety.

Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the NW corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area.

In summary, a marijuana store is simply **not compatible** with our friendly, improving, family-oriented neighbourhood. **Please do not approve this development.**

Additional comments: _____

no cannabis store!

Date: March 10, 2021

s.22(1)

Name: [print] _____

s.22(1)

Signature: _____

Street Address: _____

s.2

Postal Code: _____

(if other residents at this address, please complete below)

Date: March _____, 2021

Name: [print] _____

Signature: _____

Address: _____

Postal Code: _____

APR 22 2021

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Giselle Sneddon, Project Coordinator

RE: Development Application DP-2021-00008 – Cannabis Exchange

The City of Vancouver distributed notices to our Main/41st neighbourhood advising that it had received an application to approve the use of the commercial unit at 5075 Main Street to "cannabis retail".

This is the anchor commercial unit in this mixed-use commercial/residential building on the SW corner of Main Street and 41st Avenue.

I am NOT in favour of this change of use for the following reasons:

Parking – There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41st are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents.

Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue.

Risk of Violent Crime – A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. Our neighbourhood does not want a business that will increase the risk of violent crime.

Invalid Notice to Neighbourhood – The City's notice to the neighbourhood advised that the applicant is "Cannabis Exchange". This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. "Cannabis Exchange" is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void.

Actual Applicants – It appears the incorrect notice to residents should have correctly stated the applicants as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name "Pineapple Exchange" is likely a nod to the movie "Pineapple Express", a "2008 American buddy stoner action comedy".

Nearby School – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons.

Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection - without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and to others.


Harassment of Bus Passengers – The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians.


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In summary, a marijuana store is simply **not compatible** with our friendly, improving, family-oriented neighbourhood. **Please do not approve this development.**

Additional comments: *I really don't want to open a marijuana store at 5707 Main Street. I will feel not safe if to open a marijuana store at this area.*
Date: March 8, 2021

Name: [print] 

Signature: 

Street Address:  Vancouver

Postal Code: 

(If other residents at this address, please complete below)

Date: March _____, 2021

Name: [print] _____

Signature: _____

Address: _____

Postal Code: _____

APR 22 2021

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Giselle Sneddon, Project Coordinator

RE: Development Application DP-2021-00008 – Cannabis Exchange

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This is the anchor commercial unit in this mixed-use commercial/residential building on the SW corner of Main Street and 41st Avenue.

I am NOT in favour of this change of use for the following reasons:

-lack of parking

-hazardous intersection

-nearby school

Two bus stops immediately outside the proposed store that would influence people of all ages, with potential for interacting with customers under the influence of drugs

A marijuana store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this

Date: March 10, 2021. Name: [print]

s.22(1)

Signature: _____

s.22(1)

Address: _____

s.22(1)

APR 22 2021

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Giselle Sneddon, Project Coordinator

RE: Development Application DP-2021-00008 – Cannabis Exchange

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I am NOT in favour of this change of use for the following reasons:

-lack of parking

-hazardous intersection

-nearby school

-the location could be better used to foster community engagement
ie: coffee shop, bakery, library

A marijuana store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this

Date: March 11th, 2021. Name: [print]

s.22(1)

s.22(1)

Signature:

s.22(1)

Address:

s.22(1)

APR 22 2021

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Giselle Sneddon, Project Coordinator

RE: Development Application DP-2021-00008 – Cannabis Exchange

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This is the anchor commercial unit in this mixed-use commercial/residential building on the SW corner of Main Street and 41st Avenue.

I am NOT in favour of this change of use for the following reasons:

A lot of senior residents living here for several decades

-lack of parking

-hazardous intersection

-nearby school

We have been living in the neighborhood for [redacted] and the [redacted] and we are [redacted] corner of 41st ave which it is busy enough and traffic is quite heavy

A marijuana store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this

Date: March 10, 2021. Name: [print] [redacted]

Signature: [redacted]

Address: [redacted]
[redacted]

APR 22 2021

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Giselle Sneddon, Project Coordinator

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Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue.

Risk of Violent Crime – A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. Our neighbourhood does not want a business that will increase the risk of violent crime.

Invalid Notice to Neighbourhood – The City's notice to the neighbourhood advised that the applicant is "Cannabis Exchange". This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. "Cannabis Exchange" is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void.

Actual Applicants – It appears the incorrect notice to residents should have correctly stated the applicants as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name "Pineapple Exchange" is likely a nod to the movie "Pineapple Express", a "2008 American buddy stoner action comedy".

Nearby School – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons.

Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection - without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and to others.

Harassment of Bus Passengers – The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians.

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Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the NW corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area.

In summary, a marijuana store is simply **not compatible** with our friendly, improving, family-oriented neighbourhood. **Please do not approve this development.**

Additional comments:

I strongly against to open a marijuana store at 5707 Main Street. It will cause safe and traffic issues in this Area.

Date: March 10, 2021

Name: [print] _____

Signature: _____

Street Address: _____

Postal Code: _____

(If other residents at this address, please complete below)

Date: March _____, 2021

Name: [print] _____

Signature: _____

Address: _____

Postal Code: _____

Vancouver

APR 22 2021

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Giselle Sneddon, Project Coordinator

RE: Development Application DP-2021-00008 – Cannabis Exchange

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In summary, a marijuana store is simply **not compatible** with our friendly, improving, family-oriented neighbourhood. **Please do not approve this development.**

Additional comments: Many other high schools & colleges are nearby in the area, this would lead to unhealthy habits of smoking Marijuana for those still in their early teens opening a store in this area would lead to suggesting that smoking marijuana is okay.

Date: March 10, 2021

Name: [print] _____

Signature: _____

Street Address: _____

Postal Code: _____

(if other residents at this address, please complete below)

Date: March 10, 2021

Name: [print] _____

Signature: _____

Address: _____

Postal Code: _____

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Giselle Sneddon, Project Coordinator

RE: Development Application DP-2021-00008 – Cannabis Exchange

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In summary, a marijuana store is simply **not compatible** with our friendly, improving, family-oriented neighbourhood. **Please do not approve this development.**

Additional comments: PLEASE DO NOT APPROVE THIS DEVELOPMENT

Date: March 6, 2021

Name: [print] S.22(1)

Signature: S.22(1)

Street Address: S.22(1)

Postal Code: S.22(1)

(if other residents at this address, please complete below)

Date: March 6, 2021

Name: [print] S.22(1)

Signature: S.22(1)

Address: S.22(1)

Postal Code: S.22(1)

APR 21 2021

From: s.22(1)
To: [Sheddon, Giselle](#)
Cc: s.22(1)
Subject: [EXT] 5707 Main St (DP-2021-00008) cannabis retail development application - PUBLIC INPUT
Date: March 11, 2021 5:03:34 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[\[Untitled\].pdf](#)

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

Giselle,

Please find attached a letter I and my husband signed opposing the development permit application DP-2021-00008 at 5707 Main Street.

I filled in the online form as well.

respectfully please include my husband's opposition (he is cc'ed) per the attached which he signed and dated this morning.

Thank you, s.22(1)

s.22(1)

s.22(1)

s.22(1)

s.22(1)

s.22(1)

s.22(1)

s.22(1)

2(1)

s.22(1)

s.22(1)

From: s.22(1)
To: [Sheddon, Giselle](#)
Subject: [EXT] 5707 Main Street, DP-2021-00008
Date: March 8, 2021 1:10:45 PM

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

Hello,

We received your DA Notice DP-2021-00008 soliciting comments for 5707 Main Street.

We oppose Cannabis Exchange's application for change of use to Cannabis Retail.

s.22(1)

Vancouver BC s.22(1)

From: s.22(1)
To: [Sheddon, Giselle](#)
Subject: [EXT] Application DP-2021-00008 - Cannabis retail at Main and East 41st Avenue
Date: March 7, 2021 5:41:02 PM
Attachments: [Cannabis Exchange at 41st and Main March 2021](#) s.22(1).docx

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

Hello - please see that attached letter.

s.22(1)

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Giselle Sneddon, Project Coordinator

RE: Development Application DP-2021-00008 – Cannabis Exchange

I have recently been made aware of the above application to approve the use of the commercial unit at 5075 Main Street to “cannabis retail”.

We do not support this change of use at this location. This busy intersection has been in a state of transition over the s.22(1) that we have lived in this neighbourhood. Following the closure of a number of long-term local businesses (i.e., local pharmacy, Stepping Stones bakery, Madison consignment, Penny Lane Pub) and no redevelopment activity in over 10 years at an empty lot, there is finally a new wood-frame rental building under construction at the northwest corner of Main and 41st. We support the development of this mixed-use rental building along a major transit corridor, and more housing diversity in this area. However, as noted in a previous submission for the rezoning of this site, this development is much different than the housing that has gone in along most of the adjacent Cambie Corridor, which has even better access to public transit. Interestingly, there is no cannabis retail locations along almost the entire length of Cambie Street. In fact, the high number of cannabis operations on the east side of Vancouver is quite dramatic compared to the situation on the west side.

It is our hope that the new development at Main and 41st will be an asset to the neighbourhood, and hopefully will bring amenities that are currently lacking (e.g., coffee shop, green grocery, etc.). A cannabis retail store might discourage some types of businesses from locating in this area. Perhaps in the future, a cannabis shop might fit into a diverse mix of shops, since historically there was a pub and off-sale liquor sales at this intersection. But right now, it would be premature to allow such a business to establish, given the need to first enhance this intersection with better neighbourhood services.

Additional reasons for not supporting this application for a cannabis operation at this intersection:

- Limited parking
- Nearby school
- Existing cannabis store seven blocks away
- Unsafe vehicle traffic at a busy intersection
- Significant pedestrians and bus passengers
- Current crime and behaviour in the neighbourhood

In summary, a cannabis shop is simply **not compatible** with our neighbourhood at this time. **Please do not approve this application.**

Date: March 7, 2021

Name: s.22(1)

Signature: [signed electronically] s.22(1)

Street Address: s.22(1) Vancouver, BC s.22(1)

From: s.22(1)
To: [Sheddon, Giselle](#)
Subject: [EXT] Cannabis Exchange
Date: March 23, 2021 7:36:40 PM

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

Hello, Ms. Sneddon - Since the deadline was March 14th for receiving public comments regarding an application to the City for a cannabis retail store at 41st/Main, I am wondering whether a decision has been made by the Director of Planning whether or not to approval this application.

Thank you.

s.22(1)

From: s.22(1)
To: [Bosnjak, Joe](#)
Cc: [Sneddon, Giselle](#)
Subject: [EXT] Fwd: Cannabis Exchange
Date: March 3, 2021 1:12:18 PM

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

Hello, Mr. Bosnjak - I have attempted to phone Ms. Sneddon several times, without success, and I left a telephone message. I have had no reply to my email or the telephone message, and it is now urgent that I receive a response to at least the first 3 questions I posed to her, as we are organizing a neighbourhood campaign against the marijuana store and the time deadlines are very tight.

I hope to receive a response from you today.

Thank you.

s.22(1)

From: s.22(1)
To: "giselle sneddon" <giselle.sneddon@vancouver.ca>
Sent: Tuesday, March 2, 2021 2:01:53 PM
Subject: Cannabis Exchange

Hello, Ms. Sneddon - I received in the mail yesterday a card notifying that the City of Vancouver has received an application for a cannabis dispensary at the corner of Main Street and 41st Avenue. I have some questions:

1. Please confirm that the City will accept comments by written letters mailed or hand-delivered to City Hall before the deadline, in addition to online comments.
2. What is the word limit for comments submitted online? If a person has comments that exceed that word limit, can they send an additional submission?
3. Since the deadline for submissions is Sunday March 14th, is that date automatically extended to the next business day, namely Monday March 15th?
4. Would you please send to me by email a copy of the application itself. I do not need to see plans or drawings - I am simply interested in the application form that was completed and signed by the applicant.

Thank you.

s.22(1)

From: s.22(1)
To: [Sneddon, Giselle](#)
Cc: s.22(1)
Subject: [EXT] notice of development - response
Date: March 10, 2021 12:06:58 PM
Attachments: [Cannabis Exchange feedback signed.pdf](#)

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

HI Ms. Sneddon,

please find attached our family's response to the recently distributed Notice of Development Application regarding the Cannabis Exchange application to changes to the location at 5707 Main Street, Vancouver BC.

Sincerely,

s.22(1)

March 7, 2021

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Giselle Sneddon, Project Coordinator

RE: Development Application DP-2021-00008 – Cannabis Exchange

The City of Vancouver distributed notices to our Main/41st neighbourhood advising that it had received an application to approve the use of the commercial unit at 5075 Main Street to “cannabis retail”.

This is the anchor commercial unit in this mixed-use commercial/residential building on the SW corner of Main Street and 41st Avenue.

We are NOT in favour of this change of use for the following reasons:

Parking – There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41st are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents.

Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. There are also Cannabis stores further north on Main street and on Fraser Street, all within a 10 block radius of Main & 41st. What are the considerations for liquor store proximities?

Risk of Violent Crime – A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. Our neighbourhood does not want a business that will increase the risk of violent crime.

Invalid Notice to Neighbourhood – The City’s notice to the neighbourhood advised that the applicant is “Cannabis Exchange”. This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. “Cannabis Exchange” is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void.

Actual Applicants – It appears the incorrect notice to residents should have correctly stated the applicants as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a

sign posted on the property. The name “Pineapple Exchange” is likely a nod to the movie “Pineapple Express”, a “2008 American [buddy stoner action comedy](#)”.

Nearby School – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner every day on their way to and from school.

Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection - without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and to others.

s.22(1) [REDACTED] Van Horne Elementary School, this was in part due to increases in traffic at this corner. I strongly hope what ever businesses get licences in this area, the lack of parking and the number of children crossing the streets will be considered

Harassment of Bus Passengers – The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians.

Nearby TEMPORARY Housing Building – The Little Mountain Housing Project was once the home to a thriving, healthy low income community, and the tragic destruction of that community took place in 2010. One new social housing building was built for seniors and a couple of years later, temporary housing was constructed at Main/37th, called The Beach. This temporary housing brought an entirely different sort of tenant into our neighbourhood who are not only pose a risk to the seniors who live in the adjacent social housing building but to the neighbourhood in general. Since the time of its construction our community has seen an increase in graffiti, bicycle thefts, prowlers, auto break-ins, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The presence of a Cannabis store just 4 blocks from this building will NOT assist some of its most challenged residents to maintain drug free lives, and move forward in their lives.

Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the NW corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area.

In summary, a marijuana store is simply **not compatible** with our friendly, improving, family-oriented neighbourhood.

Finally: Do we really want or need drug and alcohol accessibility on every street corner of Vancouver? I think that the answer is NO, and that the city must make a critical assessment about the unchecked proliferation of marijuana stores in every one of our neighbourhoods.

Please do not approve this development.

Date: March 7, 2021

Name: s.22(1) Signature: s.22(1)



Name: s.22(1) Signature: s.22(1)

Street Address: s.22(1) Vancouver, BC, s.22(1)

Signature Certificate

Document Ref.: MIALH-PMUST-H3RBU-M2WDU

Document signed by:

	<p>s.22(1)</p> <p>Verified E-mail: s.22(1)</p> <p>IP: s.22(1) Date: 10 Mar 2021 15:19:49 UTC</p>	<p>s.22(1)</p> 
	<p>s.22(1)</p> <p>Verified E-mail: s.22(1)</p> <p>IP: s.22(1) Date: 10 Mar 2021 15:23:32 UTC</p>	<p>s.22(1)</p> 

Document completed by all parties on:

10 Mar 2021 15:23:32 UTC

Page 1 of 1



Signed with PandaDoc.com

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From: s.22(1)
To: [Sheddon, Giselle](#)
Subject: [EXT] Opposing the development of Cannabis Exchange 5707 Main street
Date: March 12, 2021 1:49:04 PM
Attachments: [Cannabis Exchange.pdf](#)

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

Dear Giselle,

I just recently received the notice of development of a Cannabis Exchange retail store for our building. As a resident of the building s.22(1) I would like to voice my concern towards this development and oppose it from moving forward. I have attached a letter to this email that further explains my concerns.

Thank you for your time and I look forward to hearing from you.

Sincerely,

s.22(1)

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Giselle Sneddon, Project Coordinator

RE: Development Application DP-2021-00008 – Cannabis Exchange

The City of Vancouver distributed notices to our Main/41st neighbourhood advising that it had received an application to approve the use of the commercial unit at 5075 Main Street to “cannabis retail”.

This is the anchor commercial unit in this mixed-use commercial/residential building on the SW corner of Main Street and 41st Avenue.

I am NOT in favour of this change of use for the following reasons:

Additional comments: As a resident and parent s.22(1), I am opposed to having a cannabis retail store in our building. As mentioned below there is already several Cannabis stores within this area and I am afraid of the type of clients it will draw to our neighbourhood. We already encounter theft within this neighbourhood and having this store in our building has the potential to increase this risk. I am also concerned it will decrease the value of our building and decrease it’s ability to draw more families within this area. There is no gained value in having this type of store within our building.

Parking – There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41st are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents.

Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue.

Risk of Violent Crime – A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. Our neighbourhood does not want a business that will increase the risk of violent crime.

Invalid Notice to Neighbourhood – The City’s notice to the neighbourhood advised that the applicant is “Cannabis Exchange”. This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. “Cannabis Exchange” is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void.

Actual Applicants – It appears the incorrect notice to residents should have correctly stated the applicants as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name “Pineapple Exchange” is likely a nod to the movie “Pineapple Express”, a “2008 American buddy stoner action comedy”.

Nearby School – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these

impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons.

Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection - without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and to others.

Harassment of Bus Passengers – The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians.

Nearby Social Housing Building – This Riley Park neighbourhood was once characterized as a “rough” east-side area, but over past years we have worked hard to establish it as a solid, safe, family neighbourhood. Sadly this has been somewhat eroded by the construction of a social housing building at Main/37th, called The Beach. Since that time our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The community believes two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a marijuana store just blocks away from this social housing building will exacerbate the crime in our area. Needless to say, the presence of a marijuana store just 4 blocks from this building will not assist its 50 residents to maintain their sobriety.

Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the NW corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area.

In summary, a marijuana store is simply **not compatible** with our friendly, improving, family-oriented neighbourhood. **Please do not approve this development.**

Date: March 12, 2021

Name: s.22(1)

Signature:

s.22(1)

Street Address: s.22(1)

Postal Code: s.22(1)

(if other residents at this address, please complete below)

Date: March _____, 2021

Name: [print] _____

Signature: _____

Address: _____

Postal Code: _____

From: s.22(1)
To: [Sheddon, Giselle](#)
Subject: [EXT] Opposition to DP-2021-00008
Date: March 8, 2021 10:12:50 PM
Attachments: [Opposition to DP-2021-00008.pdf](#)

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

Please see the attached letter from my wife and I opposing the application for a new Cannabis Retail location at Main and 48th.

This section of retail is very small between 41st and 49th and this application would put two Cannabis stores in close proximity. In addition, this is very close to schools and a community centre.

Sincerely,

s.22(1)
Vancouver, BC

Your Name

s.22(1)

March 8, 2021

Ms. Sneddon,
Project Coordinator
453 West 12th Ave
Vancouver, BC V5Y 1V4

Regarding: Opposition to Development Application 5707 Main St. DP-2021-00008

Dear Ms. Sneddon,

We are writing in opposition to the recent Development Application (DP-2021-00008) for permission to change the existing use of 5707 Main St. to Cannabis Retail. We live in the neighbourhood and do not believe that another Cannabis Retail store in this area is warranted. There are already two licensed Cannabis Retail stores on Main Street between 27th and 48th avenues, this would bring the total to three. If you expand further out there are no less than 6 existing Cannabis Retail locations between 16th Avenue and Marine Drive between the Main and Fraser corridor.

This specific section of the neighbourhood between 41st and 48th is lacking in diversity of retail options and new applications for specialty retail, café, service, restaurant, or medical facilities should be favoured. We are not against the zoning of licensed Cannabis Retail, but this application would place two Cannabis Retail locations within a very small stretch of retail.

Further, the concentration of elementary schools and community centres in close proximity should also be considered as a factor against approving this development application. Henderson, Van Horne, and Brock are all very close to this location and children frequent these areas to and from school. This area has become a wonderful neighbourhood of families with young children, and the City should encourage more diverse retail offerings to serve the community versus additional Cannabis Retail locations that are already over subscribed.

Sincerely,

s.22(1)

From: s.22(1)
To: Sneddon, Giselle
Subject: [EXT] Re: [EXT] Application DP-2021-00008 - Cannabis retail at Main and East 41st Avenue
Date: March 8, 2021 10:00:23 AM
Attachments: image001.png
image002.png

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

Thank you.

I think the City may be getting a lot of negative input that might be focused on social housing in the area. My concern is really about allowing the opportunity for this corner to develop various businesses before introducing either cannabis or liquor to the area. Hopefully that is taken into consideration.

s.22(1)
)

On Mon, Mar 8, 2021 at 8:40 AM Sneddon, Giselle <Giselle.Sneddon@vancouver.ca> wrote:

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights to apply for development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-2 Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the (3rd) “not permitted” category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link “<https://vancouver.ca/your-government/board-of-variance.aspx>”

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.

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From: s.22(1)
Sent: March 7, 2021 5:38 PM
To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>
Subject: [EXT] Application DP-2021-00008 - Cannabis retail at Main and East 41st Avenue

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

Hello - please see that attached letter.

s.22(1)

From: s.22(1)
To: Sneddon, Giselle
Subject: [EXT] Re: [EXT] s.22(1) completed 5707 Main St development application comments for 5707 Main St
Date: March 8, 2021 9:42:42 PM
Attachments: [image002.png](#)
[image001.png](#)

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

Hello Giselle,

Thank you for your response and information. Please do keep me informed about future proceedings regarding this application.

Sincerely,

s.22(1)

On Monday, March 8, 2021, 08:35:39 AM PST, Sneddon, Giselle <giselle.sneddon@vancouver.ca> wrote:

Good morning s.22(1 ,)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights to apply for development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) **allowed as outright approval**, (2) **conditionally regulated**, or (3) **not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-2 Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the (3rd) **"not permitted"** category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link "<https://vancouver.ca/your-government/board-of-variance.aspx>"

The postcards are sent out to a 2 block radius from the proposed site. It appears that your residence falls just outside that notice area. Understandably you would like to be informed of these types of applications, however we are not able to send out postcards for a larger radius for a change of use application. There is also a site sign at the proposed location that intends to capture those that frequent the area (whether they live nearby or not) who may be affected by this development.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



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From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>

Sent: March 7, 2021 7:54 PM

To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>

Subject: [EXT] s.22(1) completed 5707 Main St development application comments for 5707 Main St

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

s.22(1) just submitted a comment form for 5707 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

TO: City of Vancouver, Planning Department, Director of Planning Attention: Giselle Sneddon, Project Coordinator RE: Development Application DP-2021-00008 - Cannabis Exchange We are writing to advise you that we did not receive any notice for the above named application for the use of the commercial unit at 5075 Main street to "cannabis retail". We find it quite troubling that despite living in the neighbourhood that is directly affected by this application, we did not receive any notice of such development and even more alarmed that this type of establishment is being considered for the neighbourhood. We only became aware of this when other neighbours informed us of this development. So, to start, this is unacceptable that inadequate and insufficient notice has been given. Secondly, we disagree with the development for the following reasons: 1. Existing cannabis retailers in the neighbourhood: There is already a cannabis store on Main and 48th, a mere 7 blocks away. In addition, there are several on Fraser Street. Do we really need more? 2. Invalid notice to the neighbourhood residents - for the reason stated above. How can we comment on an application with details that are were not made available to us? 3. Nearby elementary school and many students going to Langara College and UBC via transit will pass by this corner - they do not need to be inundated with messages that cannabis consumption is a desirable recreational activity especially on young, impressionable youngsters. 4. Parking - where are patrons to park? I do not see adequate parking for this very busy corner of traffic and am concerned about the potential for more car-pedestrian accidents due to patrons trying to find parking. 5. Concerns for neighbourhood development - Riley Park is striving to re-establish itself as a family-oriented neighbourhood with family-oriented activities. Cannabis consumption is not compatible with this. Also the lengthy hours until 11:00 pm are unacceptable and a public safety issue due to the concerns for increased criminal activity and other drug-related activities. In the interests of the wellbeing of its residents, the City of Vancouver needs to protect our neighbourhood and to deny this application immediately. Please do not approve this development.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

|

From: s.22(1)
To: Sneddon, Giselle
Subject: [EXT] Re: [EXT] Opposition to DP-2021-00008
Date: March 9, 2021 8:15:57 AM

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Thank you for your quick reply.

Our address is s.22(1) .

On Mar 9, 2021, at 8:01 AM, Sneddon, Giselle
<Giselle.Sneddon@vancouver.ca> wrote:

Good morning,

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) **allowed as outright approval**, (2) **conditionally regulated**, or (3) **not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

- <!--[if !supportLists]-->■ <!--[endif]-->Zoning + Development Bylaw – C-2 Zone District Schedule, conditionally acceptable use under section 3.2R
- <!--[if !supportLists]-->■ <!--[endif]-->Zoning + Development Bylaw - Section 11.6 Cannabis Store
- <!--[if !supportLists]-->■ <!--[endif]-->Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the (3rd) “**not permitted**” category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link “<https://vancouver.ca/your-government/board-of-variance.aspx>”

Since you responded to the notification, you will be informed of any decision and/or

conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Could you please provide me your home address? This information is only used for us to determine your proximity to the proposed site.

Thank you.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca

<image001.png>

<image002.png>

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From: s.22(1)
Sent: March 8, 2021 10:13 PM
To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>
Subject: [EXT] Opposition to DP-2021-00008

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

Please see the attached letter from my wife and I opposing the application for a new Cannabis Retail location at Main and 48th.

This section of retail is very small between 41st and 49th and this application would put two Cannabis stores in close proximity. In addition, this is very close to schools and a community centre.

Sincerely,

s.22(1)

Vancouver, BC

<ref_Cannabis Guidelines.pdf>

<ref_DistrSched_C-2.pdf>

<Sec11.pdf>

From: s.22(1)
To: Sneddon, Giselle
Subject: [EXT] Re: Cannabis Exchange
Date: March 3, 2021 3:09:34 PM
Attachments: [image001.png](#)
[image002.png](#)

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

Thank you - this is very helpful!

From: "giselle sneddon" <Giselle.Sneddon@vancouver.ca>
To: s.22(1) >
Sent: Wednesday, March 3, 2021 2:48:04 PM
Subject: RE: Cannabis Exchange

Hi s.22(1)

Please see comments below in Red.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



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From: s.22(1)
Sent: March 2, 2021 2:02 PM
To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>
Subject: [EXT] Cannabis Exchange

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

Hello, Ms. Sneddon - I received in the mail yesterday a card notifying that the City of Vancouver has received an application for a cannabis dispensary at the corner of Main Street and 41st Avenue. I have some questions:

1. Please confirm that the City will accept comments by written letters mailed or hand-delivered to City Hall before the deadline, in addition to online comments.

I will accept hand-written letter, although e-mail or through Shape Your City is preferred. If a comment is received after the Director of Planning makes a decision, it is too late to include in my recommendation.

2. What is the word limit for comments submitted online? If a person has comments that exceed that word limit, can they send an additional submission?

There is no word limit. Correct and accurate information from the individual responding is helpful (Full name and address) as it gives us context to who is responding and their proximity to the proposed site.

3. Since the deadline for submissions is Sunday March 14th, is that date automatically extended to the next business day, namely Monday March 15th?

Yes. If comments are received after this date, i can still accept them although the sooner the better. I can only accept comments up until the date of decision.

4. Would you please send to me by email a copy of the application itself. I do not need to see plans or drawings - I am simply interested in the application form that was completed and signed by the applicant.

I cannot share the application form as you are not the registered owner or applicant. Please follow this link for information, drawings and operational letter pertaining to this application. <https://shapeyourcity.ca/5707-main-st>
[\[shapeyourcity.ca\]](https://shapeyourcity.ca)

Thank you.

s.22(1)

From: s.22(1)
To: [Sneddon, Giselle](#)
Subject: [EXT] Strongly Opposed to DP-2021-00008
Date: March 6, 2021 2:09:03 PM

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

Hi Giselle,

I am writing to you in regards to the Development Application (DP-2021-00008) for Cannabis Exchange to retail out of our building. I wanted to write that we strongly oppose the space in our building to be used for retailing Cannabis. This is a residential building and I do not believe condo buildings should retail cannabis. This impacts the image of our building and the type of crowd that comes to visit. Not just this, but the long hours of 9 am to 11 pm will create too much activity for our building.

I am concerned about s.22(1) if a Cannabis store is operating out of my building. s.22(1) and I don't believe a Cannabis store has any place in our building. Our building is in a primarily residential area and not in a high traffic retail area. It does not suit our neighbourhood.

Thank you for listening to my opinion, I hope this is considered.

s.22(1)

From: [Okell, Corrie \(DBL\)](#)
To: [Sheddon, Giselle](#)
Subject: Cannabis and Liquor Store Feedback - Main Street
Date: April 6, 2021 2:27:17 PM
Attachments: [Liquor Store.docx](#)
[Neighbourhood parking.jpg](#)
[image003.png](#)
[image004.png](#)

Hi Giselle,

This is feedback Mayor & Council received with respect to the proposed Cannabis Store (DP-2021-00008) and Liquor Store (DP-2021-00051) on Main Street. I have passed the information on to Claudia and Dallas who are working on the Liquor Store application.

No action required on my end so just an FYI for you.

Warm regards,

Corrie

CORRIE OKELL | Issues and Quality Assurance Manager

Development, Buildings, & Licensing

City of Vancouver | 515 W 10th Ave

Phone: 604.871.6495 **Cell:** S.15(1)(l)

corrie.okell@vancouver.ca

This email is being sent from the unceded territory of the x̱m̱əθḵw̱əy̱əm (Musqueam), Sḵw̱x̱w̱ú7mesh (Squamish), and səliłwətał (Tsleil-Waututh)

COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.



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Delivered by Email and by Hand

March 28, 2021

His Worship Mayor Kennedy Stewart and Council
City of Vancouver
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

Dear Mayor Stewart and Council:

Re: Proposed Marijuana Store and Proposed Liquor Store at Main/41st
DP-2021-00008 and DP-2021-00051

At the beginning of March I received a notice in the mail advising that the City of Vancouver had received a change of use application for a marijuana store on the SW corner of Main/41st.

A few days ago I received another notice in the mail advising that the City had received a change of use application for a liquor store on the NW corner of Main/41st.

I am strongly opposed to both these uses – both individually and especially together. I feel that these two stores – together with the existing supported housing building at Main/37th and the hundreds of other social housing units to be constructed at the Little Mountain site – would be a recipe for disaster for our neighbourhood. Our community fears that these City permissions would transform our lovely neighbourhood into a satellite of the Downtown Eastside.

Part 1 - The Marijuana Store

I have been informed by Ms. Giselle Sneddon that the City has not yet made a decision on the marijuana store.

These are the comments that I and many other neighbours provided to the Director of Planning about the proposed marijuana store:

“Parking – There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41st are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents.

Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue.

Risk of Violent Crime – A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. Our neighbourhood does not want a business that will increase the risk of violent crime.

Invalid Notice to Neighbourhood – The City’s notice to the neighbourhood advised that the applicant is “Cannabis Exchange”. This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. “Cannabis Exchange” is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void.

Actual Applicants – It appears the incorrect notice to residents should have correctly stated the applicants as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name “Pineapple Exchange” is likely a nod to the movie “Pineapple Express”, a “2008 American buddy stoner action comedy”.

Nearby School – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons.

Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection - without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and to others.

Harassment of Bus Passengers – The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians.

Nearby Social Housing Building – This Riley Park neighbourhood was once characterized as a “rough” east-side area, but over past years we have worked hard to establish it as a solid, safe, family neighbourhood. Sadly this has been somewhat eroded by the construction of a social housing building at Main/37th, called The Beach. Since that time our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The community believes two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a marijuana store just blocks away from this social housing building will exacerbate the crime in our area. Needless to say, the presence of a marijuana store just 4 blocks from this building will not assist its 50 residents to maintain their sobriety.

Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the NW corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area.

In summary, a marijuana store is simply **not compatible** with our friendly, improving, family-oriented neighbourhood. **Please do not approve this development.”**

Part 2 - The Liquor Store

I am opposed to the proposed liquor store for the following reasons:

Contrary to City Guidelines – The City cannot approve a liquor store at this location because doing so would be contrary to the City’s own “Liquor Store Guidelines” as adopted by Council.

The Guidelines state:

“The intent of these Guidelines is to provide reasonable access to liquor stores while minimizing impacts on neighbourhoods.”

“New locations for liquor stores are focussed in certain identified Local Shopping Areas. These Local Shopping Areas come from adopted Community Visions, Local Area Plans, or Council Policy, and are intended to serve the daily needs of residents.”

“Local Shopping Areas are shown on the attached map 1, and their boundaries are described in the attached table.”

Neither the attached table nor the attached map 1 designate Main/41st as a Local Shopping Area.

<p>The proposed liquor store may not lawfully be located at the Main/41st intersection because it is not a designated Local Shopping Area.</p>
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The Zoning Bylaw for this specific site – CD-1 (723) – states:

“Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (723), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are: Liquor Store”.

The City’s notice to the neighbourhood states:

“Under the site’s existing CD-1 (723) zoning, the application is “conditional” so it may be permitted. However, it requires the decision of the Director of Planning.”

This is not true.

A liquor store is not conditionally permitted under the CD-1 (723) Zone if it is contrary to Council guidelines. The Director of Planning may not permit a liquor store under Zone CD-1 (723) if it contrary to Council guidelines. The Director of Planning may not permit this liquor store under Zone CD-1 (723) because it is contrary to Council guidelines.

Under the CD-1 (723) Zone, the City may not permit this liquor store because it is contrary to Council's "Liquor Store Guidelines."

Existing Nearby Liquor Stores – This liquor store is entirely unnecessary because there is already the flagship liquor store at Oakridge on Cambie/39th – only 6 blocks away – and because there is already another liquor store at Main/28th – 13 blocks away.

This liquor store is a private liquor store and not a replacement of the Oakridge one which is operated by BC Liquor Stores.

Our community feels that another liquor store is not a good planning choice considering we do not have a local coffee shop, green grocery or bakery. Our nearest grocery stores are the Safeway at Oakridge – in the middle of a construction site – and the small stores Nesters on Main and Buy Low on Fraser. None of these are within walking distance.

The possible liquor store is especially disappointing since the brochure on the developer's website shows images of a high-end coffee shop. <http://urbanpropertiesgroup.ca/leases/main-41st-vancouver/>

Inadequate Traffic Access – There are no advance green lights at the busy Main/41st intersection so there are often many cars in the left turn lanes. As you can see from the drawing attached, there is no left-turn access onto Woodstock Street because of the left turn lane. This means that only cars coming from the north can turn right onto Woodstock Street.

Cars from the south and east will have to access the site from 41st Avenue and the narrow 15ft. laneway – or else make illegal and risky left turns onto Woodstock Street.

Cars coming from the west cannot turn left into the laneway because of the traffic median. If they turn left at Main Street, they will be forced to make an illegal and risky left turn onto Woodstock Street.

Inadequate Parking – The applicant has informed the City that there will be 4 underground parking spaces for this liquor store. This store – at 4493 sq.ft. – 13% larger than a standard City lot – can be compared to the Oakridge liquor store which has 62 parking spaces.

Clearly four parking spaces is inadequate for a liquor store of this size. There is no doubt that customers would park in the already crowded surrounding neighbourhood and in the narrow 15ft. lane.

However, as can be seen by the drawing attached – with no parking areas marked in red – there is literally no neighbourhood parking available for this liquor store.

Hours of Operation – The Oakridge liquor store – which is not within a residential neighbourhood – closes at 11pm most evenings, but closes at 8pm Fridays and 9pm Sundays.

The Main/28th liquor store – which is within a residential neighbourhood – closes at 8pm Monday to Thursday, 9pm Friday and Saturday, and 6pm Sunday.

The Main/41st liquor store is proposing to be open 9am – 11pm Monday to Sunday. This is frankly unacceptable in our residential neighbourhood.

Safety Issues – Because this liquor store is proposing to be open until 11pm every night of the week and because the only available parking spaces will be underground or in the narrow dark laneway, safety becomes a prime concern. This situation invites robberies, sexual assaults and other violence.

Incompatible with Little Mountain Social Housing – As explained above in relation to the proposed marijuana store, our community has experienced significant negative effects from the supported social housing building at Main/37th. When the Little Mountain site is completely constructed, there be approximately 282 social housing units only 4 blocks away from the Main/41st intersection.

Although many people in social housing do not have drug and alcohol problems, many do. It would be a disservice to these good people – and the good people in our neighbourhood – to have a liquor store at Main/41st.

Panhandlers – It is a known fact that liquor stores in Vancouver are frequented by panhandlers. Social media sites have complaints of panhandlers being aggressive, rude to women, etc.

This situation would not be compatible with all the children who walk to and from the nearby Van Horne Elementary School through the Main/41st intersection – nor would it be compatible with our community in general.

Information provided by the developer of this building indicates that within a 5 minute radius of the Main/41st intersection the average household income is \$111,317. I am a retired municipal lawyer. My next door neighbours are a pediatrician and a chief financial officer. This is not a neighbourhood where panhandling, graffiti, and crimes are common – or welcome.

Renters Only Within Building – The proposed liquor store will be within a rental only building – with 6 storeys and 47 apartments. This means that occupants of the building, as renters, will not be invested in the neighbourhood in the way that owner-occupants would be. It also means that there will be no strata corporation or strata council to handle complaints and act on behalf of the owners. In other words, there will be no organized owner presence to unofficially police the liquor store.

Liquor Store Incompatible with Family Housing within Building – The City's Zoning Bylaw for this specific site - CD1 (723) - requires the following:

“The design and layout of at least 35% of the dwelling units must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council's “High-Density Housing for Families with Children Guidelines”.

A liquor store that takes up virtually all of the ground floor retail space is not compatible with the 35% of the upstairs residents who will be families with children.

Inconsistent Applicant Information to Neighbourhood – An application may be made to the City only by a legal person – an individual or a corporation. The card distributed to the neighbourhood advises that the applicant for the liquor store permission is “DeAngelis Architecture The A Studio”. This is obviously not a legal person – thus the City did not receive a valid application.

Background information on the City’s website indicates that the applicants might be John Teti and Roger Gibson – or the applicant might be West Coast Liquor Company Ltd.

The City has failed to correctly inform the neighbourhood of the applicant for this permission – which means the neighbourhood is unable to make full and informed submissions about this liquor store application. The City’s notice to the neighbourhood is invalid.

Inconsistent Address Information to Neighbourhood - The neighbourhood received inconsistent information about the legal location of this property. The card and architectural plans on the City’s website state the address as 188 East Woodstock Avenue, but other background information on the City’s website states the address as 5699 Main Street. The zoning bylaw (CD-1 (723)) lists the address as 5679 Main Street (189-193 East 41st Avenue and 5679-5695 Main Street).

In other words, the City provided the residents with 5 different addresses for this property.

This inconsistency makes the notice to the neighbourhood invalid.

Inconsistent Legal Description to Neighbourhood - The architectural plans on the City’s website indicates the legal description of the property is LOT 12 TO 16, BLOCK L, PLAN VAP1393, DISTRICT LOT 639 & 640WPT, NEW WESTMINSTER LAND DISTRICT. No parcel identifier number was provided.

However, the BC Assessment website indicates that the legal description of 188 East Woodstock Avenue is Lot 1 Block L Plan EPP86476 District Lot 639 Land District 1 Land District 36 & DL 640 PID: 030-675-707.

These are two entirely different legal descriptions. This inconsistent information makes it impossible for the neighbourhood to review title searches, to review registered owners and to review registered charges on the property.

This inconsistency and absence of information makes the notice to the neighbourhood invalid.

Inconsistent Size Information to Neighbourhood – The City card states the size of the liquor store will be approximately 4493 sq.ft. – but the architectural plans on the City’s website state the “gross tenant floor area = 3384.7 SF”.

The architectural plans show the liquor store as filling virtually all of the ground floor commercial space, but the architectural plans state “commercial gross area = 7760 SF”.

This inconsistent size information makes it impossible for the neighbourhood to make meaningful comments about this application. The notice to the neighbourhood is invalid.

Refer Decision to Council – There is little doubt that this liquor store application is “controversial” and, pursuant to the City’s Liquor Store Guidelines, it ought to be referred to Council for decision:

“Applications deemed controversial by the Director of Planning may be referred to Council for advice.”

There are BC court decisions where the court has ruled that the word “may” should be interpreted in the context as “must”.

Our neighbourhood urges the City to do the right thing and refuse permissions for both the marijuana store and the liquor store.

Sincerely,

s.22(1)

c.c. Mr. Gil Kelley, General Manager of Planning, Urban Design and Sustainability

WOODSTOCK

LANE

PROPOSED
LIQUOR
STORE

41 BUS STOP

MEDIAN

41st AVE

BUS STOPS

PROPOSED
MARIJUANA
STORE

MAIN BUS STOP

GATED
PRIVATE
PARKING
→

MIXED
USE
BUILDING

MAIN STREET

WOODSTOCK

RESIDENT ONLY PARKING

12
PARKING
SPACES

CHILDREN'S
TUTORING
HAIR
SALON

SUBWAY

CHINESE
RESTAURANT

R41 BUS STOP

MEDIAN

CHEVRON
STATION

From: [Sheddon, Giselle](#)
To: [s.22\(1\)](#)
Subject: RE: [EXT] 5707 Main Street Development Application
Date: March 3, 2021 3:22:45 PM
Attachments: [ref_Cannabis Guidelines.pdf](#)
[ref_DistrSched_C-2.pdf](#)
[Sec11.pdf](#)
[image001.png](#)
[image002.png](#)

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

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is **(1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-2 Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the **(3rd) “not permitted”** category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link “<https://vancouver.ca/your-government/board-of-variance.aspx>”

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Thank you!

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



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

Adopted by City Council on June 24, 2015

Application and Intent

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

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

3 Uses

3.1 Retail Uses

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

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

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

C-2 District Schedule

1 Intent

The intent of this Schedule is to provide for a wide range of commercial uses serving both local and city wide needs, as well as residential uses, along arterial streets. This Schedule emphasizes building design that furthers compatibility among uses, ensures livability, limits impact on adjacent residential sites, and contributes to pedestrian interest and amenity.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with section 2.3 and the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A • Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

- (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
- (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane;
- (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 15 percent of the total area of the site;
- (d) not applicable; [Maximum width]
- (e) not applicable; [Proximity to residential dwelling]
- (f) no accessory building obstructs the horizontal daylight access prescribed in this Schedule for residential use.

- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that unless permitted as an outright approval use pursuant to section 2 of this Schedule, the total floor area of all accessory uses is not greater than 25 percent of the gross floor area of the principal use.

2.2.C [Cultural and Recreational]

- Arts and Culture Indoor Event.
- Bowling Alley.
- Fitness Centre.
- Library.
- Museum or Archives.
- Rink.
- Swimming Pool.

2.2.O [Office]

- Financial Institution.
- General Office.
- Health Care Office.

- 2.2.R [Retail]
- Grocery or Drug Store except for Small-scale Pharmacy.
 - Retail Store.

- 2.2.S [Service]
- Auction Hall.
 - Barber Shop or Beauty Salon.
 - Beauty and Wellness Centre.
 - Catering Establishment.
 - Laundromat or Dry Cleaning Establishment.
 - Photofinishing or Photography Studio.
 - Print Shop.
 - Repair Shop - Class B.
 - Restaurant - Class 1.
 - School - Business.

2.3 Conditions of Use

- 2.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:
- (a) parking and loading facilities;
 - (b) restaurant;
 - (c) display of flowers, plants, fruits and vegetables.

3 Conditional Approval Uses

- 3.1** Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
- (b) the submission of any advisory group, property owner or tenant.

3.2 Uses

- 3.2.A • Accessory Uses to any of the uses listed in this Schedule, subject to the same provisions as section 2.2.A of this Schedule.

- 3.2.AG [Agricultural]
- Urban Farm - Class B.

- 3.2.C [Cultural and Recreational]
- Arcade.
 - Artist Studio.
 - Billiard Hall.
 - Club.
 - Community Centre or Neighbourhood House.
 - Hall.
 - Park or Playground.
 - Theatre.
 - Zoo or Botanical Garden.

- 3.2.D • Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling units in conjunction with any of the uses listed in this schedule except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion.
- Multiple Dwelling, provided that the Director of Planning is of the opinion that the site is suitable for residential use.
- Multiple Conversion Dwelling, resulting from the conversion of a building which was in existence prior to June 18, 1956, provided that:
 - (a) before making a decision the Director of Planning shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area; and
 - (b) building additions shall not be permitted.
- Principal Dwelling Unit combined with a Lock-off Unit in conjunction with any of the uses listed in this schedule, except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width may be used for residential purposes unless the purpose is for entrances to the residential portion.
- Principal Dwelling Unit combined with a Lock-off Unit in a Multiple Dwelling if the Director of Planning is of the opinion that the site is suitable for residential use.
- Residential Unit associated with and forming an integral part of an artist studio.
- Seniors Supportive or Assisted Housing.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church.
- Detoxification Centre.
- Hospital.
- Public Authority Use.
- School - Elementary or Secondary.
- School - University or College.
- Social Service Centre.
- Community Care Facility – Class B.
- Group Residence.

3.2.M [Manufacturing]

- Jewellery Manufacturing.
- Printing and Publishing.

3.2.O [Office]

- Health Enhancement Centre.

3.2.P [Parking]

- Parking Uses.

3.2.R [Retail]

- Adult Retail Store.

- Cannabis Store.
- Farmers' Market. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
- Furniture or Appliance Store.
- Gasoline Station - Full Serve.
- Gasoline Station - Split Island.
- Grocery Store with Liquor Store.
- Liquor Store.
- Pawnshop.
- Public Bike Share.
- Secondhand Store.
- Small-scale Pharmacy.
- Vehicle Dealer.

3.2.S [Service]

- Animal Clinic.
- Bed and Breakfast Accommodation.
- Cabaret.
- Drive-through Service.
- Funeral Home.
- Hotel.
- Motor Vehicle Repair Shop.
- Motor Vehicle Wash.
- Neighbourhood Public House.
- Photofinishing or Photography Laboratory.
- Repair Shop - Class A.
- Restaurant - Class 2.
- Restaurant - Drive-in.
- School - Arts or Self-Improvement.
- School - Vocational or Trade.
- Short Term Rental Accommodation.
- Sign Painting Shop.
- Wedding Chapel.

3.2.T [Transportation and Storage]

- Taxicab or Limousine Station.

3.2.U [Utility and Communication]

- Public Utility.
- Radiocommunication Station.
- Recycling Depot.

3.2.W [Wholesale]

- Lumber and Building Materials Establishment.
- Wholesaling - Class A.
- Wholesaling - Class B.

3.2.Z • Any other use which is not specifically listed and defined as a use in section 2 of this By-law but which Director of Planning considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this Schedule.

3.3 Conditions of Use

- 3.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building, except for the following:
- (a) parking and loading facilities;
 - (b) full serve and split island gasoline station, except that section 11.13.2 of this By-law continues to apply;
 - (c) vehicle dealer;
 - (d) drive-in restaurant;
 - (e) drive-through service;
 - (f) lumber store;
 - (g) taxicab or limousine station;
 - (h) neighbourhood public house;
 - (i) farmers' market;
 - (j) public bike share; and
 - (k) Urban Farm - Class B.

4 Regulations

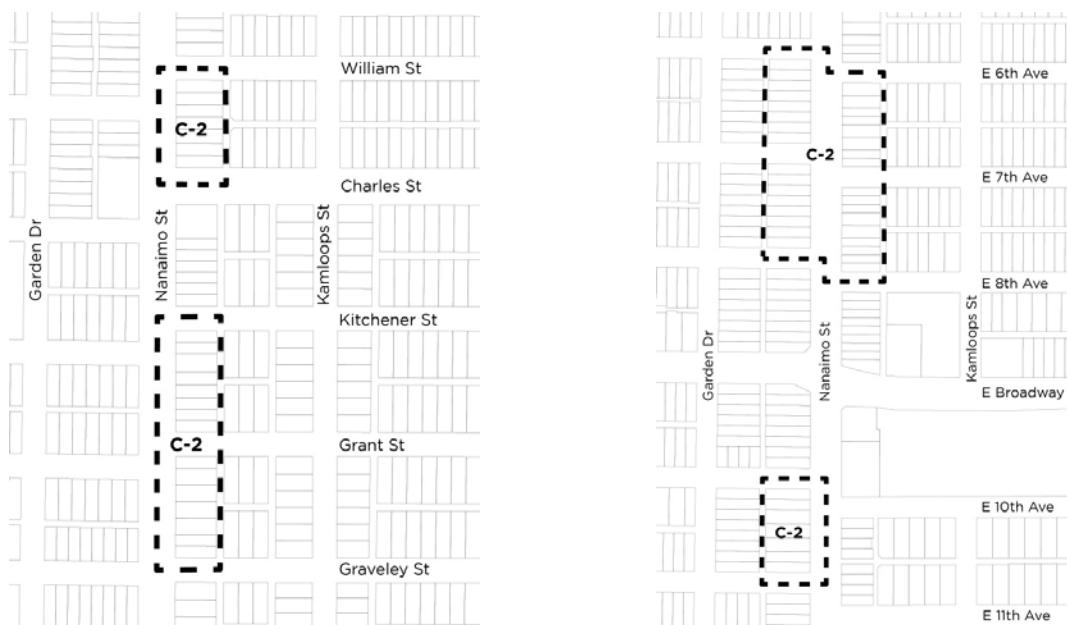
All uses approved under sections 2 and 3 of this Schedule shall be subject to the following regulations.

4.1 Site Area -- Not Applicable.

4.2 Frontage

- 4.2.1 For buildings located in the area shown on the map in Figure 1, the maximum frontage for any commercial use is 15.3 m.
- 4.2.2 The Director of Planning may increase the maximum frontage regulation in section 4.2.1 provided consideration is first given to the intent of this Schedule and all applicable policies and guidelines adopted by Council.

Figure 1. Nanaimo Street C-2 Areas with Maximum Commercial Frontages and Land Dedications



4.3 Height

4.3.1 The maximum height of a building shall be as follows, and as illustrated in Figure 2:

- (a) for 6.1 m measured from the ultimate rear property line, the height of a building, measured from base surface, shall not exceed 4.6 m;
- (b) for the next 4.6 m, the height of a building, measured from base surface, shall not exceed 10.7 m; and
- (c) for the balance of the site, the height of a building, measured from a plane formed by lines extending horizontally back from the officially established building grades at front property line, shall not exceed 13.8 m.

4.3.2 Despite section 4.3.1, the Director of Planning or Development Permit Board, as the case may be, may permit an increase in the maximum height provided the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.

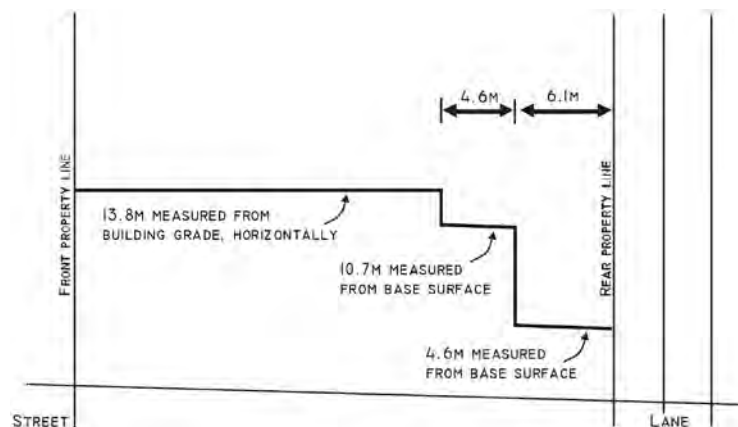


Figure 2. Height

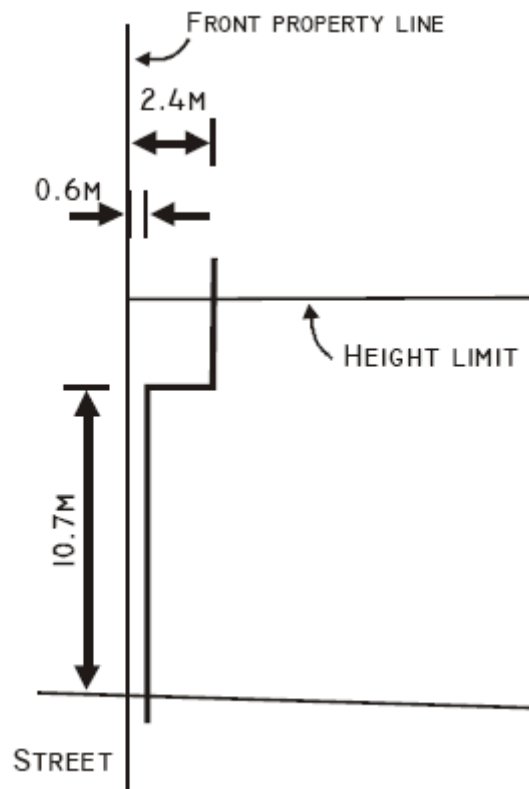
4.4 Front Yard and Setback

4.4.1 The front yard and front setback shall be as follows, and as illustrated in Figure 3:

- (a) for portions of a building not containing dwelling uses or community care facilities or group residences, other than just entrances, within 2.0 m above the officially established building grades at the front property line:
 - (i) subject to clause (ii), the depth of the yard shall be 0.6 m, and
 - (ii) above a height of 10.7 m, measured from a plane formed by lines extending horizontally back from the front property line at grade, the minimum depth of the front setback shall be 2.4 m except that open roof gardens may intrude into the setback;
- (b) for portions of a building containing dwelling uses or community care facilities or group residences, other than just entrances, within 2.0 m above street grade, the minimum depth of the front yard shall be .6 m and the minimum average depth shall be 3.7 m;
- (c) despite subsection (a), if the side of the site adjoins, without the intervention of a lane, the front yard of a site located in an R District, the minimum depth of the front yard shall be 3.7 m for a minimum distance of 3.7 m measured from the adjoining site; and
- (d) despite subsection (a), the minimum front setback, measured from the front property line, of any parking area shall be 1.2 m.

- 4.4.2 Despite section 4.4.1, the Director of Planning may permit a reduced or increased front yard or front setback for portions of the building, provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

Figure 3. Front Yard and Setback

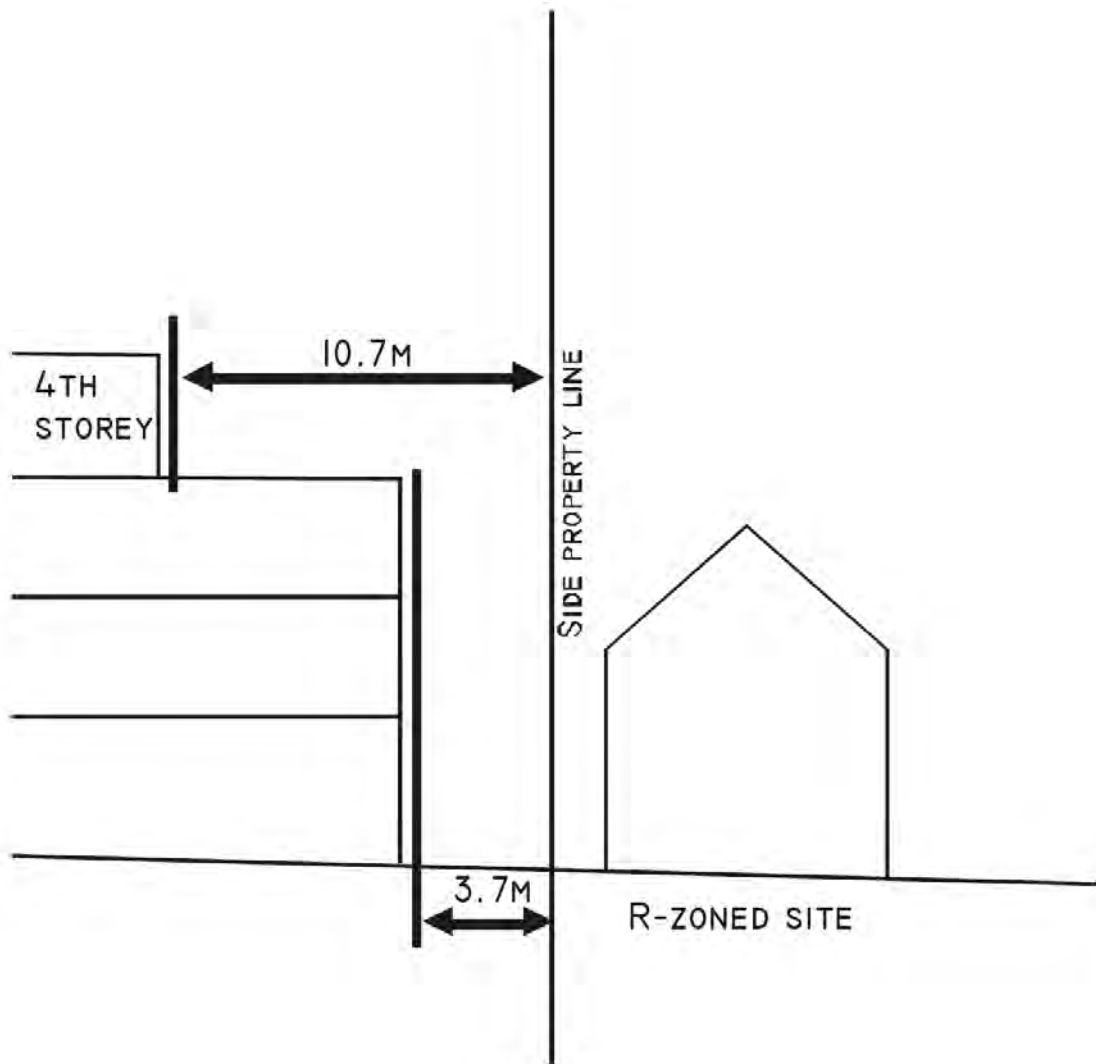


4.5 Side Yards and Setback

4.5.1 The side yards and side setback shall be as follows, and as illustrated in Figure 4:

- (a) except as otherwise required by this section 4.5.1, no side yard is necessary but if there is a side yard the minimum width shall be .9 m;
- (b) if the side of the site adjoins, without the intervention of a lane, the side yard of a site located in an R district, the minimum width of a side yard:
 - (i) for portions of a building below the fourth storey, shall be 3.7 m, and
 - (ii) for portions of a building at or above the fourth storey, shall be 10.7 m;except that the Director of Planning may permit a reduced side yard or side setback provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
- (c) on a corner site, the exterior side yard and side setback requirements shall be the same as the front yard and front setback requirements in section 4.4.1 and 4.4.2.

Figure 4. Side Yard and Setback Adjacent



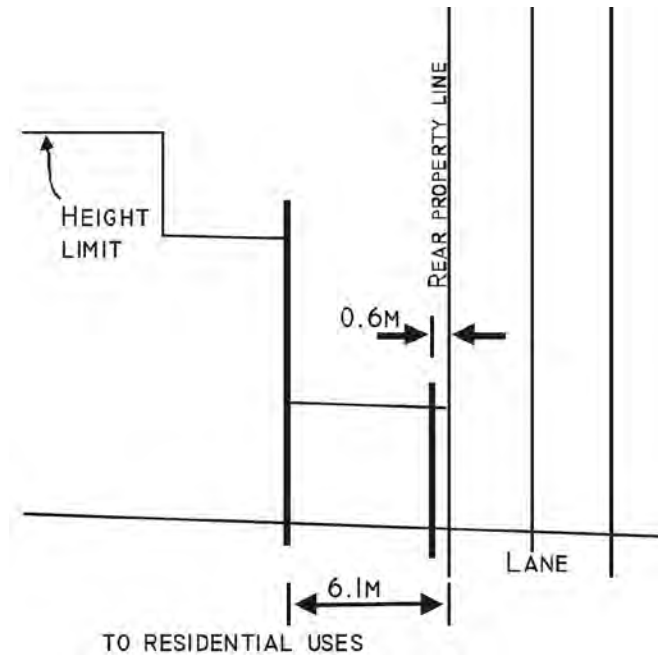
4.6 Rear Yard and Setback

4.6.1 The rear yard and rear setback, measured from the ultimate rear property line, shall be as follows, and as illustrated in Figures 5:

- (a) for portions of a building not containing dwelling uses, the minimum depth of the rear yard shall be 0.6 m;
- (b) for portions of a building containing dwelling uses, the minimum depth of the rear setback shall be 6.1 m, except that open roof gardens may intrude into the setback;
- (c) despite subsections (a) and (b), if the rear of the site adjoins, without the intervention of a lane, the side yard of a site located in an R District:
 - (i) for portions of a building not containing dwelling uses, the minimum depth of the rear yard shall be 3.1 m, and
 - (ii) for portions of a building containing dwelling uses, the minimum depth of the rear setback behind those portions of the building shall be 6.1 m, except that open roof gardens may intrude into the setback.

- 4.6.2 Despite section 4.6.1, the Director of Planning may permit a reduced rear yard or rear setback provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

Figure 5. Rear Yard Setback



4.7 Floor Space Ratio

- 4.7.1 The floor space ratio shall not exceed .75, except that the Director of Planning, may permit an increase in floor space ratio as follows:

- (a) for all uses combined, up to 2.5;
- (b) for dwelling uses in conjunction with other uses, up to 1.75 in storeys located above the front street level storey, and up to 0.4 in the front street level storey or below;
- (c) for multiple dwelling, up to 2.15; and
- (d) for the purpose of subsection(b) and (c), an artist studio shall be deemed to be a dwelling use;

provided the Director of Planning first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group or property owner or tenant.

- 4.7.2 The following shall be included in the computation of floor space ratio:

- (a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

- 4.7.3 The following shall be excluded in the computation of floor space ratio:

- (a) open residential balconies and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;

- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
- (d) amenity areas, including child day care facilities, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 percent of the total permitted floor area, provided that for child day care facilities the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and
- (e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

4.7.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided, and
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.

4.8 Site Coverage -- Not Applicable.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight

4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

4.10.4 The Director of Planning may relax the horizontal angle of daylight requirement, if:

- (a) the Director of Planning first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of unobstructed view is not less than 3.7 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any adjoining site.

- 4.10.6 A habitable room referred to in section 4.10.1 does not mean:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

4.11 Dedication of Land for Lane Purposes

- 4.11.1 For development sites located in the area shown in Figure 1, where a site does not abut a lane, or abuts a lane which is less than 6.1 m in width, a portion of the site, as determined by the City Engineer, to a maximum of 3.1 m, must be dedicated for lane purposes.
- 4.11.2 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

4.12 (Reserved)

4.13 (Reserved)

4.14 Dedication of Land for Sidewalk and Boulevard Purposes

- 4.14.1 For development sites located in the area shown in Figure 1 which adjoin the streets set forth below, a portion of the site must be dedicated for sidewalk and boulevard improvements to achieve a distance from the centerline of the street to the property line of the development site, measured at right angles, of the distance set out below:
- (i) Nanaimo Street, from from William Street to Graveley Street 15.1 m; or
 - (ii) Nanaimo Street, from East 6th Avenue to East 11th Avenue 16.1 m.
- 4.14.2 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

4.15 Acoustics

- 4.15.1 A development permit application for dwelling uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

5 Relaxation of Regulations

- 5.1** The Director of Planning may relax the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the relaxed height shall not, in any event, exceed the maximum prescribed in section 4.3.1 nor the floor space exceed 33⅓ percent of the gross floor area of the principal use.
- 5.2** The Director of Planning may relax the use conditions of sections 2.3.1 and 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.

Section 11

Additional Regulations for Specific Uses

Whenever any of the following uses are permitted in any district pursuant to any provisions of this By-law, the following additional regulations shall apply unless otherwise specified.

[Note: The content in the right margin is for information purposes only and does not form part of this By-law.]

Section	Term and Regulations	
11.1	Adult Retail Store 11.1.1 Premises used as an adult retail store shall not be issued a permit for an arcade and premises used as an arcade shall not be issued a permit for an adult retail store. 11.1.2 Adult retail stores shall be restricted to a maximum floor area of 278 m ² and a maximum premise frontage of 7.6 m. 11.1.3 Any development permit issued for an adult retail store shall be limited in time to three years.	Formerly 10.29
11.2	Artist Studio and Residential Unit Associated with an Artist Studio 11.2.1 Where an artist studio is combined with a residential unit, the studio may only be used by the individuals residing in the residential unit associated with and forming an integral part of the artist studio. 11.2.2 The total minimum and maximum size of an artist studio when combined with a residential unit associated with and forming an integral part of an artist studio shall be 47 m ² and 500 m ² , respectively.	Formerly 11.18 and 11.19
11.3	Arts and Culture Indoor Event 11.3.1 An arts and culture indoor event is not a permitted use in a dwelling unit.	Formerly 10.37
11.4	Bed and Breakfast Accommodation 11.4.1 A maximum of two bedrooms accommodating a maximum of four bed and breakfast guests may be permitted in a dwelling unit.	Formerly 11.4

[continued on the next page...]

	<p>11.4.2 The provision of bed and breakfast accommodation shall not be permitted coincidentally with the keeping of boarders and lodgers.</p> <p>11.4.3 The operator of the bed and breakfast accommodation shall reside in the dwelling unit.</p>	
11.5	<p>Body-rub Parlour</p> <p>11.5.1 Wherever “commercial”, “commercial uses”, or “service uses” appear in this By-law or in any by-law passed pursuant to this By-law, such permitted use shall not, unless otherwise specifically provided by this By-law, include a body rub parlour.</p>	Formerly 10.26.1
11.6	<p>Cannabis Store</p> <p>11.6.1 Before granting a development permit, the Director of Planning shall:</p> <ul style="list-style-type: none"> (a) notify surrounding property owners and residents and have regard to their opinions; (b) have regard to the liveability of neighbouring residents; and (c) consider all applicable Council policies and guidelines. <p>11.6.2 A cannabis store is not permitted:</p> <ul style="list-style-type: none"> (a) within 300 m of the nearest property line of a site containing another cannabis store; (b) within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house; (c) within the area outlined on the map attached to this section 11 as Figure 1, except for sites with a property line on Hastings Street or Main Street; (d) on any site with a property line on Granville Street between Robson Street and Pacific Boulevard; (e) on any site other than a site located on a block where all or part of the street in that block has a painted centre line; (f) in conjunction with any other use; or (g) in conjunction with an automated banking machine. 	Formerly 11.28
11.7	<p>Casino and Bingo Halls</p> <p>11.7.1 Wherever the words “commercial”, “commercial uses”, “social, recreational and cultural” and “cultural and recreational uses” appear in this By-law or any other by-law passed pursuant to this By-law, such permitted use shall not, unless otherwise specifically provided by this By-law or any other by-law passed pursuant to this By-law, include a casino – class 1 or a bingo hall.</p> <p>11.7.2 No person shall use or occupy land for the purpose of and no development permit shall be issued for a casino – class 2 except as expressly allowed under this By-law.</p>	Formerly 10.31

11.8	<p>Church</p> <p>11.8.1 The site shall have a minimum frontage of 20.1 m.</p> <p>11.8.2 The Director of Planning may permit a greater height than permitted by the applicable district schedule, provided the Director of Planning first considers the effect of the additional height on the amenity of the neighbourhood.</p> <p>11.8.3 Yards shall be provided in accordance with the applicable district schedule except that interior side yards shall have a minimum width of 4.5 m plus an additional 0.3 m for every 0.6 m by which the height of the building exceeds 10.7 m.</p>	<p>Formerly 11.7</p>
11.9	<p>Community Care Facility – Class B; or Group Residence; or Seniors Supportive or Assisted Housing</p> <p>11.9.1 Before granting a development permit, the Director of Planning shall:</p> <ul style="list-style-type: none"> (a) be satisfied that the landscaping and open space provision is appropriate for the size and nature of the development; (b) have due regard to the effect of the design of all buildings and the provision and location of off-street parking and loading on the amenity of the neighbourhood; (c) notify adjacent property owners and any others that the Director of Planning deems necessary; and (d) consider all applicable policies and guidelines adopted by Council. <p>11.9.2 In the case of a specifically designed facility not being a conversion, the Director of Planning shall establish the minimum site area, having particular regard to:</p> <ul style="list-style-type: none"> (a) the nature of the proposed facility in terms of type of service being provided and number of residents; and (b) the character of development within the adjacent neighbourhood. <p>11.9.3 In the case of a community care facility – class B, group residence, or seniors supportive or assisted housing resulting from the conversion of an existing building, the Director of Planning before granting a development permit shall be satisfied that the building is suitable for the conversion, having regard to the size of the site and building, open space on the site and the proximity of adjacent buildings.</p>	<p>Formerly 11.17</p>
11.10	<p>Dwelling Units</p> <p>11.10.1 Except when used for short term rental accommodation in accordance with section 11.32 of this By-law, no dwelling unit shall be used or occupied by more than one family, but it may also be used to keep a maximum of two boarders or lodgers, or a maximum of five foster or eight daycare children.</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 10.21</p>

	<p>11.10.2 Subject to the provisions of section 11.10.7, the floor area of each:</p> <p>(a) dwelling unit, except for a lock-off unit, must be at least 37 m²; and</p> <p>(b) lock-off unit must be at least 26 m², measured from the inside of all outer walls, except that if the Director of Planning is satisfied that the design and location of the unit provides satisfactory living accommodation, having regard to the type of occupancy proposed, the Director of Planning may permit a floor area no less than:</p> <p>(c) 29.7 m² for dwelling units except lock-off units; and</p> <p>(d) 19 m² for lock-off units.</p> <p>11.10.3 The maximum floor area of a lock-off unit is 29.7 m².</p> <p>11.10.4 There shall not be less than one complete bathroom unit, comprising one water closet, one hand wash basin and one bathtub or shower, contained within each dwelling unit.</p> <p>11.10.5 There shall not be more than one kitchen contained within a dwelling unit.</p> <p>11.10.6 All rooms of a dwelling unit shall remain accessible from within that dwelling unit.</p> <p>11.10.7 No person shall use or permit to be used any dwelling unit for a period of less than 30 days unless such unit forms part of a hotel, or is used for bed and breakfast accommodation or short term rental accommodation.</p> <p>11.10.8 The minimum requirements regarding floor area in section 11.10.2 do not apply to the conversion or demolition of a room designated under the Single Room Accommodation By-law, if the conversion or demolition adds bathroom and cooking facilities to the designated room.</p> <p>11.10.9 The minimum requirements regarding floor area in section 11.10.2 do not apply to a dwelling unit contained in temporary modular housing that complies with the provisions of section 11.34.</p>	
11.11	<p>Farmers' Market</p> <p>11.11.1 A farmers' market must be in:</p> <p>(a) open air stalls or booths;</p> <p>(b) stalls or booths partially or totally covered by tents or similar temporary structures; or</p> <p>(c) stalls or booths in a building approved for use as a farmers' market.</p> <p>11.11.2 A farmers' market must have at least 11 stalls or booths, except that the Director of Planning may permit a lesser number of stalls or booths, if the Director of Planning first considers all applicable policies and guidelines adopted by Council.</p> <p><i>[continued on the next page...]</i></p>	Formerly 11.21

	<p>11.11.3 The site area of a farmers' market must not exceed 2 323 m², except that the Director of Planning may permit an increase in site area, if the Director of Planning first considers all applicable policies and guidelines adopted by Council.</p> <p>11.11.4 A vendor at a farmers' market must only sell: local fresh, dried or frozen fruit and vegetables; local dried or frozen meat and seafood; local eggs; local dairy products; local plants; local prepared foods; local ready-to-eat foods; local artisan crafts; or local wine, cider, beer or spirits.</p> <p>11.11.5 No more than 40% of the total number of stalls or booths in a farmers' market may be used for the sale of local ready-to-eat foods and local artisan crafts.</p> <p>11.11.6 There must be no more than three vendors selling or providing samples of local wine, cider, beer or spirits at a farmers' market.</p>	
11.12	<p>Freehold Rowhouses</p> <p>11.12.1 Computation of floor area, floor space ratio, yards, site coverage, impermeability, number of buildings on site and dwelling unit density must be based on the site width and area at the time of development, prior to any subdivision into individual freehold rowhouse parcels.</p> <p>11.12.2 For the purpose of fee simple subdivision, the minimum site width and frontage for each freehold rowhouse parcel is 5 m.</p>	Formerly 11.25
11.13	<p>Gasoline Stations – Full Serve and Split Island</p> <p>11.13.1 In the case of a gasoline station – full serve or split island located in a C-1 District, notwithstanding section 10.27 of this By-law and the front, side and rear yard regulations as set out in the C-1 District Schedule:</p> <ul style="list-style-type: none"> (a) the minimum width of the side yard on a street which flanks a corner site shall be 4.5 m; (b) a rear yard with a minimum depth of 4.5 m shall be provided, except that where the rear property line of the site adjoins a dedicated lane, the minimum depth of the rear yard may be reduced by the width of that portion of the lane equal to the distance from the ultimate centre line of the lane to the rear line of the site; (c) pump islands shall be permitted in the front yard provided that they are set back a minimum distance of 4.5 m from the front property line; and (d) canopies over the pump islands may be located to the satisfaction of the Director of Planning in the front and side yards as long as all such canopies are set back at least 1.5 m from the front or side property line of the site, as the case may be, and no canopy is longer than 33% of the length of the street boundary of the yard in which it is located, to a maximum of 12.2 m. <p><i>[continued on the next page...]</i></p>	Formerly 11.10

- 11.13.2 Notwithstanding any other provisions of this By-law, no merchandise shall be displayed outdoors on any gasoline station – full serve or split island site except for the following:
- (a) if located at a pump island, the small sample display of new tires, lubricating oils and automotive accessories;
 - (b) if located adjacent to the principal building, tires and vending machines; and
 - (c) if located within an accessory building approved by the Director of Planning, other merchandise including fireplace logs, garden equipment, garden furniture and similar items.
- 11.13.3 No truck, bus, utility or camper trailer, camper or similar vehicle shall be stored or parked at any time, other than the necessary waiting period for service, on a gasoline station – full serve or split island site in a C district except for the following:
- (a) in the C-1 District, trucks with a registered gross vehicle weight not exceeding 4 550 kg;
 - (b) in all other C districts, trucks and small buses with a registered gross vehicle weight not exceeding 6 825 kg;
 - (c) five utility trailers, provided that they do not exceed 1.5 m in width and 3.1 m in length and are located in the rear or side yards;
 - (d) one service truck operated by the gasoline station – full serve or split island; and
 - (e) trucks or equipment temporarily required for the construction, repair, servicing or maintenance of the premises.
- 11.13.4 Gasoline stations – full serve or split island in all districts shall be subject to the following:
- (a) except for points of access to and from the perimeter, every gasoline station – full serve or split island site shall be screened to the satisfaction of the Director of Planning along those boundaries which adjoin or are across the lane from any R district or any residence in a C, M or I district; and
 - (b) the site of every gasoline station – full serve or split island shall be properly landscaped and maintained with lawns, shrubs, trees or other suitable landscaping of a type and location to the satisfaction of the Director of Planning, such landscaping to constitute a minimum of 5% of the site subject to such minor variations as the Director of Planning may approve.
- 11.13.5 The total width of vehicular access to a gasoline station – full serve or split island from a lane in a C, M or I district shall not exceed an amount equal to 15% of the total length of the lane abutting the site; except that in no case shall the total width of vehicular access be restricted to less than 3.7 m.

11.14	<p>Homecraft</p> <p>11.14.1 No person other than one resident member of the family occupying the dwelling shall be engaged in the homecraft on the premises.</p> <p>11.14.2 Where located in an R district, there shall be nothing to indicate from the exterior of the dwelling unit or building that it is being used for any purpose other than its principal or approved use.</p> <p>11.14.3 No products or material shall be sold from or within the dwelling unit.</p> <p>11.14.4 No products or materials shall be stored outside of the dwelling unit, building or accessory building.</p> <p>11.14.5 No offensive noise, odour, vibration, smoke, heat or other objectionable effect shall be produced.</p>	<p>Formerly 11.6</p>
11.15	<p>Hospital</p> <p>11.15.1 Before granting a development permit, the Director of Planning shall:</p> <ul style="list-style-type: none"> (a) be satisfied that the landscaping and open space provision is appropriate for the size and nature of the development; (b) have due regard to the design of all buildings, to the location and provision of off-street parking and loading, and to their effect on the amenity of the neighbourhood; and (c) prior to final consideration, notify adjacent property owners and any others that the Director of Planning deems necessary. <p>1.15.2 In the case of a specifically designed facility not being a conversion:</p> <ul style="list-style-type: none"> (a) the site area shall not be less than 3 700 m² except as provided in clause (b) below; (b) the Director of Planning may permit a greater height than permitted by the applicable district schedule, provided the Director of Planning first considers the effect of the additional height on the amenity of the neighbourhood, and the Director of Planning may therefor require a site area of larger than 3 700 m²; and (c) the floor space ratio shall not exceed the maximum permitted for any residential use in the particular district schedule. <p>11.15.3 In the case of a hospital resulting from the conversion of an existing building, the Director of Planning before granting a development permit shall be satisfied that the building is suitable for the conversion, having regard to the size of the site and building, open space on the site and the proximity of adjacent buildings.</p>	<p>Formerly 11.9</p>

11.16	<p>Housekeeping Units</p> <p>11.16.1 No housekeeping unit shall be used or occupied by more than one family.</p> <p>11.16.2 Every housekeeping unit shall have a floor area of not less than 13.4 m², or a floor area of not less than 11.1 m² if the unit is occupied by not more than one person only and adequate lounge facilities are provided on the premises.</p> <p>11.16.3 There shall be provided within the housekeeping unit a separate and properly ventilated kitchen or kitchenette equipped with a sink and cooking facilities.</p> <p>11.16.4 There shall not be less than one complete bathroom unit for every three housekeeping units, provided that where the housekeeping units have single occupancy the provisions of section 11.33.3 shall apply.</p> <p>11.16.5 No person shall use or permit to be used any housekeeping unit for a period of less than one month unless such unit forms part of a hotel.</p>	<p>Formerly 10.20</p>
11.17	<p>Laneway House</p> <p>11.17.1 In this section 11.17, “footprint” means the projected area of the extreme outer limits of a laneway house including carports, covered porches, and enclosed or covered accessory building areas but excluding steps, eaves, and such other projections as section 10.31 of this By-law may allow.</p> <p>11.17.2 In this section 11.17, height is measured from the horizontal datum plane, which is the plane created by the average of the existing site elevations as measured at the intersections of the required setback lines from the ultimate rear property line, with the side property lines.</p> <p>11.17.3 A laneway house is not permissible except in conjunction with a one-family dwelling or one-family dwelling with secondary suite on:</p> <ul style="list-style-type: none"> (a) a site served by an open lane; (b) a site located on a corner served by an open or dedicated lane; or (c) a double-fronting site served by a street at both the front and rear of the site. <p>11.17.4 The width of a site on which a laneway house is situated must be at least 9.8 m, except that the Director of Planning may approve a laneway house on a site which is less than 9.8 m in width, if:</p> <ul style="list-style-type: none"> (a) the site is at least 7.3 m in width; or (b) the Director of Planning first considers massing, overlook and impact on neighbourhood privacy and all applicable Council policies and guidelines. <p>11.17.5 A laneway house may have a basement.</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 11.24</p>

- 11.17.6 For sites in the RS-3 and RS-3A Districts and the RS-6 District, and for sites 16.8 m or wider in the RS-5 District, the width of a laneway house, or a laneway house and an accessory building, must not exceed the permitted width for an accessory building under the applicable district schedule.
- 11.17.7 On east-west oriented sites, a laneway house must be located toward the south side of the site to reduce shadowing on the site to the north.
- 11.17.8 A laneway house may be one storey or one storey with a partial second storey.
- 11.17.9 Open balconies, sundecks, and roof decks are not permitted:
 - (a) on a one storey laneway house; or
 - (b) above the partial second storey of a laneway house with a partial second storey.
- 11.17.10 The height of a one storey laneway house must not exceed 4.3 m in height measured to the highest point of the roof if a flat roof, or to the mean height level between the eaves and the ridge of a gable or hip roof, except that no portion of a one storey laneway house may exceed 5.2 m in height.
- 11.17.11 The location of a one storey laneway house must be:
 - (a) within 10.7 m of the ultimate rear property line;
 - (b) at least 4.9 m, measured across the width of the site, from the one-family dwelling or one-family dwelling with secondary suite on the site;
 - (c) at least 0.9 m from the ultimate rear property line, except that the Director of Planning may relax the location to 0.6 m from the ultimate rear property line on sites less than 30.5 m in depth; and
 - (d) a distance from each side property line equal to at least 10% of the lot width, except that the Director of Planning may relax the location to:
 - (i) 0.6 m from one side property line for interior lots, and
 - (ii) 0.6 m from the inside side property line for corner lots.
- 11.17.12 Notwithstanding 11.17.11(a), where a site is 39.6 m or more in depth, the Director of Planning may permit a one storey laneway house to extend into a site to a maximum of 26% of the lot depth measured from the ultimate rear property line.
- 11.17.13 Site coverage must not exceed the permitted site coverage under the applicable district schedule, except that, for a one storey laneway house, the Director of Planning may permit an increase in the permitted site coverage of up to 7% to a maximum of 47% of the site area.
- 11.17.14 The height of a laneway house with a partial second storey must not exceed:
 - (a) 6.7 m to the ridge of a gable or hip roof, with a minimum pitch of 7:12; or
 - (b) 5.8 m to the highest point of a roof with a pitch less than 7:12.

[continued on the next page...]

- 1.17.15 On a laneway house with a partial second storey and a roof pitch of:
- (a) at least 7:12, the height of the intersection of the exterior surface of the roof and the exterior wall surface of the building must not exceed 4 m from the horizontal datum plane; or
 - (b) less than 7:12, the walls of the partial second storey must be set back at least 0.6 m from the exterior walls of the floor below, except that there may be a single projection into the setback to a maximum of 35% of the width of the floor below.
- 11.17.16 The partial second storey of a laneway house must not exceed:
- (a) 60% of the footprint of the laneway house, if the roof has a minimum pitch of 3:12; or
 - (b) 50% of the footprint of the laneway house, if the roof has a pitch of less than 3:12, except that the calculation may exclude any floor area of the partial second storey that is not included in the calculation of floor area according to sections 11.17.24 and 11.17.25.
- 11.17.17 Dormers must be inset at least 0.6 m from the exterior walls of the floor below, except that there may be a single projection into the setback to a maximum of 35% of the width of the floor below.
- 11.17.18 The location of a laneway house with a partial second storey must be:
- (a) within 7.9 m of the ultimate rear property line;
 - (b) at least 4.9 m, measured across the width of the site, from the one-family dwelling or one-family dwelling with secondary suite on the site;
 - (c) at least 0.9 m from the ultimate rear property line, except that the Director of Planning may relax the location to 0.6 m from the ultimate rear property line:
 - (i) on sites less than 30.5 m in depth, or
 - (ii) for the width of an existing enclosed or covered parking area that forms part of the laneway house; and
 - (d) a distance from each side property line which is at least equal to the required side yards for the site as prescribed by the applicable district schedule.
- 11.17.19 Notwithstanding 11.17.18(a), where a site is 39.6 m or more in depth, the Director of Planning may permit a laneway house with a partial second storey to extend into a site to a maximum of 21% of the lot depth measured from the ultimate rear property line.
- 1.17.20 The floor area of a laneway house must not exceed the lesser of:
- (a) 0.16 multiplied by the site area; and
 - (b) 83.6 m².

[continued on the next page...]

- 1.17.21 Despite section 11.10, the floor area of a laneway house, excluding any floor area used for enclosed parking, must be at least 26 m², except that the Director of Planning may allow a reduction to not less than 19 m² if the Director of Planning first considers the design of the laneway house and all applicable Council policies and guidelines.
- 11.17.22 Except for a laneway house with no separate bedrooms, a laneway house must have:
- (a) one main habitable room that is not a bedroom, with a minimum size of 16.7 m² and a minimum dimension of 2.1 m measured between finished wall surfaces; and
 - (b) at least one bedroom with a minimum size of 8.4 m² and a minimum dimension of 2.1 m measured between finished wall surfaces.
- 11.17.23 Computation of floor area for a laneway house must include:
- (a) all floors, including earthen floor, measured to the extreme outer limits of the building;
 - (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
 - (c) the floor area of a basement;
 - (d) floor area used for enclosed or covered parking; and
 - (e) if the distance from a floor to the floor above or, in the absence of a floor above, to the top of the roof rafters or deck exceeds 3.7 m, an additional amount equal to the area of the floor area below the excess.
- 11.17.24 Computation of floor area for a laneway house must exclude:
- (a) areas of floors located:
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
 - (b) floors located at or below finished grade with a ceiling height of less than 1.2 m;
 - (c) covered porches if:
 - (i) their location is at the level of the basement or first storey,
 - (ii) they are open on at least one side or protected by guard rails, the height of which must not exceed the minimum specified in the Building By-law,
 - (iii) the total excluded floor area does not exceed 3 m², and
 - (iv) the ceiling height of the total excluded area does not exceed 2.75 m measured from the porch floor; and

[continued on the next page...]

- (d) 3% of the total area, where the exterior walls include a minimum of 175 mm of thermal insulation in total.

Where floor area is excluded under section 11.17.24(d), the Director of Planning may vary section 11.17.11(a) and 11.17.18(a) no more than 30 cm.

11.17.25 Computation of floor area for a laneway house may exclude:

- (a) open balconies, sun decks, roof decks, or any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, if the open balconies, sun decks, or roof decks face the lane or, in the case of a corner site, the lane and flanking street or either of them;
- (b) patios and green roofs if the Director of Planning first approves the design of sunroofs, walls, and railings;
- (c) despite section 11.17.23(e), open to below spaces or double height volumes under sloping roofs with a pitch of at least 3:12 if:
 - (i) the vertical distance from the floor level to the ceiling does not exceed 4.5 m,
 - (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope,
 - (iii) the excluded area does not exceed 25% of the maximum floor space under section 11.17.20, and
 - (iv) the excluded area, combined with the excluded area under subsection (d), does not exceed 25% of the maximum allowable floor area;
- (d) despite section 11.17.23(e), floor areas under sloping roofs with a pitch of at least 3:12 if:
 - (i) the vertical distance from the floor to any part of the ceiling is between 1.2 m and 2.1 m,
 - (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope,
 - (iii) the excluded floor area does not exceed 10% of the maximum floor area allowed under section 11.17.20, and
 - (iv) the excluded area, combined with the excluded area under subsection (c), does not exceed 25% of the maximum allowable floor area;
- (e) for units that have a partial second floor, an area not exceeding 2.75 m² for stairs, if the excluded area, combined with the excluded areas under subsections (c) and (d), does not exceed 25% of the maximum allowable floor area; and
- (f) an area not exceeding 3.7 m² for residential storage space, clothes closets and linen closets.

[continued on the next page...]

- 11.17.26 Private outdoor space must be provided in the form of:
- (a) an open balcony, sundeck, or roof deck; or
 - (b) a patio located at grade with a minimum size of 3.7 m² and a minimum dimension of 1.5 m.
- 11.17.27 The setback provided in accordance with sections 11.17.11(c) and 11.17.18(c) must be permeable and landscaped where not required for vehicle or fire access.
- 11.17.28 A laneway house must include:
- (a) a minimum 75 mm wide trim around all doors and windows, excluding door sill trim, except where a window or door is recessed no less than 100 mm behind the adjacent exterior wall faces; and
 - (b) a canopy over the main entry door.
- 11.17.29 A main entry door that faces the lane must be set back at least 1.5 m from the ultimate rear property line.
- 11.17.30 On a corner site, the main entry door of a laneway house must face the flanking street.
- 11.17.31 At least 10% of the building elevation facing the lane must contain windows no smaller than 1.1 m².
- 11.17.32 Unless located at least 1.5 m above the floor of the partial upper storey, or facing the lane or a flanking street, windows with transparent glazing on a partial second storey must not exceed 1.1 m².
- 11.17.33 Wall cladding materials on a building elevation facing a lane or street must be continued in equal proportions, no less than 2.0 m along adjacent side walls or 1.2 m where the discontinuation of a material occurs at a change in the building wall plane, such as at a bay or chimney projection.
- 11.17.34 The Director of Planning may relax the design provisions in section 11.17.15, 11.17.17, 11.17.28, 11.17.29, 11.17.30, 11.17.31, 11.17.32, or 11.17.33 if, in the opinion of the Director of Planning, the design of a laneway house meets the intent of the laneway house regulations for quality and durability of design and architectural expression and is not compatible with one or more of the design requirements in those sections.
- 11.17.35 If the Director of Planning first considers the effects on neighbouring properties with regard to overlook, massing and neighbourhood privacy, and the intent of this section 11.17 and all applicable Council policies and guidelines, the Director of Planning may relax the provisions of sections 11.17.6, 11.17.7, 11.17.10, 11.17.11(a), (c) and (d), 11.17.14, 11.17.18(a), (c) and (d), 11.17.22, and 11.17.26 if:
- (a) due to topography or other conditions peculiar to the site, literal enforcement would result in unnecessary hardship;
 - (b) the relaxation is necessary to retain a tree; or
 - (c) the relaxation is necessary to allow a green roof that does not have railings or stair access.

11.18	Live-Work Use 11.18.1 The size of a live-work unit must be at least 47 m ² .	Formerly 11.23
11.19	Liquor Store 11.19.1 Wherever the words “retail store”, “retail or business establishment”, “retailing”, “convenience commercial”, or similar use descriptions which imply the sale of merchandise as a permitted use, appear in this By-law or in any by-law passed pursuant to this By-law, such permitted use shall not include a liquor store without the approval of the Director of Planning or the Development Permit Board, as the case may be. 11.19.2 Wherever “commercial”, “commercial uses”, “retail”, “retail uses”, or “drive-through service” appear in this By-law or in any by-law passed pursuant to this By-law, such permitted use shall not, unless otherwise specifically provided by this By-law, include a liquor store.	Formerly 10.22.1 and 10.26.2
11.20	Lounge 11.20.1 Wherever “restaurant” appears in this By-law or in any by-law passed pursuant to this By-law, such permitted use shall not, unless otherwise specifically provided by this By-law, include a lounge as defined in the Liquor Control and Licensing Regulation under the <i>Liquor Control and Licensing Act</i> (British Columbia).	Formerly 10.26.3
11.21	Lock-off Units and Secondary Suites 11.21.1 Each lock-off unit or secondary suite must include at least one complete bathroom unit, comprising one water closet, one hand wash basin, and one bathtub or shower. 11.21.2 Each lock-off unit or secondary suite must include no more than one kitchen.	Formerly 10.34
11.22	Marine Terminal or Berth 11.22.1 A marine terminal or berth must not be used for the bulk storage and handling and trans-shipment of coal.	Formerly 10.38
11.23	Micro Dwelling 11.23.1 A micro dwelling must be part of a development which has a covenant or housing agreement registered against title restricting its use to secured market rental housing or social housing, for the longer of 60 years or the life of the building. 11.23.2 The floor area of a micro dwelling must be at least 29.7 m ² , except that the Director of Planning or the Development Permit Board may relax the permitted floor area of a micro dwelling to a minimum of 23.2 m ² if: (a) the Director of Planning or the Development Permit Board first considers all applicable Council policies and guidelines; and <p style="text-align: right;"><i>[continued on the next page...]</i></p>	Formerly 11.27

	<p>(b) the micro dwelling is part of a development which has a covenant or housing agreement registered against title restricting its use to secured market rental housing or social housing, for the longer of 60 years or the life of the building.</p> <p>11.23.3 A micro dwelling is only permitted in:</p> <ul style="list-style-type: none"> (a) the area of the FC-1 District north of National Avenue; (b) the area of the RT-3 and RM-3A Districts located north of Venables Street, Malkin Avenue and Prior Street, south of Hastings Street, east of Gore Avenue and west of Clark Drive; (c) the HA-1 and HA-1A Districts; (d) the HA-2 District; (e) the Downtown-Eastside Oppenheimer District; (f) the area of the Downtown District denoted as C2 on Map 1 of the Downtown Official Development Plan; (g) the FC-2 District; and (h) the area of the IC-3 District north of 2nd Avenue. <p>11.23.4 No more than one person shall occupy a micro dwelling.</p>	
11.24	<p>Neighbourhood Grocery Stores and Dwelling Units in Conjunction with Neighbourhood Grocery Stores</p> <p>11.24.1 Neighbourhood grocery stores existing as of July 29, 1980 are permitted in any R district except the FM-1 District.</p> <p>11.24.2 The maximum permitted frontage for a site is 15.3 m.</p> <p>11.24.3 The maximum permitted floor area for all retail and storage space is 110 m².</p> <p>11.24.4 The maximum permitted number of indoor and outdoor seats is 16.</p> <p>11.24.5 Live entertainment is not permitted.</p> <p>11.24.6 Before granting a development permit, the Director of Planning must:</p> <ul style="list-style-type: none"> (a) notify surrounding property owners and residents; and (b) consider: <ul style="list-style-type: none"> (i) the design of any proposed building addition, (ii) the proposed solid waste program for collecting, storing and disposal of garbage and recycling, and (iii) the impact on adjacent property owners and residents of a proposed building addition or solid waste program. <p>11.24.7 The Director of Planning may relax the provisions of this section 11.24 with regards to maximum frontage and the applicable zoning district regulations with regards to setbacks, floor space ratio or site coverage, in order to facilitate the rehabilitation of an existing neighbourhood grocery store or dwelling unit in conjunction with neighbourhood grocery store.</p>	Formerly 11.16

11.25	Pawnshop and Secondhand Store 11.25.1 Any development permit issued for a pawnshop or secondhand store shall be limited in time to one year.	Formerly 10.30
11.26	Public Bike Share 11.26.1 Despite anything to the contrary in this By-law, public bike share is only a permitted use of lands that fall within the shaded area shown on the map attached to this section 11 as Figure 2. 11.26.2 The Director of Planning may approve a public bike share use, including such conditions as the Director of Planning may decide, provided that the Director of Planning first considers: (a) all applicable policies and guidelines adopted by Council; and (b) the submission of any advisory group, property owner or tenant, but no development permit approving the use shall be required if the use complies with section 5.19 of this By-law. 11.26.3 Floor space necessary for public bike share or a public bike share station shall be excluded from the calculation of floor space ratio on any site.	Formerly 10.36
11.27	Retailing Used Merchandise 11.27.1 Any retail store shall be permitted to use up to a maximum of 2.5 m ² of floor area of premises for the retailing of: (a) used electronic equipment, including, but not limited to, audio or video equipment or accessories, computers, printers or fax machines; or (b) two or more of the following types of used merchandise: bicycles, sports equipment, luggage, jewellery, cameras, musical equipment or tools; provided that this floor area shall be clearly demarcated and readily visible and accessible to the public.	Formerly 10.22
11.28	Riding Ring 11.28.1 No riding ring shall be used for the sale, whether by auction or otherwise, of horses or other animals. 11.28.2 In the granting of a development permit, the Director of Planning shall have regard to the size, siting and location of the proposed development, the type and hours of operation, whether operated privately or open to the public with or without payment, generation of traffic, parking facilities and any effect upon adjacent property and the amenity of the neighbourhood, and shall notify such owners of adjoining property as the Director of Planning deems necessary.	Formerly 11.5

11.29	Seniors Supportive or Assisted Housing 11.29.1 All residential units shall contain a three piece bathroom. 11.29.2 All housing projects shall provide meal service and 24 hour on-site emergency response assistance. 11.29.3 For the purposes of calculating floor space ratio, common areas such as the communal dining room, and common areas on the main floor and residential floors are not excludable. Only common space provided in excess of what is required in the guidelines can be considered as an exclusion within the maximum 10% amenity exclusion.	Formerly 10.32
11.30	School – Elementary or Secondary 11.30.1 The site shall have a minimum frontage of 20.1 m. 11.30.2 The Director of Planning may permit a greater height than permitted by the applicable district schedule, provided the Director of Planning first considers the effect of the additional height on the amenity of the neighbourhood. 11.30.3 Yards shall be provided in accordance with the applicable district schedule except that side yards shall have a minimum width of 6.0 m plus an additional 0.3 m for every 0.6 m by which the height of the building exceeds 10.7 m.	Formerly 11.8
11.31	Small-scale Pharmacy 11.31.1 A small-scale pharmacy must include at least 25 m ² of publicly accessible space except that if the Director of Planning first considers all applicable guidelines and policies adopted by Council and potential impacts on the site and the surrounding properties, the Director of Planning may allow a lesser amount of space. 11.31.2 Any development permit for a small-scale pharmacy must be limited in time to two years from the date of issuance.	Formerly 11.22
11.32	Short Term Rental Accommodation 11.32.1 In this section 11.32, (a) “principal residence unit” means the dwelling where an individual lives, makes their home and conducts their daily affairs, including, without limitation, paying bills and receiving mail, and is generally the dwelling unit with the residential address used on documentation related to billing, identification, taxation and insurance purposes, including, without limitation, income tax returns, Medical Services Plan documentation, driver’s licenses, personal identification, vehicle registration and utility bills; and (b) “booking” means a confirmed reservation of the dwelling unit, or of one or more bedrooms, as short term rental accommodation. <p style="text-align: right;"><i>[continued on the next page...]</i></p>	Formerly 11.32

	<p>11.32.2 Short term rental accommodation is only permitted in a lawful dwelling unit, secondary suite, laneway house, or lock-off unit that is a principal residence unit.</p> <p>11.32.3 Short term rental accommodation is not permitted in an accessory building or vehicle.</p> <p>11.32.4 Short term rental accommodation is not permitted in a dwelling unit in combination with bed and breakfast accommodation.</p> <p>11.32.5 No more than two adults may occupy each bedroom used as short term rental accommodation.</p> <p>11.32.6 Short term rental accommodation is only permitted in dwelling units that comply with all applicable occupancy limits as set out in the Fire By-law.</p> <p>11.32.7 No more than one booking may be permitted as short term rental accommodation in each dwelling unit at one time.</p> <p>11.32.8 Subject to the provisions of this section 11.32, short term rental accommodation is permitted in all CD-1 districts where dwelling uses are permitted.</p> <p>11.32.9 Any development permit or exemption from a development permit for a short term rental accommodation is time limited to two years.</p>	
11.33	<p>Sleeping Units</p> <p>11.33.1 No sleeping unit shall contain any sink or cooking facilities.</p> <p>11.33.2 Every sleeping unit shall include a main habitable room having a floor area of not less than 9.7 m².</p> <p>11.33.3 There shall not be less than one hand basin provided for every three sleeping units, but in no case shall such basins be located in public hallways, at least one water closet for every ten sleeping units, and at least one bathing unit for every twelve sleeping units.</p> <p>11.33.4 No person shall use or permit to be used any sleeping unit for a period of less than one month unless such unit forms part of a hotel.</p>	Formerly 10.19
11.34	<p>Temporary Modular Housing</p> <p>11.34.1 Temporary modular housing must be used as social housing.</p> <p>11.34.2 Before granting a development permit for temporary modular housing, the Director of Planning must:</p> <ul style="list-style-type: none"> (a) be satisfied that the landscaping and open space provision is appropriate for the size and nature of the development; (b) consider the impact on the livability of neighbouring residents; (c) notify adjacent property owners and any others that Director of Planning deems necessary; and (d) consider all applicable policies and guidelines adopted by Council. <p style="text-align: right;"><i>[continued on the next page...]</i></p>	Formerly 11.31

	11.34.3 A development permit for temporary modular housing must be time limited to a maximum of five years, unless otherwise extended in writing for up to an additional five years by the Director of Planning.	
11.35	<p>Temporary Sales Office</p> <p>11.35.1 The minimum site size shall be 2 000 m², except that the Director of Planning may permit a smaller site provided that all parking required by the Parking By-law is provided on site.</p> <p>11.35.2 The site must be within 100 m of the development project to which the temporary sales office relates.</p> <p>11.35.3 The site must be located on an arterial or major street, which generally have two or more lanes of travel in each direction and are usually designated as truck and bus routes.</p> <p>11.35.4 The site must be more than 800 m from a commercial district, except that the Director of Planning may permit the use closer to a commercial district if the applicant can demonstrate that suitable commercial vacancy opportunities are not available.</p> <p>11.35.5 The Director of Planning must consider the submission of any advisory group, property owner or tenant and all applicable policies and guidelines adopted by Council.</p> <p>11.35.6 The site must be fully restored to its original condition immediately following the expiration of a development permit.</p>	Formerly 11.26
11.36	<p>Urban Farm – Class A</p> <p>11.36.1 The planting area must not exceed 325 m² on any single parcel unless the primary use of the parcel is park or playground, or institutional, in which case the Director of Planning may permit an increase in planting area to a maximum of 7 000 m².</p> <p>11.36.2 If two or more parcels are operated jointly as an urban farm - class A, the combined planting area for all parcels must not exceed 7 000 m².</p> <p>11.36.3 No on-site processing of fruits and vegetables, or manufacturing of food products is permitted.</p> <p>11.36.4 No mechanical equipment may be used other than that designed for household use including lawnmowers, rototillers, garden hoses and pruners.</p> <p>11.36.5 No herbicides or pesticides are permitted.</p> <p>11.36.6 No on-site sales are permitted, unless the primary use of the parcel is institutional.</p> <p>11.36.7 No urban farm – class A operated on a single parcel may generate revenue exceeding \$9,999 in any calendar year, unless the primary use of the parcel is park or playground, or institutional.</p> <p><i>[continued on the next page...]</i></p>	Formerly 11.29

	<p>11.36.8 If an urban farm – class A is operated, in whole or in part, by a person other than an owner or full-time resident of the parcel, the planting area must be subject to a lease authorizing the operation of the farm.</p> <p>11.36.9 No offensive noise, odour, light, smoke, or vibration or other objectionable effect may be produced.</p> <p>11.36.10 No mechanical equipment may be stored outside.</p> <p>11.36.11 Any development permit or waiver of a development permit for an urban farm – class A is time limited to one year.</p>	
11.37	<p>Urban Farm – Class B</p> <p>11.37.1 The planting area for a single parcel or the combined planting area for all parcels operated jointly as an urban farm – class B, may not exceed 7 000 m², unless relaxed by the Director of Planning due to unnecessary hardship associated with the location, shape or size of the parcel or parcels.</p> <p>11.37.2 If located within 30 m of a residential use, no mechanical equipment may be used other than that designed for household use including lawnmowers, rototillers, garden hoses and pruners.</p> <p>11.37.3 No herbicides or pesticides are permitted.</p> <p>11.37.4 No offensive noise, odour, light, smoke, or vibration or other objectionable effect may be produced.</p> <p>11.37.5 If an urban farm – class B is operated, in whole or in part, by a person other than an owner or full-time resident of the parcel during the farm operation, the planting area must be subject to a lease authorizing the operation of the farm.</p> <p>11.37.6 Any development permit for an urban farm – class B is time limited to one year.</p>	Formerly 11.30
11.38	<p>Wedding Chapel</p> <p>11.38.1 Subject to section 11.38.2, the size of a wedding chapel must not exceed 140 m².</p> <p>11.38.2 The Director of Planning may permit a wedding chapel of a larger size having regard to the siting and location of the proposed development, the type and hours of operation, generation of traffic, parking facilities, and any effect upon adjacent property and the amenity of the neighbourhood, and will notify such owners of adjoining property as the Director of Planning deems necessary.</p>	Formerly 11.20

Figure 1

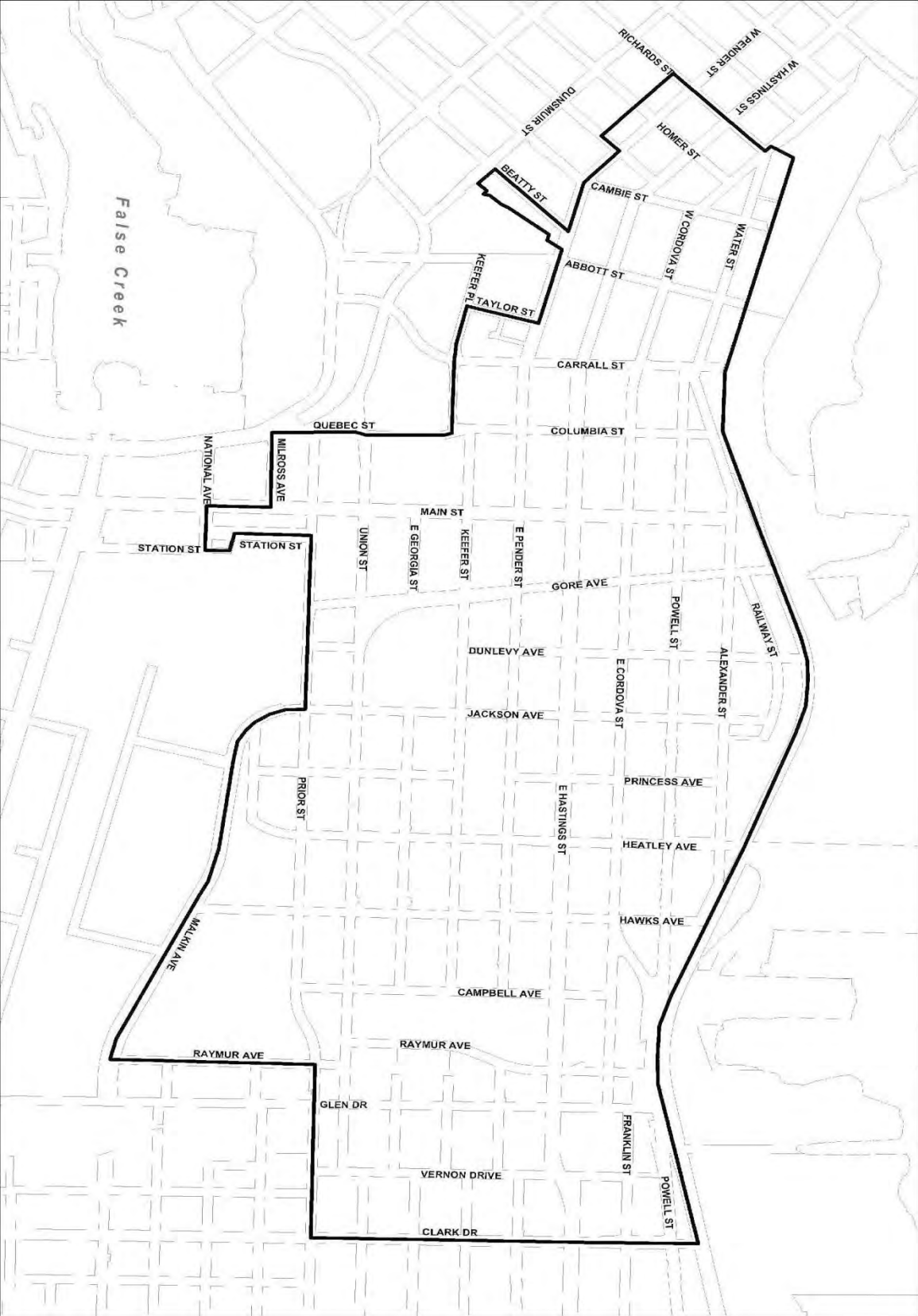


Figure 2



COVID-19 in Vancouver

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From: s.22(1)
Sent: March 3, 2021 12:33 PM
To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>
Subject: [EXT] 5707 Main Street Development Application

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

Good morning Giselle,
Thank you for asking our neighborhood for input regarding the Cannabis Exchange Application for 5707 Main Street.

As a long time resident of this area, I am happy seeing our area grow and change in many ways. However, I am opposed to the Cannabis Exchange application.

This is a mixed neighborhood with a family focus and feel. I do not believe another cannabis store would benefit our neighborhood in any way. While I am not opposed to the medical use of cannabis, there are already many cannabis stores in this area (on 41st, Main Street, Fraser and Cambie) so one more is the last thing we need!

There are many school aged children who live here. We have several schools both high school and elementary in our areas so we would welcome more family and youth oriented businesses.

I hope my feedback is helpful and will bear weight in your decision.

Thank you.

Kind regards,
s.22(1)
s.22(1)
Vancouver, BC
s.22(1)

From: [Sheddon, Giselle](#)
To: [s.22\(1\)](#)
Subject: RE: [EXT] [s.22\(1\)](#) completed 5707 Main St development application comments for 5707 Main St
Date: March 15, 2021 11:14:58 AM
Attachments: [ref_Cannabis Guidelines.pdf](#)
[ref_DistrSched_C-2.pdf](#)
[Sec11.pdf](#)
[image001.png](#)
[image002.png](#)

Good morning,

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is **(1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-2 Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the **(3rd) “not permitted”** category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link “<https://vancouver.ca/your-government/board-of-variance.aspx>”

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

The name of the applicant does not make this application void. The applicant is the tenant and we typically put the name of the company rather than the first name for our notification postcards and site sign.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



COVID-19 in Vancouver

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From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>

Sent: March 12, 2021 10:57 PM

To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>

Subject: [EXT] s.22(1) completed 5707 Main St development application comments for 5707 Main St

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s.22(1) just submitted a comment form for 5707 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

Dear Giselle Sneddon, Project Coordinator We were abhorred when we saw that there was an application to approve the use of the commercial unit at 5075 Main Street to "cannabis retail". This is absolutely unacceptable to me s.22(1). There's a number of reasons of which I will spell out here: 1. Parking – There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41 st are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents. 2. Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48 th Avenue. This is not an essential service such that another cannabis store is needed at 41 st Avenue. 3. Risk of Violent Crime – A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48 th . Charges have been laid against Mohammed Abu-Sharife. Our neighbourhood does not want a business that will increase the risk of violent crime. Invalid Notice to Neighbourhood – The City's notice to the neighbourhood advised that the applicant is 4. "Cannabis Exchange". This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. "Cannabis Exchange" is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. 5. Actual Applicants – It appears the incorrect notice to residents should have correctly stated the applicants as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name "Pineapple Exchange" is likely a nod to the movie "Pineapple Express", a "2008 American buddy stoner action comedy". 6. Nearby School – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41 st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons. 7. Unsafe Vehicle Traffic – Main and 41 st is a high-speed, high-hazard intersection - without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and to others. 8. Harassment of Bus Passengers – The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians. 9. Nearby Social Housing Building – This Riley Park neighbourhood was once characterized as a "rough" east-side area, but over past years we have worked hard to establish it as a

solid, safe, family neighbourhood. Sadly this has been somewhat eroded by the construction of a social housing building at Main/37 th , called The Beach. Since that time our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The community believes two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a marijuana store just blocks away from this social housing building will exacerbate the crime in our area. Needless to say, the presence of a marijuana store just 4 blocks from this building will not assist its 50 residents to maintain their sobriety. 10. Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the NW corner of Main/41 st . The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area. Please stop this permit s.22(1) and longtime resident of this area, we are angry and upset that you and the City would do this without consultation with residents of the building. A marijuana store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development. Sincerely, s.22(1) s.22(1)

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

|

From: [Sneddon, Giselle](#)
To: s.22(1)
Subject: RE: [EXT s.22(1)] completed 5707 Main St development application comments for 5707 Main St
Date: March 8, 2021 8:23:14 AM
Attachments: [ref_Cannabis Guidelines.pdf](#)
[ref_DistrSched_C-2.pdf](#)
[Sec11.pdf](#)
[image001.png](#)
[image002.png](#)

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) **allowed as outright approval**, (2) **conditionally regulated**, or (3) **not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-2 Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the (3rd) **“not permitted”** category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link [“https://vancouver.ca/your-government/board-of-variance.aspx”](https://vancouver.ca/your-government/board-of-variance.aspx)

The tenant is the applicant for this development permit which is why the company name is listed as the applicant who has applied for this application. In regards to the deadline for comments, a typical notification period is 2 weeks. I will continue to accept comments up until the date of decision by the Director of Planning. However, the sooner the better. If a comment is received after a the Director of Planning has made a decision, it is too late and I cannot include it in my recommendation. The date of the comment deadline does not make this application void.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



COVID-19 in Vancouver

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From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>

Sent: March 6, 2021 6:25 PM

To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>

Subject: [EXT] s.22(1) completed 5707 Main St development application comments for 5707 Main St

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

s.22(1) just submitted a comment form for 5707 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

I am NOT in favour of this change of use for the following reasons: Main reason: s.22(1) from the store. Some of our parents s.22(1) and will very likely run into people who are involved with marijuana dealings. It poses threats to the parents and kids, it also brings a negative impact s.22(1). Other reasons: Parking – There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41st are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents. Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. Risk of Violent Crime – A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. Our neighbourhood does not want a business that will increase the risk of violent crime. Invalid Notice to Neighbourhood – The City's notice to the neighbourhood advised that the applicant is "Cannabis Exchange". This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. "Cannabis Exchange" is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. Actual Applicants – It appears the incorrect notice to residents should have correctly stated the applicants as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name "Pineapple Exchange" is likely a nod to the movie "Pineapple Express", a "2008 American buddy stoner action comedy". Nearby School – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons. Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection - without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and to others. Harassment of Bus Passengers – The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians. Nearby Social Housing Building – This Riley Park neighbourhood was once

characterized as a “rough” east-side area, but over past years we have worked hard to establish it as a solid, safe, family neighbourhood. Sadly this has been somewhat eroded by the construction of a social housing building at Main/37th, called The Beach. Since that time our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The community believes two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a marijuana store just blocks away from this social housing building will exacerbate the crime in our area. Needless to say, the presence of a marijuana store just 4 blocks from this building will not assist its 50 residents to maintain their sobriety. Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the NW corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area. In summary, a marijuana store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development.

Street address

s.22(1)

Postal code

Vancouver, BC s.22(1)

Your overall position about the application:

Opposed

|

From: [Sneddon, Giselle](#)
To: [S.22\(1\)](#)
Subject: RE: [EXT] [S.22\(1\)](#) completed 5707 Main St development application comments for 5707 Main St
Date: March 15, 2021 10:34:38 AM
Attachments: [ref_Cannabis Guidelines.pdf](#)
[ref_DistrSched_C-2.pdf](#)
[Sec11.pdf](#)
[image001.png](#)
[image002.png](#)

Good morning,

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is **(1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-2 Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the **(3rd) "not permitted"** category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link "<https://vancouver.ca/your-government/board-of-variance.aspx>"

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

The name of the applicant does not make this application void. The applicant is the tenant and we typically put the name of the company rather than the first name for our notification postcards and site sign.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



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From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>

Sent: March 11, 2021 4:58 PM

To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>

Subject: [EXT] s.22(1) completed 5707 Main St development application comments for 5707 Main St

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

s.22(1) just submitted a comment form for 5707 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

TO: City of Vancouver, Planning Department, Director of Planning Attention: Giselle Sneddon, Project Coordinator RE: Development Application DP-2021-00008 – Cannabis Exchange The City of Vancouver distributed notices to our Main/41st neighbourhood advising that it had received an application to approve the use of the commercial unit at 5075 Main Street to “cannabis retail”. This is the anchor commercial unit in this mixed-use commercial/residential building on the SW corner of Main Street and 41st Avenue. I am NOT in favour of this change of use for the following reasons: Additional comments: we don’t like cannabis store in the community

Parking
– There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41st are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents. Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. Risk of Violent Crime – A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. Our neighbourhood does not want a business that will increase the risk of violent crime. Invalid Notice to Neighbourhood – The City’s notice to the neighbourhood advised that the applicant is “Cannabis Exchange”. This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. “Cannabis Exchange” is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. Actual Applicants – It appears the incorrect notice to residents should have correctly stated the applicants as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name “Pineapple Exchange” is likely a nod to the movie “Pineapple Express”, a “2008 American buddy stoner action comedy”. Nearby School – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons. Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection - without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of

drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and to others. Harassment of Bus Passengers – The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians. Nearby Social Housing Building – This Riley Park neighbourhood was once characterized as a “rough” east-side area, but over past years we have worked hard to establish it as a solid, safe, family neighbourhood. Sadly this has been somewhat eroded by the construction of a social housing building at Main/37th, called The Beach. Since that time our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The community believes two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a marijuana store just blocks away from this social housing building will exacerbate the crime in our area. Needless to say, the presence of a marijuana store just 4 blocks from this building will not assist its 50 residents to maintain their sobriety. Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the NW corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area. In summary, a marijuana store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development. Date: March 12, 2021 Name: [print] s.22(1) Signature: s.22(1) (digitally signed) s.22(1) Street Address: s.22(1) Postal Code: s.22(1)

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

|

From: [Sneddon, Giselle](#)
To: s.22(1)
Subject: RE: [EXT] s.22(1) completed 5707 Main St development application comments for 5707 Main St
Date: March 11, 2021 8:43:48 AM
Attachments: [image002.png](#)
[image003.png](#)
[ref_Cannabis Guidelines.pdf](#)
[ref_DistrSched_C-2.pdf](#)
[Sec11.pdf](#)

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) **allowed as outright approval**, (2) **conditionally regulated**, or (3) **not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-2 Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the (3rd) “**not permitted**” category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link “<https://vancouver.ca/your-government/board-of-variance.aspx>”

The tenant is the applicant for this development permit which is why the company name is listed as the applicant who has applied for this application. In regards to the deadline for comments, a typical notification period is 2 weeks. I will continue to accept comments up until the date of decision by the Director of Planning. However, the sooner the better. If a comment is received after a the Director of Planning has made a decision, it is too late and I cannot include it in my recommendation. The date of the comment deadline does not make this application void.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



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From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>

Sent: March 10, 2021 10:43 PM

To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>

Subject: [EXT] s.22(1) completed 5707 Main St development application comments for 5707 Main St

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s.22(1) just submitted a comment form for 5707 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

The City of Vancouver distributed notices to our Main/41st neighbourhood advising that it had received an application to approve the use of the commercial unit at 5075 Main Street to "cannabis retail". This is the anchor commercial unit in this mixed-use commercial/residential building on the SW corner of Main Street and 41st Avenue. I am NOT in favour of this change of use for the following reasons: Personal – I have family and know of young children in the building and immediate area. Having a cannabis store that promotes drug use and encourages customers to loiter at late hours every night does not set a good example for these developing kids. Parking – There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41st are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents. Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. Risk of Violent Crime – A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. Our neighbourhood does not want a business that will increase the risk of violent crime. Invalid Notice to Neighbourhood – The City's notice to the neighbourhood advised that the applicant is "Cannabis Exchange". This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. "Cannabis Exchange" is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. Actual Applicants – It appears the incorrect notice to residents should have correctly stated the applicants as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name "Pineapple Exchange" is likely a nod to the movie "Pineapple Express", a "2008 American buddy stoner action comedy". Nearby School – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons. Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection - without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and to others. Harassment of Bus Passengers – The community has a concern that the presence

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Street address

s.22(1)

Postal code

Vancouver, BC s.22(1)

Your overall position about the application:

Opposed

|

From: [Sheddon, Giselle](#)
To: **S.22(1)**
Subject: RE: [EXT] **S.22(1)** completed 5707 Main St development application comments for 5707 Main St
Date: March 15, 2021 11:21:06 AM
Attachments: [ref_Cannabis Guidelines.pdf](#)
[Sec11.pdf](#)
[ref_DistrSched_C-2.pdf](#)
[image001.png](#)
[image002.png](#)

Good morning,

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is **(1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

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The name of the applicant does not make this application void. The applicant is the tenant and we typically put the name of the company rather than the first name for our notification postcards and site sign.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



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From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>

Sent: March 14, 2021 4:14 PM

To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>

Subject: [EXT s.22(1)] completed 5707 Main St development application comments for 5707 Main St

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s.22(1) just submitted a comment form for 5707 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

I am very concerned with having a marijuana store in my neighbourhood. It is not compatible with our friendly, improving, family-oriented neighbourhood. I am NOT in favour of this change of use for the following reasons: Parking – There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41st are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents. Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. Risk of Violent Crime – A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. Our neighbourhood does not want a business that will increase the risk of violent crime. Invalid Notice to Neighbourhood – The City's notice to the neighbourhood advised that the applicant is "Cannabis Exchange". This is obviously incorrect. An application can only be submitted by a legal person – an individual or a corporation. "Cannabis Exchange" is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. Actual Application – It appears the incorrect notice to residents should have correctly stated the applicant as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name "Pineapple Exchange" is likely a nod to the movie "Pineapple Express", a "2008 American buddy stoner action comedy". Nearby School – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons. Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection - without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and to others. Harassment of Bus Passengers – The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians. Nearby Social Housing Building – This Riley Park neighbourhood was once characterized as a "rough" east-side area, but over past years we have worked hard to establish it as a solid, safe, family neighbourhood. Sadly this has been somewhat eroded by the construction of a social housing

building at Main/37th, called The Beach. Since that time our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The community believes two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a marijuana store just blocks away from this social housing building will exacerbate the crime in our area. Needless to say, the presence of a marijuana store just 4 blocks from this building will not assist its 50 residents to maintain their sobriety. Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the NW corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area. In summary, a marijuana store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

|

From: [Sneddon, Giselle](#)
To: [s.22\(1\)](#)
Subject: RE: [EXT] Comments of 5707 Main Street Cannabis Exchange
Date: March 10, 2021 8:17:55 AM
Attachments: [ref_Cannabis Guidelines.pdf](#)
[ref_DistrSched_C-2.pdf](#)
[Sec11.pdf](#)
[image001.png](#)
[image002.png](#)

Good morning,

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is **(1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-2 Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the **(3rd) “not permitted”** category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link “<https://vancouver.ca/your-government/board-of-variance.aspx>”

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Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.

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From: S [REDACTED]
Sent: March 9, 2021 1:52 PM
To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>
Subject: [EXT] Comments of 5707 Main Street Cannabis Exchange

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

Good afternoon,

We received the notice for the Development Application of 5709 Main Street DP-2021-00008.

I opposed the application. My reason is that

- 1) Cannabis store not only effect the people who use it but the surrounding people as well. I am not against people who use marijuana for medical reason but don't smoke marijuana when there are people around. It stinks!!

By allowing a Cannabis Exchange to open at a BUSY pedestrian traffic area at Main and 41st, there is no policy in place to restrict these people from lighting up a marijuana joint and blowing smoke in other people face.

- 2) When users are high on cannabis, who can then stop them from being aggressive. There are potential unpleasant feelings such as anxiety, confusion, psychosis, paranoia and others. Marijuana addiction and withdrawal are REAL. Will there be more police in place to monitor the type of person entering the neighborhood? Will be there more block watch? There is Van Horne elementary school 4 or 5 blocks away. My kids go there.

- 3) Not safe for transit users. s.22(1) [REDACTED] I would walk to the bus stop on s.22(1) [REDACTED] and s.22(1) [REDACTED]. At the end of the day, I would take the bus and s.22(1) [REDACTED]. The stop is right in front of the store. The store is requesting to open from 9am to 11pm. That's crazy to let a store open to 11pm where people need to feel safe taking transit or walking home at night.

So when I s.22(1) [REDACTED], I might have to deal with harassment from drug user or panhandlers walking home. s.22(1) [REDACTED] in the fall/winter is very dark. I feel unsafe knowing that a Cannabis shop is still open.

There might be aggressive user or panhandlers still around.

- 4) Marijuana is legal but it is still a drug. There are many places that still classify it as illegal. Drug users bring with them violent crimes.

One thing I forgot is that s.22(1) [REDACTED]. I will have to be more careful and watch my surrounding. It is creating more anxiety for the parents knowing that more people are entering the neighborhood for drugs.

I opposed this development. We need a grocery store, a bakery or a coffee shop way more than a marijuana store. It needs to be usable for everybody and benefit the neighborhood and not just for a few group of people.

s.22(1) [REDACTED]

s.22(1)

From: [Sheddon, Giselle](#)
To: s.22(1)
Cc:
Subject: RE: [EXT] Concerns re: Development App re: 5707 Main St.
Date: March 8, 2021 8:27:40 AM
Attachments: [ref_Cannabis Guidelines.pdf](#)
[ref_DistrSched_C-2.pdf](#)
[Sec11.pdf](#)
[image001.png](#)
[image002.png](#)

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) **allowed as outright approval**, (2) **conditionally regulated**, or (3) **not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

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I will be accepting comments up until the date of decision, however the sooner the better. If I receive comments after the Director of Planning has made a decision then it will be too late to include it in my recommendation.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch
Development, Buildings & Licensing
City of Vancouver | 515 W 10th Ave
Vancouver | BC V5Y 1V4
giselle.sneddon@vancouver.ca



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From: s.22(1)
Sent: March 7, 2021 12:22 PM
To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>
Cc: s.22(1)
Subject: [EXT] Concerns re: Development App re: 5707 Main St.

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

Hello Giselle,

I'm writing to you about the Cannabis Exchange application at **5707 Main St (DP-2021-00008)**.

We have lived in the neighbourhood surrounding 41st and Main for s.22(1). It is a family-friendly neighbourhood and we have s.22(1). We are concerned that a cannabis retail store will attract more people in cars, parking along s.22(1) s.22(1) s.22(1) (when church was in session, pre-Covid). We are also concerned about higher retail traffic late at night, and customers hanging out late until past 11:00 PM!

I thought there were noise by-laws in place to protect residential neighbourhood close by?

Preference:

- 1) We do not want a Cannabis store in our neighbourhood. Can it be moved to another busier location along 41st or King Ed?
 - a. How do we go about getting a petition signed?
- 2) If it does get passed, we would not want it open past 8:00 PM at night. Our children need their rest, and we do not want to be calling about noise complaints.
 - a. We would also not want it open 7 days per week. 4- 5 days would be more reasonable.
 - b. How will the city limit and control parking on our neighbourhood streets?
 - c. How will the city minimize noise related to this establishment?

Thank you for your consideration. If you wish to discuss further, please contact me at: s.22(1)

Signed concerned parents and neighbours,

s.22(1)

From: Sneddon, Giselle
To: s.22(1)
Subject: RE: [EXT] s.22 completed 5707 Main St development application comments for 5707 Main St
Date: March 16, 2021 8:11:26 AM
Attachments: [ref_Cannabis Guidelines.pdf](#)
[Sec11.pdf](#)
[ref_DistrSched_C-2.pdf](#)
[image001.png](#)
[image002.png](#)

Good morning,

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) **allowed as outright approval**, (2) **conditionally regulated**, or (3) **not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

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- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

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Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

The name of the applicant does not make this application void. The applicant is the tenant and we typically put the name of the company rather than the first name for our notification postcards and site sign.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



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From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>

Sent: March 15, 2021 9:30 PM

To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>

Subject: [EXT] s.22(1) completed 5707 Main St development application comments for 5707 Main St

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

s.22(1) just submitted a comment form for 5707 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

I am strongly against this proposition because this development decision would be detrimental to the area for the several reasons, including the following: - The safety of Vancouver residents is at risk. This intersection is already a very high-volume area not unfamiliar with vehicular collisions and pedestrian casualties. Increasing both vehicle and foot traffic would itself increase the hazards of the area; the addition of the undeniably non-zero risk of persons populating the intersection while drug-impaired escalates this danger immensely. - An undue burden would be placed on the residents of the surrounding area, because the easiest places to loiter are around residential houses (alleyways near this corner already struggle with non-residents dumping garbage and vandalizing property). - Parking spaces in this area are extremely limited and do not facilitate a store whose style isn't rapid service to go, such as a fast-food restaurant. - The notice issued to the neighbourhood is erroneously attributed to the applicant, "Cannabis Exchange", which is neither an individual nor a corporation. Approval granted by the City of Vancouver would be legally void. Ultimately, I have listed varying concerns with different degrees of relevance, mostly to support my main concern of safety in the area. Please consider the safety of not only the local residents, but also the transient populace travelling through this area by vehicle, on foot, or by public transportation.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

|

From: Sneddon, Giselle
To: s.22(1)
Subject: RE: [EXT] DP-2021-00008
Date: March 3, 2021 3:19:54 PM
Attachments: [image001.png](#)
[image002.png](#)

Good afternoon s.22(1)

Thank you for your comments and feedback regarding the hours of operation. The hours of operation are generally set out by the Provincial Government. However, I will include this comment in my recommendation to the Director of Planning for their decision.

Thank you.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



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From: s.22(1)
Sent: March 2, 2021 3:21 PM
To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>
Subject: [EXT] DP-2021-00008

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

Hi Giselle,

I own one of the condo's in this building. I lived there for s.22(1) and love that place and location. I think a pot shop is a fine enough addition but my concern is it being open till 11pm 7 days a week. s.22(1) but I am concerned s.22(1) and other residents of the building experiencing noise and any disturbance folks picking up their weed at 10:30pm might cause.

Not sure if that's in your departments control but thought I'd pass on my initial responses to this application notice.

My best,

s.22(1)



From: Sneddon, Giselle
To: s.22(1)
Subject: RE: [EXT] s.2 completed 5707 Main St development application comments for 5707 Main St
Date: March 16, 2021 8:12:50 AM
Attachments: [ref_Cannabis Guidelines.pdf](#)
[ref_DistrSched C-2.pdf](#)
[Sec11.pdf](#)
[image001.png](#)
[image002.png](#)

Good morning,

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) **allowed as outright approval**, (2) **conditionally regulated**, or (3) **not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-2 Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the (3rd) “**not permitted**” category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link “<https://vancouver.ca/your-government/board-of-variance.aspx>”

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Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



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From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>

Sent: March 15, 2021 9:52 PM

To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>

Subject: [EXT] s.22(1) completed 5707 Main St development application comments for 5707 Main St

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s.22(1) just submitted a comment form for 5707 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

I am not in favor of a marijuana store in this location because: - The safety of Vancouver residents is pertinent. This intersection is already a very high-volume area not unfamiliar with vehicular collisions and pedestrian casualties. Increasing both vehicle and foot traffic would itself increase the hazards of the area; the addition of the undeniably non-zero risk of persons populating the intersection while drug-impaired escalates this danger immensely. - An undue burden would be placed on the residents of the surrounding area, because the easiest places to loiter are around residential houses (alleyways near this corner already struggle with non-residents dumping garbage and vandalizing property). - Parking spaces in this area are extremely limited and do not facilitate a store whose style isn't rapid service to go, such as a fast-food restaurant. - The notice issued to the neighbourhood is erroneously attributed to the applicant, "Cannabis Exchange", which is neither an individual nor a corporation. Approval granted by the City of Vancouver would be legally void.

Street address

s.22(1)

Postal code

Vancouver, BC s.22(1)

Your overall position about the application:

Opposed

|

From: [Sneddon, Giselle](#)
To: [s.22\(1\)](#)
Subject: RE: [EXT] Fwd: 5707 Main Street development application
Date: March 3, 2021 3:21:31 PM
Attachments: [ref_Cannabis Guidelines.pdf](#)
[ref_DistrSched_C-2.pdf](#)
[Sec11.pdf](#)
[image001.png](#)
[image002.png](#)

Good afternoon,

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Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



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From: s.22(1)
Sent: March 3, 2021 12:00 PM
To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>
Subject: [EXT] Fwd: 5707 Main Street development application

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

----- Forwarded message -----
From: s.22(1)
Date: Wed, Mar 3, 2021 at 10:06 AM
Subject: 5707 Main Street development application
To: <giselle.sneddon@vancouver.ca>

Dear Giselle Sneddon,

I am opposed to the Cannabis Exchange application for 5707 Main Street for the following reasons:

- 1) there are too many of these stores already
- 2) there are a lot of children in this area, and several high schools nearby.
- 3) this is a central transit hub where a LOT of people move around
- 4) s.22(1) ; I'm not opposed to other people smoking all the time, but now that it's legal I find that it is a negative influence on society
- 5) s.22(1) . It scared the heck out of me.

Need I say more?

Sincerely,

s.22(1)
Vancouver, B.C.
s.22(1)

From: [Sneddon, Giselle](#)
To: s.22(1)
Subject: RE: [EXT] s.22(1) completed 5707 Main St development application comments for 5707 Main St
Date: March 16, 2021 8:10:16 AM
Attachments: [ref_Cannabis Guidelines.pdf](#)
[ref_DistrSched_C-2.pdf](#)
[Sec11.pdf](#)
[image001.png](#)
[image002.png](#)

Good morning,

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Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



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From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>

Sent: March 15, 2021 8:08 PM

To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>

Subject: [EXT] s.22(1) completed 5707 Main St development application comments for 5707 Main St

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

s.22(1) just submitted a comment form for 5707 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

I believe this development decision would be detrimental to the area for the following reasons: - The safety of Vancouver residents is pertinent. This intersection is already a very high-volume area not unfamiliar with vehicular collisions and pedestrian casualties. Increasing both vehicle and foot traffic would itself increase the hazards of the area; the addition of the undeniably non-zero risk of persons populating the intersection while drug-impaired escalates this danger immensely. - An undue burden would be placed on the residents of the surrounding area, because the easiest places to loiter are around residential houses (alleyways near this corner already struggle with non-residents dumping garbage and vandalizing property). - Parking spaces in this area are extremely limited and do not facilitate a store whose style isn't rapid service to go, such as a fast-food restaurant. - The notice issued to the neighbourhood is erroneously attributed to the applicant, "Cannabis Exchange", which is neither an individual nor a corporation. Approval granted by the City of Vancouver would be legally void. Ultimately, I have listed varying concerns with different degrees of relevance, mostly to support my main concern of safety in the area. Please consider the safety of not only the local residents, but also the transient populace travelling through this area by vehicle, on foot, or by public transportation.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

|

From: Sneddon, Giselle
To: s.22(1)
Subject: RE: [EXT] completed 5707 Main St development application comments for 5707 Main St
Date: March 15, 2021 11:25:09 AM
Attachments: [ref_Cannabis Guidelines.pdf](#)
[ref_DistrSched_C-2.pdf](#)
[Sec11.pdf](#)
[image001.png](#)
[image002.png](#)

Good morning,

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is **(1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-2 Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the **(3rd) "not permitted"** category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link "<https://vancouver.ca/your-government/board-of-variance.aspx>"

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

The name of the applicant does not make this application void. The applicant is the tenant and we typically put the name of the company rather than the first name for our notification postcards and site sign.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



COVID-19 in Vancouver

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From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>

Sent: March 14, 2021 11:44 PM

To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>

Subject: [EXT ^{s.22(1)}] completed 5707 Main St development application comments for 5707 Main St

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

^{s.22(1)} just submitted a comment form for 5707 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

I am NOT in favour of having a cannabis retail store at Main and 41st Avenue for the following reasons:

Risk of Violent Crime – ^{s.22(1)}

^{s.22(1)}

of the Main/41st Avenue

intersection. We would be greatly concerned about our personal safety whenever we take our walks. A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. My family and neighbours do not want a business that will increase the risk of violent crime in our neighbourhood, ^{s.22(1)}

Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. Nearby School and Student Safety – This location is just a few blocks away from Van Horne Elementary School, a large public school. Cannabis users may start hanging out on the grounds of the elementary school and litter the school's grounds with used drug paraphernalia. In addition, many young students walk past the Main/41st corner every weekday on their way to and from school. These children would be at increased risk from negative encounters with drug-impaired customers and panhandlers. Harassment of Bus Passengers – The presence of a cannabis store may increase panhandling activity as well as solicitation of money from waiting bus passengers and other pedestrians, whose personal safety and peace of mind would be put at risk. Nearby Social Housing Building – The Riley Park neighbourhood was once characterized as a “rough” east-side area, but over past years we have worked hard to establish it as a solid, safe, family-oriented neighbourhood. Sadly, this has been somewhat eroded by the construction of a social housing building at Main/37th, called The Beach. Since that time, our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The community believes that two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a cannabis store just 4 blocks away from this social housing building would exacerbate the crime in our area and not help its 50 residents to maintain their sobriety. Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the northwest corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from developing in our area. Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection -- without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron

station. The narrow sidewalks on this southwest corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a cannabis store next to these high-speed streets could create safety risks to themselves and to others. Invalid Notice to Neighbourhood – The City’s notice to the neighbourhood advised that the applicant is “Cannabis Exchange”. This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. “Cannabis Exchange” is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. Actual Applicants – It appears the incorrect notice to residents should have correctly stated the applicants as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name “Pineapple Exchange” is likely a nod to the movie “Pineapple Express”, a “2008 American buddy stoner action comedy”. In summary, a cannabis store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

|

From: [Sheddon, Giselle](#)
To: [S.22\(1\)](#)
Subject: RE: [EXT [S.22\(1\)](#)] completed 5707 Main St development application comments for 5707 Main St
Date: March 8, 2021 8:31:06 AM
Attachments: [ref_Cannabis Guidelines.pdf](#)
[ref_DistrSched_C-2.pdf](#)
[Sec11.pdf](#)
[image001.png](#)
[image002.png](#)

Good morning [S.22\(1\)](#)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is **(1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-2 Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the **(3rd) “not permitted”** category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link “<https://vancouver.ca/your-government/board-of-variance.aspx>”

The notice sent out by mail is not invalid. The tenant is the applicant and we simply have less room on the postcard for all applicant information. Please note that in some cases we do not put the personal name of the applicant on the sign either as it is up to the applicant if they want that information published. We would still put their company name.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



COVID-19 in Vancouver

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From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>

Sent: March 7, 2021 4:56 PM

To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>

Subject: [EXT s.22(1)] completed 5707 Main St development application comments for 5707 Main St

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

s.22(1) just submitted a comment form for 5707 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

I am concerned about adding another Cannabis store on Main as there already is one at 48th & Main and near 27th and Main. The location at 48th was the scene of a murder not too long ago and we do not need to attract violent crime to the neighborhood. This is a family neighborhood with Van Horne Elementary close by. I appreciate Cannabis is legal but I don't think promoting drugs near an Elementary school is a great idea. There is social housing nearby on 37th and criminal activity has increased in the neighborhood since this home was established so I don't feel adding a temptation close by for those recovering would be smart. The area has limited parking and is high traffic, so attracting vehicles where it is possible the drivers may be impaired will increase accidents. The application says Cannabis Exchange but the notice on the store is for Carson Phillips Pineapple Exchange so the notice to residents is invalid. Please do not approve this addition to what is considered a family neighborhood. Choose safety/health of the residents over profits. Thank you for your consideration.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

|

From: [Sneddon, Giselle](#)
To: [s.22\(1\)](#)
Subject: RE: [EXT] completed 5707 Main St development application comments for 5707 Main St
Date: March 16, 2021 8:09:16 AM
Attachments: [ref_Cannabis Guidelines.pdf](#)
[ref_DistrSched_C-2.pdf](#)
[Sec11.pdf](#)
[image001.png](#)
[image002.png](#)

Good morning,

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is **(1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

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- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the **(3rd) "not permitted"** category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link "<https://vancouver.ca/your-government/board-of-variance.aspx>"

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

The name of the applicant does not make this application void. The applicant is the tenant and we typically put the name of the company rather than the first name for our notification postcards and site sign.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



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From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>

Sent: March 15, 2021 12:00 AM

To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>

Subject: [EXT] s.22(1) completed 5707 Main St development application comments for 5707 Main St

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

s.22(1) just submitted a comment form for 5707 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

I am NOT in favour of having a cannabis retail store at Main and 41st Avenue for the following reasons:

Risk of Violent Crime – s.22(1)

s.22(1) of the Main/41st Avenue intersection. We would be greatly concerned about our personal safety whenever we take our walks. A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. My family and neighbours do not want a business that will increase the risk of violent crime in our neighbourhood, s.22(1)

Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. **Nearby School and Student Safety –** This location is just a few blocks away from Van Horne Elementary School, a large public school. Cannabis users may start hanging out on the grounds of the elementary school and litter the school's grounds with used drug paraphernalia. In addition, many young students walk past the Main/41st corner every weekday on their way to and from school. These children would be at increased risk from negative encounters with drug-impaired customers and panhandlers. **Harassment of Bus Passengers –** The presence of a cannabis store may increase panhandling activity as well as solicitation of money from waiting bus passengers and other pedestrians, whose personal safety and peace of mind would be put at risk. **Nearby Social Housing Building –** The Riley Park neighbourhood was once characterized as a “rough” east-side area, but over past years we have worked hard to establish it as a solid, safe, family-oriented neighbourhood. Sadly, this has been somewhat eroded by the construction of a social housing building at Main/37th, called The Beach. Since that time, our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The community believes that two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a cannabis store just 4 blocks away from this social housing building would exacerbate the crime in our area and not help its 50 residents to maintain their sobriety.

Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the northwest corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from developing in our area. **Unsafe Vehicle Traffic –** Main and 41st is a high-speed, high-hazard intersection -- without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this

southwest corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a cannabis store next to these high-speed streets could create safety risks to themselves and to others. Invalid Notice to Neighbourhood – The City’s notice to the neighbourhood advised that the applicant is “Cannabis Exchange”. This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. “Cannabis Exchange” is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. Actual Applicants – It appears the incorrect notice to residents should have correctly stated the applicants as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name “Pineapple Exchange” is likely a nod to the movie “Pineapple Express”, a “2008 American buddy stoner action comedy”. In summary, a cannabis store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development.

Street address

s.22(1)

Postal code

Vancouver, BC s.22(1)

Your overall position about the application:

Opposed

|

From: [Sneddon, Giselle](#)
To: [s.22\(1\)](#)
Subject: RE: [EXT] [s.22\(1\)](#) completed 5707 Main St development application comments for 5707 Main St
Date: March 15, 2021 11:18:03 AM
Attachments: [ref_Cannabis Guidelines.pdf](#)
[ref_DistrSched_C-2.pdf](#)
[Sec11.pdf](#)
[image001.png](#)
[image002.png](#)

Good morning,

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is **(1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-2 Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the **(3rd) “not permitted”** category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link “<https://vancouver.ca/your-government/board-of-variance.aspx>”

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The name of the applicant does not make this application void. The applicant is the tenant and we typically put the name of the company rather than the first name for our notification postcards and site sign.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



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From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>

Sent: March 13, 2021 11:53 PM

To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>

Subject: [EXT] s.22(1) completed 5707 Main St development application comments for 5707 Main St

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

s.22(1) just submitted a comment form for 5707 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

TO: City of Vancouver, Planning Department, Director of Planning Attention: Giselle Sneddon, Project Coordinator RE: Development Application DP-2021-00008 – Cannabis Exchange The City of Vancouver distributed notices to our Main/41st neighbourhood advising that it had received an application to approve the use of the commercial unit at 5075 Main Street to “cannabis retail”. This is the anchor commercial unit in this mixed-use commercial/residential building on the SW corner of Main Street and 41st Avenue. I am NOT in favour of this change of use for the following reasons: Additional comments:

Parking – There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41st are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents. Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. Risk of Violent Crime – A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. Our neighbourhood does not want a business that will increase the risk of violent crime. Invalid Notice to Neighbourhood – The City’s notice to the neighbourhood advised that the applicant is “Cannabis Exchange”. This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. “Cannabis Exchange” is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. Actual Applicants – It appears the incorrect notice to residents should have correctly stated the applicants as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name “Pineapple Exchange” is likely a nod to the movie “Pineapple Express”, a “2008 American buddy stoner action comedy”. Nearby School – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons. Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection - without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of

drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and to others. Harassment of Bus Passengers – The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians. Nearby Social Housing Building – This Riley Park neighbourhood was once characterized as a “rough” east-side area, but over past years we have worked hard to establish it as a solid, safe, family neighbourhood. Sadly this has been somewhat eroded by the construction of a social housing building at Main/37th, called The Beach. Since that time our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The community believes two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a marijuana store just blocks away from this social housing building will exacerbate the crime in our area. Needless to say, the presence of a marijuana store just 4 blocks from this building will not assist its 50 residents to maintain their sobriety. Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the NW corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area. Personal – I have family and know of young children in the building and immediate area. Having a cannabis store that promotes drug use and encourages customers to loiter at late hours every night does not set a good example for these developing kids. In summary, a marijuana store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development. Date: March 13, 2021 Name: s.22(1) Signature: s.22(1) Street Address: s.22(1) Postal Code: s.22(1)

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

|

From: [Sneddon, Giselle](#)
To: [S.22\(1\)](#)
Subject: RE: [EXT] [S.22\(1\)](#) completed 5707 Main St development application comments for 5707 Main St
Date: March 15, 2021 10:40:37 AM
Attachments: [ref_Cannabis Guidelines.pdf](#)
[ref_DistrSched_C-2.pdf](#)
[Sec11.pdf](#)
[image001.png](#)
[image002.png](#)

Good morning,

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

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- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

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Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



COVID-19 in Vancouver

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From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>

Sent: March 11, 2021 6:59 PM

To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>

Subject: [EXT] s.22(1) completed 5707 Main St development application comments for 5707 Main St

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

s.22(1) just submitted a comment form for 5707 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

I am NOT in favour of this change of use for the following reasons: 1. s.22(1) we worry about some people will take in around the area and will affect the kid and children) 2. Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. 3. Invalid Notice to Neighbourhood – The City’s notice to the neighbourhood advised that the applicant is “Cannabis Exchange”. This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. “Cannabis Exchange” is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. 4. Nearby School – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons. Harassment of Bus Passengers – The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians. Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the NW corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area. In summary, a marijuana store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

I

From: [Sheddon, Giselle](#)
To: s.22(1)
Cc: s.22(1)
Subject: RE: [EXT] notice of development - response
Date: March 15, 2021 11:34:09 AM
Attachments: [ref_Cannabis Guidelines.pdf](#)
[ref_DistrSched_C-2.pdf](#)
[Sec11.pdf](#)
[image001.png](#)
[image002.png](#)

Good morning,

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-2 Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the (3rd) “not permitted” category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link “<https://vancouver.ca/your-government/board-of-variance.aspx>”

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

The name of the applicant does not make this application void. The applicant is the tenant and we typically put the name of the company rather than the first name for our notification postcards and site sign.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch
Development, Buildings & Licensing
City of Vancouver | 515 W 10th Ave
Vancouver | BC V5Y 1V4
giselle.sneddon@vancouver.ca



COVID-19 in Vancouver

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From: s.22(1)
Sent: March 10, 2021 12:07 PM
To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>
Cc: s.22(1)
Subject: [EXT] notice of development - response

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

Hi Ms. Sneddon,

please find attached our family's response to the recently distributed Notice of Development Application regarding the Cannabis Exchange application to changes to the location at 5707 Main Street, Vancouver BC.

Sincerely,

s.22(1)

From: [Sheddon, Giselle](#)
To: [s.22\(1\)](#)
Subject: RE: [EXT] Oppose the development application 5707 main st
Date: March 15, 2021 10:19:29 AM
Attachments: [ref_Cannabis Guidelines.pdf](#)
[ref_DistrSched_C-2.pdf](#)
[Sec11.pdf](#)
[image001.png](#)
[image002.png](#)

Good morning,

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is **(1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-2 Zone District Schedule, conditionally acceptable use under section 3.2R
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Could you please provide your home address? This information is used to determine your proximity to the proposed location.

Thank you.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



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From: s.22(1)
Sent: March 11, 2021 11:44 AM
To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>
Subject: [EXT] Oppose the development application 5707 main st

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

We Oppose the development application 5707 main st DP-2021-00008.

Regards

s.22(1)

s.22(1)

Vancouver, BC

s.22(1)

Cell: s.22(1)
Office: s.22(1)
Fax: s.22(1)
Email: s.22(1)
Web site: s.22(1)

s.22(1)

s.22(1)

From: [Sneddon, Giselle](#)
To: [S.22\(1\)](#)
Subject: RE: [EXT] Opposing the development of Cannabis Exchange 5707 Main street
Date: March 15, 2021 11:06:47 AM
Attachments: [ref_DistrSched_C-2.pdf](#)
[Sec11.pdf](#)
[ref_Cannabis Guidelines.pdf](#)
[image001.png](#)
[image002.png](#)

Good morning,

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is **(1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

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- Guidelines for Medical marijuana-related uses near youth facilities

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The name of the applicant does not make this application void. The applicant is the tenant and we typically put the name of the company rather than the first name for our notification postcards and site sign.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



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From: s.22(1)
Sent: March 12, 2021 1:47 PM
To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>
Subject: [EXT] Opposing the development of Cannabis Exchange 5707 Main street

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

Dear Giselle,

I just recently received the notice of development of a Cannabis Exchange retail store for our building. As a resident of the building s.22(1), I would like to voice my concern towards this development and oppose it from moving forward. I have attached a letter to this email that further explains my concerns.

Thank you for your time and I look forward to hearing from you.

Sincerely,

s.22(1)

From: [Sheddon, Giselle](#)
To: s.22(1)
Subject: RE: [EXT] s.22(1) completed 5707 Main St development application comments for 5707 Main St
Date: March 5, 2021 7:49:37 AM
Attachments: [ref_Cannabis Guidelines.pdf](#)
[ref_DistrSched_C-2.pdf](#)
[Sec11.pdf](#)
[image002.png](#)
[image003.png](#)

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) **allowed as outright approval**, (2) **conditionally regulated**, or (3) **not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-2 Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the (3rd) **“not permitted”** category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link [“https://vancouver.ca/your-government/board-of-variance.aspx”](https://vancouver.ca/your-government/board-of-variance.aspx)

The tenant is the applicant for this development permit which is why the company name is listed as the applicant who has applied for this application. In regards to the deadline for comments, a typical notification period is 2 weeks. I will continue to accept comments up until the date of decision by the Director of Planning. However, the sooner the better. If a comment is received after a the Director of Planning has made a decision, it is too late and I cannot include it in my recommendation. The date of the comment deadline does not make this application void.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



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From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>

Sent: March 4, 2021 1:59 PM

To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>

Subject: [EXT] s.22(1) completed 5707 Main St development application comments for 5707 Main St

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

s.22(1) just submitted a comment form for 5707 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

The City of Vancouver distributed notices to our Main/41st neighbourhood advising that it had received an application to approve the use of the commercial unit at 5075 Main Street to "cannabis retail". This is the anchor commercial unit in this mixed-use commercial/residential building on the SW corner of Main Street and 41st Avenue. I am NOT in favour of this change of use for the following reasons: **Parking** – There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41st are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents. **Nearby Existing Cannabis Store** – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. **Risk of Violent Crime** – A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. Our neighbourhood does not want a business that will increase the risk of violent crime. **Invalid Notice to Neighbourhood** – The City's notice to the neighbourhood advised that the applicant is "Cannabis Exchange". This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. "Cannabis Exchange" is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. **Actual Applicants** – It appears the incorrect notice to residents should have correctly stated the applicants as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name "Pineapple Exchange" is likely a nod to the movie "Pineapple Express", a "2008 American buddy stoner action comedy". **Invalid Deadline for Neighbourhood Comments** - The City notice stated the deadline for written comments is March 14, 2021. This is a Sunday. Pursuant to section 25(4) of the British Columbia Interpretation Act, this date is extended by law to Monday March 15th. The fact that the City's notice did not state the correct deadline further invalidates the notice and also would invalidate any permission that might be granted by the City. **Nearby School** – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons. **Unsafe Vehicle Traffic** – Main and 41st is a high-speed, high-hazard intersection - without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of

drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and to others. Harassment of Bus Passengers – The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians. Nearby Social Housing Building – This Riley Park neighbourhood was once characterized as a “rough” east-side area, but over past years we have worked hard to establish it as a solid, safe, family neighbourhood. Sadly this has been somewhat eroded by the construction of a social housing building at Main/37th, called The Beach. Since that time our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The community believes two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a marijuana store just blocks away from this social housing building will exacerbate the crime in our area. Needless to say, the presence of a marijuana store just 4 blocks from this building will not assist its 50 residents to maintain their sobriety. Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the NW corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area. In summary, a marijuana store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

|

From: [Sneddon, Giselle](#)
To: s.22(1) a
Subject: RE: [EXT] s.22(1) completed 5707 Main St development application comments for 5707 Main St
Date: March 8, 2021 8:38:34 AM
Attachments: [image001.png](#)
[image002.png](#)

Good morning s.22(1)

I wanted to touch base with you again about the comment you submitted below.

I did not say that those living farther away would have their comment disregarded. However, the address provided assists us in understanding who has submitted comments. All comments will be included in my recommendation to the Director of Planning.

As I said before, this application stands refused as it does not currently meet the by-laws. The applicant will likely go to the Board of Variance which is a separate entity that may overturn the Director of Planning's decision.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



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From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>

Sent: March 8, 2021 6:13 AM

To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>

Subject: [EXT] s.22(1) completed 5707 Main St development application comments for 5707 Main St

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s.22(1) just submitted a comment form for 5707 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

City staff indicated that they would be evaluating comments based on how far away the person lived

compared to the location of this proposed marijuana dispensary. However, that approach must NOT be taken by the City in this case because many people who live some distance away have children who attend Van Horne School. Many of their children walk after school to their friends' houses or to the Subway or other stores adjacent to the proposed marijuana store. Accordingly, the parents have a legitimate concern about this proposed land use despite their residential address. Similarly, persons who drop off their children at the nearby daycare have a concern about this proposed land use despite the location of their homes. The City must not discount comments based on residential address. Persons who live some distance away may be greatly affected by this proposed marijuana store.

Street address

s.22(1)

Postal code

Vancouver, BC s.22(1)

Your overall position about the application:

Opposed

|

From: [Sneddon, Giselle](#)
To: [s.22\(1\)](#)
Subject: RE: [EXT] completed 5707 Main St development application comments for 5707 Main St
Date: March 15, 2021 11:11:55 AM
Attachments: [ref_Cannabis Guidelines.pdf](#)
[ref_DistrSched_C-2.pdf](#)
[Sec11.pdf](#)
[image001.png](#)
[image002.png](#)

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Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



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From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>

Sent: March 12, 2021 8:45 PM

To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>

Subject: [EXT] s.22 completed 5707 Main St development application comments for 5707 Main St

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s.22(1) just submitted a comment form for 5707 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

TO: City of Vancouver, Planning Department, Director of Planning Attention: Giselle Sneddon, Project Coordinator RE: Development Application DP-2021-00008 – Cannabis Exchange The City of Vancouver distributed notices to our Main/41st neighbourhood advising that it had received an application to approve the use of the commercial unit at 5075 Main Street to “cannabis retail”. This is the anchor commercial unit in this mixed-use commercial/residential building on the SW corner of Main Street and 41st Avenue. I am NOT in favour of this change of use for the following reasons: Parking – There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41st are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents. Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. Risk of Violent Crime – A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. Our neighbourhood does not want a business that will increase the risk of violent crime. Nearby School – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons. Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection - without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and to others. Harassment of Bus Passengers – The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians. Nearby Social Housing Building – This Riley Park neighbourhood was once characterized as a “rough” east-side area, but over past years we have worked hard to establish it as a solid, safe, family neighbourhood. Sadly this has been somewhat eroded by the construction of a social housing building at Main/37th, called The Beach. Since that time our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The community believes two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a marijuana store

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Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

|

From: [Sheddon, Giselle](#)
To: [s.22\(1\)](#)
Subject: RE: [EXT] [s.22\(1\)](#) completed 5707 Main St development application comments for 5707 Main St
Date: March 15, 2021 10:29:33 AM
Attachments: [ref_Cannabis Guidelines.pdf](#)
[ref_DistrSched_C-2.pdf](#)
[Sec11.pdf](#)
[image001.png](#)
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Good morning,

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is **(1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-2 Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the **(3rd) “not permitted”** category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link “<https://vancouver.ca/your-government/board-of-variance.aspx>”

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

The name of the applicant does not make this application void. The applicant is the tenant and we typically put the name of the company rather than the first name for our notification postcards and site sign.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.

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From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>

Sent: March 11, 2021 2:06 PM

To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>

Subject: [EXT] s.22(1) completed 5707 Main St development application comments for 5707 Main St

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

s.22(1) just submitted a comment form for 5707 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

Nearby School - This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptance. The children may even be at risk from encounters with drug-impaired persons. Harassment of Bus Passengers - The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians. Invalid Notice to Neighbourhood - The City's notice to the neighbourhood advised that the applicant is "Cannabis Exchange". This is obviously incorrect. An application can be submitted only by a legal person - an individual or a corporation. "Cannabis Exchange" is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. Thank you for checking for us.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

|

From: [Sneddon, Giselle](#)
To: s.22(1)
Subject: RE: [EXT] s.22(1) completed 5707 Main St development application comments for 5707 Main St
Date: March 11, 2021 8:43:37 AM
Attachments: [image001.png](#)
[image002.png](#)
[ref_Cannabis Guidelines.pdf](#)
[ref_DistrSched_C-2.pdf](#)
[Sec11.pdf](#)

Good morning Tamara,

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) **allowed as outright approval**, (2) **conditionally regulated**, or (3) **not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-2 Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the (3rd) “**not permitted**” category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link “<https://vancouver.ca/your-government/board-of-variance.aspx>”

The tenant is the applicant for this development permit which is why the company name is listed as the applicant who has applied for this application. In regards to the deadline for comments, a typical notification period is 2 weeks. I will continue to accept comments up until the date of decision by the Director of Planning. However, the sooner the better. If a comment is received after a the Director of Planning has made a decision, it is too late and I cannot include it in my recommendation. The date of the comment deadline does not make this application void.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



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From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>

Sent: March 10, 2021 9:43 PM

To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>

Subject: [EXT] s.22(1) completed 5707 Main St development application comments for 5707 Main St

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s.22(1) just submitted a comment form for 5707 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

TO: City of Vancouver, Planning Department, Director of Planning Attention: Giselle Sneddon, Project Coordinator RE: Development Application DP-2021-00008 – Cannabis Exchange The City of Vancouver distributed notices to our Main/41st neighbourhood advising that it had received an application to approve the use of the commercial unit at 5075 Main Street to “cannabis retail”. This is the anchor commercial unit in this mixed-use commercial/residential building on the SW corner of Main Street and 41st Avenue. I am NOT in favour of this change of use for the following reasons: Parking – There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41st are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents. Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. Risk of Violent Crime – A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. Our neighbourhood does not want a business that will increase the risk of violent crime. Invalid Notice to Neighbourhood – The City’s notice to the neighbourhood advised that the applicant is “Cannabis Exchange”. This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. “Cannabis Exchange” is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. Actual Applicants – It appears the incorrect notice to residents should have correctly stated the applicants as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name “Pineapple Exchange” is likely a nod to the movie “Pineapple Express”, a “2008 American buddy stoner action comedy”. Nearby School – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons. Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection - without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and to others. Harassment of Bus Passengers – The community has a concern that the presence of this marijuana store would increase panhandling and

solicitation of money from waiting bus passengers and other pedestrians. Nearby Social Housing Building – This Riley Park neighbourhood was once characterized as a “rough” east-side area, but over past years we have worked hard to establish it as a solid, safe, family neighbourhood. Sadly this has been somewhat eroded by the construction of a social housing building at Main/37th, called The Beach. Since that time our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The community believes two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a marijuana store just blocks away from this social housing building will exacerbate the crime in our area. Needless to say, the presence of a marijuana store just 4 blocks from this building will not assist its 50 residents to maintain their sobriety. Incompatibility With Neighbourhood – There is a new mixed-use building under construction on the NW corner of Main/41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area. In summary, a marijuana store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

|

From: [Sheddon, Giselle](#)
To: s.22(1)
Subject: RE: [EXT] s.22(1) completed 5707 Main St development application comments for 5707 Main St
Date: March 15, 2021 11:12:55 AM
Attachments: [ref_Cannabis Guidelines.pdf](#)
[ref_DistrSched C-2.pdf](#)
[Sec11.pdf](#)
[image001.png](#)
[image002.png](#)

Good morning,

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) **allowed as outright approval**, (2) **conditionally regulated**, or (3) **not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-2 Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the (3rd) “**not permitted**” category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link “<https://vancouver.ca/your-government/board-of-variance.aspx>”

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

The name of the applicant does not make this application void. The applicant is the tenant and we typically put the name of the company rather than the first name for our notification postcards and site sign.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.

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From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>

Sent: March 12, 2021 10:36 PM

To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>

Subject: [EXT] s.22(1) completed 5707 Main St development application comments for 5707 Main St

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

s.22(1) just submitted a comment form for 5707 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

I really concern about having 'cannabis retail' in our neighbourhood. There are many children living around this area, and having schools and community center close to 5075 Main Street. So I am opposed to this application. TO: City of Vancouver, Planning Department, Director of Planning Attention: Giselle Sneddon, Project Coordinator RE: Development Application DP-2021-00008 – Cannabis Exchange The City of Vancouver distributed notices to our Main/41st neighborhood advising that it had received an application to approve the use of the commercial unit at 5075 Main Street to "cannabis retail". This is the anchor commercial unit in this mixed-use commercial/residential building on the SW corner of Main Street and 41st Avenue. I am NOT in favour of this charge of use for the following reasons: Parking -- There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41st are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents. Nearby Existing Cannabis Store - There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue. Risk of Violent Crime - A high profile murder by shooting of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th. Charges have been laid against Mohammed Abu-Sharife. Our neighborhood does not want a business that will increase the risk of violent crime. Invalid Notice to Neighbourhood- The City's notice to the neighbourhood advised that the applicant is "Cannabis Exchange". This is obviously incorrect. An application can be submitted only by a legal person- an individual or a corporation "Cannabis Exchange" is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void. Actual Applicants - it appears the incorrect notice to residents should have correctly stated the applicants Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name "Pineapple Exchange" is likely a nod to the movie 'Pineapple Express', a "2008 American buddy stoner action comedy". Nearby School – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41st corner everyday on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons. Unsafe Vehicle Traffic – Main and 41st is a high-speed, high-hazard intersection – without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a marijuana store next to

these high-speed streets could create safety risks to themselves and to others. Harassment of Bus Passengers - The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians. Nearby Social Housing Building - This Riley Park neighbourhood was once characterized as a "rough" east - side area, but over past years we have worked hard to establish it as a solid, safe , family neighbourhood . Sadly this has been somewhat eroded by the construction of a social housing building at Main/ 37th, called The Beach. Since that time our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia , impaired persons laying on boulevards, etc. The community believes two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a marijuana store just blocks away from this social housing building will exacerbate the crime in our area. Needless to say , the presence of a marijuana store just 4 blocks from this building will not assist its 50 residents to maintain their sobriety. Incompatibility With Neighbourhood - There is a new mixed-use building under construction on the NW corner of Main / 41st. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking - such as a coffee shop, green grocery bakery , and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area. In summary, a marijuana store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

|

From: [Sheddon, Giselle](#)
To: [s.22\(1\)](#)
Subject: RE: Development Application 5707 Main Street DP-2021-00008
Date: March 4, 2021 3:03:03 PM
Attachments: [ref_Cannabis Guidelines.pdf](#)
[ref_DistrSched_C-2.pdf](#)
[Sec11.pdf](#)
[image001.png](#)
[image002.png](#)

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

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is **(1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

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- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the **(3rd) “not permitted”** category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link “<https://vancouver.ca/your-government/board-of-variance.aspx>”

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Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



COVID-19 in Vancouver

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From: s.22(1)

Sent: March 4, 2021 1:26 PM

To: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>

Subject: [EXT] Development Application 5707 Main Street DP-2021-00008

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

Dear Ms. Sneddon,

I am writing to provide my opinion re the Cannabis Exchange store proposed for 5707 Cambie Street. I believe the hours of operation from 9-11 pm 7 days per week is excessive, particularly the evening closing time. As parking is limited in this neighbourhood, traffic congestion and additional parking will impact side streets (where many residents and tenants use street parking). Main Street itself does not offer parking due to bus stops on at least 3 of the intersection's streets. In addition, the Main Street corridor is already busy over the 24-hour period and this will further impact noise, parking, street traffic.

I ask that the city consider the impact of these shop hours in what is essentially a residential district pressed up against a traffic corridor.

Thank you for your consideration.

s.22(1)

Vancouver BC

s.22(1)

NOTICE OF DEVELOPMENT APPLICATION

5707 Main Street
DP-2021-00008



February 26, 2021

Cannabis Exchange has applied to the City of Vancouver for permission to perform interior alterations and to change the use from Financial Institution to Cannabis Retail, in this existing mixed use building, consisting of:

- a floor area of approximately 623 sq. ft.; and
- hours of operation from 9 am to 11 pm, 7 days a week;

Under the site's existing C-2 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 **March 14, 2021**.

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



Contact **Giselle Sneddon**, Project Coordinator at **604.829.9491** or **giselle.sneddon@vancouver.ca**



453 West 12th Avenue
Vancouver, BC V5Y 1V4

Development,
Buildings & Licensing

IMPORTANT INFORMATION Please have this translated

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

重要資料 請找人為你翻譯

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

알려드립니다 이것을 번역해 주십시오

ਗੁਰਮਤਿ ਸਤਿਗੁਰੂ ਬਿਰਥਾ ਕਰਕੇ ਜਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੰਘਾ ਕਰਵਾਏ



City of Vancouver
Mailroom
MAR 6 1 2021
Received

GISELLE SNEDDON
CITY OF VANCOUVER
453 W 12TH AV
VANCOUVER BC V5Y 1V4

Board of Variance
Neighbourhood Letters received –
5707 Main Street
Letters received

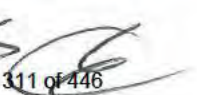
(This is from the Board's Notification)



NEIGHBOURHOOD
LETTERS

RECEIVED BY

FRIDAY ~ JULY 09TH / 2021

LOUIS 

To: Board of Variance, Vancouver City Hall – attention Louis Ng, Board Secretary

From: s.22(1), Vancouver, BC s.22(1)

Date: July 9, 2021

Re: Board of Variance Appeal No. Z35808 – 5707 Main Street
Response to Proposed Marijuana Store ✓

5707
MAIN ST
(CANNABIS
STORE)

[Since there are two appeals being heard by the Board on the same day involving the Main/41st corner, some of my comments here are duplicates of my comments on the other appeal. Duplicate comments are marked with **]

I am writing to oppose the above-referenced appeal. A marijuana store at this location would be a hardship to me and my community.

* Introduction *

My house is on s.22(1). It is s.22(1). I have owned this house and lived here for the s.22(1).

s.22(1)

Reasons for Dismissal of Appeal

Part 1 – The Appeal was not completed in time and is therefore invalid.

Part 2 – This Part reviews the Board’s jurisdiction and the onus of proof.

Part 3 – This Part discusses possible conflict of interest on the part of two Board members.

Part 4 – This Part discusses the failure of the appeal documents to identify the appellant.

Part 5 – This Part clarifies that Main/41st is not a “shopping area”.

Part 6 - Inadequate parking and bicycle access.

Part 7 – Challenges posed by the Little Mountain Site

Part 8 – Issues with the renovation plans

Part 9 – Strata issues

Part 10 – Hours of operation

Part 11 – Security issues

Part 12 – Incompatibility of this land use with the covenant for family housing at M41N

Part 13 – Unlawful proximity of this liquor store to Van Horne School

Part 14 – Decreased property values

Part 15 – Failure to satisfy the hardship requirement

Part 1 - Appeal Not Completed in Time

Board of Variance Bylaw No. 10200 establishes strict time frames for the commencement of appeals to the Board – within 30 days of the date of decision (unless an extension to 75 days is granted by the Board):

Deadline for filing certain notices of appeal

3.2 A person who wishes to appeal a decision under section 573(1)(a) .. of the Vancouver Charter must file the notice of appeal, in accordance with section 3.1, within 30 days after the date of the decision...

Note that section 3.2 requires the notice of appeal to be filed in accordance with section 3.1 within the 30 day time period. Section 3.1 requires complete appeal materials to be filed concurrently within this 30 day limit:

Filing notice of appeal

3.1 A person who wishes the Board to hear and determine an appeal must submit concurrently to the secretary:

- (a) the notice of appeal;
- (b) all written material such person intends to submit to the Board at the hearing; and
- (c) the fee established under the Miscellaneous Fees By-law for filing the notice of appeal.

Section 3.3 of the Bylaw requires the notice of appeal to be in substantially the form attached to the Bylaw AND the notice of appeal MUST state the grounds of appeal:

Contents of notice of appeal

3.3 A notice of appeal must state, in a simple manner, the grounds of appeal, and must be in substantially the form attached to this By-law as Schedule A.

Section 3.3 does not permit the grounds of appeal to be contained in the other written materials mentioned in section 3.1(b).

The Bylaw provides for the following 4 possibilities:

1. The Board Secretary may request further material:

Examination of notice of appeal

3.4 The secretary must examine each filed notice of appeal, and may request the appellant to submit such further material as the secretary may deem necessary for the Board to understand the nature of the appeal.

2. The **Board itself** (by resolution) may extend the appeal period to 75 days pursuant to section 3.2:

3.2 A person who wishes to appeal a decision under section 573(1)(a) .. of the Vancouver Charter must file the notice of appeal, in accordance with section 3.1, within 30 days after the date of the decision, except that if:

- (a) the Board is satisfied as to the good faith of such person, and the sufficiency of public notice; and
- (b) such person files the notice of appeal, and all such material, within 75 days after the date of that decision;

3. The Appellant may withdraw the appeal pursuant to section 6.2;
4. The Board may adjourn the appeal pursuant to section 6.1.

In this case, the date of the decision of the Director of Planning refusal was April 14, 2021. The 30th day afterward was Friday May 14th.

A "Notice of Appeal" was filed on April 19th. I place the words "Notice of Appeal" in quotation marks because, for the following reasons, the document filed did not qualify as a proper notice:

1. The Notice of Appeal was not currently filed with the written materials the appellant is relying on as required by section 3.1 of the Bylaw.
2. The Notice of Appeal was not substantially in the form attached to the Bylaw as required by section 3.3 of the Bylaw. The most important part of the form is the requirement to state the grounds of appeal. The form reminds the appellant "You must state all grounds of appeal you intend to raise at the hearing of the appeal." However, on the appellant's form this area contained the words "See attached submission – TO FOLLOW" and later are the words "hardship letter – to follow".

There are many court cases that discuss "substantial" compliance with a form. For example, if a form required a fax number, leaving that blank in an otherwise complete form would likely count as "substantial" compliance since fax numbers are so rarely used. But leaving blank the main information on a form – the grounds of appeal – means the notice of appeal filed within the 30 day time limit was incomplete and did not meet the Bylaw requirements.

3. The associated written materials are (oddly) dated "July 2021", but were received by the Board Secretary in June 2021. This is obviously more than 30 days after the decision date. It

is not clear that materials subsequently filed can “fix” an earlier incomplete notice of appeal, but certainly this would only be true if there was a Board resolution pursuant to section 3.2 approving an extension to 75 days. The 75th date after the decision was Monday June 28th. I understand there was no Board resolution granting any time extension before that date.

Accordingly, the appeal was not completed in time and may not be considered by the Board.

*** Part 2 - Board Jurisdiction ***

The Board of Variance is established pursuant to the *Vancouver Charter*. The Board has jurisdiction over a number of matters, such as trees and non-conforming property. The Board also has jurisdiction under section 573(1)(b) to hear appeals “by any person who alleges that the enforcement of a zoning by-law with regard to siting, size, shape, or design of a building would cause him undue or unnecessary hardship.” This is not applicable here.

Instead, the Board’s jurisdiction in this case arises under section 573(1)(a) of the *Vancouver Charter* – “The Board may determine appeals (a) by any person aggrieved by a decision on a question of zoning by any official charged with the enforcement of a zoning by-law”.

These two different jurisdictions were described this way by the B.C. Supreme Court, in *Crescenzo v. Vancouver (City) Board of Variance*, [2015] B.C.J. No. 634:

“Section 573(1)(a) permits an appeal of a discretionary decision of the City’s Director of Planning to approve or refuse a development permit or impose conditions with respect to a development permit: Section 573(1)(b) permits the Board to grant exemptions from the normal operation of the Zoning By-law. The former has been referred to as a “decision appeal” and the latter as a “variance appeal” ..

This marijuana store case is a “decision appeal”.

*** Restriction on Board Jurisdiction ***

An important restriction on the Board’s jurisdiction is contained in section 573(2):

“(2) The Board shall not allow any appeal solely on the ground that if allowed the land or buildings in question can be put to a more profitable use nor unless the following conditions exist:

(a) The undue or unnecessary hardship arises from circumstances applying to the applicant’s property only; **and**

(b) The strict application of the provisions of the by-law would impose an unreasonable restraint or unnecessary hardship on the use of the property inconsistent with the general purpose and intent of the zoning by-law; ...”

In other words, in order for the Board to find for the appellant in this case, the Board must have evidence of and reasonably decide both of the following:

- AND
- undue or unnecessary hardship arises from circumstances applying to this property only,
 - strict application of the provisions of the Zoning Bylaw would impose an unreasonable restraint or unnecessary hardship on the use of the property.

*** Onus of Proof ***

The B.C. Supreme Court, in the case of *Vancity Weed Dispensary Ltd. v. Vancouver (City)*, [2018] B.C.J. No. 1204, held that it is the appellant that has the onus of proving hardship.

"The express terms of the Bylaw disqualified Vancity from obtaining a development permit. It had the onus of showing sufficient hardship to justify a variance. There was no burden on the City to show that Vancity's proposal was unsuitable for any reason other than non-compliance with the Bylaw.

As members of the Board pointed out, Vancity had to prove hardship specific to the site for which it wanted the development permit."

In this case, it is the appellant marijuana store which has the onus of proving sufficient hardship to justify a variance.

No New Ground of Appeal During Hearing

If the appellant has failed within its Notice of Appeal to meet its legal burden of proving:

- AND
- undue or unnecessary hardship arises from circumstances apply to this property only,
 - strict application of the provisions of the by-law would impose an unreasonable restraint or unnecessary hardship on the use of the property,

then section 5.4 of the Board of Variance Bylaw No. 10200 prohibits argument from being presented at the appeal:

"Non-stated ground of appeal

5.4 Subject to section 6.1(c) [adjournment], the Board must not hear or consider a ground of appeal that the appellant has not stated in the notice of appeal."

In other words, if the appellant has failed to prove the necessary elements of hardship within its Notice of Appeal, it may not adduce further evidence of hardship at the hearing.

Part 3 - Conflict of Interest

As mentioned in the letter sent to the Board by neighbours in this community, two members of the Board appear have an indirect pecuniary (financial) conflict of interest and/or appearance of bias, and accordingly it appears they may not be able to participate in, influence or vote on this matter.

Information online indicates Denise Brennan is employed as a “policy consultant working in cannabis and medicinal mushrooms” and Matthew Naylor is an articulated student at Sara Leamon Law Group, whose “bulk of work relates to impaired driving and cannabis regulation”.

Conflict of interest rules appear to apply to Board members by virtue of the *Local Government Act* and the common law. The following excerpts from manuals and court decisions outlines the standard applicable to Board of Variance members.

“The key to identifying a conflict of interest is finding the point at which an interest arises. This is not always obvious. The interest may or may not involve money. If it does, it is a pecuniary interest. Pecuniary interests most frequently arise in relation to property, business interests, employment relationships, professional/client relationships, and spousal employment interests.”

[GUIDE FOR MUNICIPAL COUNCIL MEMBERS AND REGIONAL DIRECTORS IN BRITISH COLUMBIA, October 12, 2018, Prepared by Colin Stewart and Marie Watmough]

Conflict of interest requires consideration of the following questions:

- Is there a reasonable probability that Board members will likely be influenced or biased when casting their votes?
- Would voting by these members shake public confidence in the administration of the affairs of the Board of Variance?
- Would a reasonable person consider the members allowed their judgment to be impaired by their personal financial interests?
- Is there a conflict between the members' economic self-interest and their public duty?

[*Godfrey v. Bird*, [2005] B.C.J. No. 1122, B.C. Supreme Court]

“In order to maintain strong public confidence in the government and of administration of local governments, persons in elected office must be, and appear to be, free of conflict and from personal interest and benefit when carrying out their duties and exercising their authority.

Interests. A member has a conflict of interest if he or she votes on a matter that helps or is reasonably capable of helping or hindering his or her own business.

[https://www.ubcm.ca/assets/Services/Publications/2018/2018_UBCM_FactSheets.pdf

LOCAL GOVERNMENT FACT SHEETS A REFERENCE GUIDE TO LOCAL GOVERNMENT PLANNING & OPERATIONS]

***Heading v. Delta (District)*, [1994] B.C.J. No. 1774 (B.C. Supreme Court)**

APPREHENSION OF BIAS

66 The next ground of attack is for what is called reasonable apprehension of bias. The petitioners contend that the conduct of the members of the Board of Variance in visiting the neighbourhood and speaking to the Woestes prior to the First Decision gives rise to a reasonable apprehension of bias and the decision of the Board should be quashed.

69 Bias in the authorities has been described as being of several types: pecuniary, institutional and attitudinal. It is the alleged apprehension of this third type of bias that is referred to by the petitioners' counsel.

70 The test of reasonable apprehension of bias was enunciated by Rand J. in *Szilard v. Szasz*, [1955] 1 D.L.R. 370 (S.C.C.) where he said at p. 373:

It is the probability or the reasoned suspicion of biased appraisal and judgment, unintended though it may be, that defeats the adjudication at its threshold. Each party, acting reasonably, is entitled to a sustained confidence in the independence of mind of those who are to sit in judgment on him and his affairs.

71 The proper test was described by Laskin C.J.C. for the majority of the court in *Committee for Justice & Liberty et al. v. National Energy Board*, [1978] 1 S.C.R. 369 at p. 391:

This court in fixing on the test of reasonable apprehension of bias ... the 'probability or reasoned suspicion of biased appraisal and judgment, unintended though it be'. This test is grounded in a firm concern that there be no lack of public confidence in the impartiality of adjudicative agencies, ...

72 A case where the court held that there was a reasonable apprehension of bias when the decision-making body interviewed a witness prior to the proceeding in the absence of the affected party was *Spence v. Spencer and Prince Albert Board of Police Commissioners* (1987), 53 Sask. R. 35 (C.A.) at p. 42:

... The test is whether a reasonable person would believe there is a real danger of bias or whether there would be a reasonable suspicion of bias even though unintended. ... The public policy consideration which requires the appearance of justice focuses on perceptions. A perception of a reasonable apprehension of bias, even though there is no real likelihood of bias, is all that is required to cause the Police Commissioners to lose jurisdiction. ...

73 In considering the appropriate test in ascertaining whether there was a reasonable apprehension of bias the court generally looks at the nature of the decision-making body, ie., whether it was legislative or performed functions more in keeping with the functions of a court. ...

Those that are primarily adjudicative in their functions will be expected to comply with the standard applicable to courts ... At the other end of the scale are boards with popularly elected members such as those dealing with planning and development whose members are municipal councillors. With those boards, the standard will be much more lenient.

77 The Board of Variance acts at the adjudicative end of the spectrum and for the purpose of this question will be expected to comply with the standard applicable to courts.

78 Were the actions of either Eaton or Schmid such that a reasonable person might decide consciously or unconsciously that there was an attitude, a predilection or a prejudgment that might raise a reasonable apprehension of bias?

I trust the above information is helpful to the Board members in question.

Part 4 - Unclear Identification of Appellant

The Board of Variance notice mailed to our neighbourhood advised that the appellant is Pineapple Exchange Cannabis II Corp. There is such a company (see corporate search attached as Schedule "A"), but the company was incorporated only on October 23, 2020 – meaning this is simply a shell company, with no corporate history and likely no substantial assets. The Notice of Appeal also states the appellant as this company.

However, the Notice of Appeal identifies the sole appellant as "Carson Phillips" (and then mentions the company name).

The subsequent written materials – titled "Vancouver Board of Variance Submission" (the "Submission") - identifies the sole appellant as "Carson Phillips (The Appellant)".

Who is the appellant?

Obviously there is inconsistency among these documents. The failure to correctly identify the appellant in these documents makes it very difficult for the neighbourhood – and the Board – to assess the credibility of the appellant.

Part 5 - An Intersection – Not a Shopping Area

The Submission describes our Main/41st corner as "a commercial area" – "the site area is a rapidly developing mix of retail, food and personal services."

This is simply not true.

The City of Vancouver (in its Liquor Store Guidelines) distinguishes between "General commercial areas" and "Local Shopping Areas". Those Guidelines do not even designate Main/41st as a "Local Shopping Area".

It is important for the Board to understand that Main/41st is not a shopping area of any kind – it is simply an intersection with 4 corners of retail in the midst of a large residential area. These 4 corners are the only retail uses immediately available to us. Otherwise we must travel to Oakridge (a construction nightmare), Fraser Street, or Main/25th.

Obviously when our little area has so few opportunities for useful retail shops, a marijuana store is not on our neighbourhood wish list. The Appellant describes a marijuana store as an “essential service” – I believe the neighbourhood disagrees.

Sunset Neighbourhood

A large part of the Submission is taken up with planning statements about the Sunset neighbourhood and Main Street – but on reading these passages, it is immediately clear that none of these are referring to the Main/41st intersection. This is not the “Main Street shopping area”.

Many of these positive planning statements about the future of Sunset have no relevance to the Main/41st intersection and this appeal. In fact, our neighbourhood is really part of Riley Park, with the Sunset area being to the south of us.

Part 6 - Inadequate Parking

Further to the neighbourhood letter outlining the complete lack of parking for this use, I am attaching (as Schedule “B”) a sketch of the area showing all the no parking areas marked in red.

Even outside the areas marked in red, great lengths of 41st Avenue are zones designated as “no stopping 7am – 7pm”.

Twice within the Submission the Appellant refers to “ample metered parking”. This is blatantly untrue. There is not one metered parking space anywhere near Main/41st.

Illegal Stopping

s.22(1) the marijuana store on that block, and I have noticed countless times taxis stopped or cars simply parked along the curve of the corner while people go to the marijuana store. Obviously this practice is very dangerous and would be even more so at the much busier Main/41st intersection.

Access by Cycling

The Submission states that this location – on the corner of the Main/41st intersection – is “a biker’s paradise”, “ideally suited” to access by bicycle. This could not be farther from the truth. Both Main Street and 41st Avenue are among Vancouver’s highest traffic streets. The intersection of these streets is virtually impossible to access safely by bicycle. As my neighbours are saying – the only way a cyclist could access this location is by cycling on the sidewalks – which are already overcrowded. Access to this location by cyclists would be dangerous to them and to pedestrians.

Part 7 - Little Mountain Site

As explained in the neighbourhood letter, the temporary modular supportive housing building located on the Little Mountain site at Main/37th will be just a few blocks away for likely the next 7 years – and we have no information about the 282 permanent social housing units that will be constructed on that site.

In case the Board believes that a commitment to sobriety is a requirement for residence in the existing supportive housing building, the City Planner has advised us:

"Like residents of any neighbourhood, people living in supportive housing are able to make personal choices regarding their use of alcohol or drugs, or visitors in their own homes."

Part 8 – Premises Demolition and Construction Plans

These renovation plans indicate the zoning for this site is RS-1. This is not true. The zoning, as indicated on the City's notice mailed to the neighbourhood, is C-2.

It is unclear whether these plans show compliance with the required zoning standards – especially since the zoning was assumed to be RS-1 – which it is not.

It would seem premature for the Board to grant a variance to permit this marijuana store when it is unknown whether the premises meet or can meet the setback, parking and other requirements of the C-2 Zone.

No part of the appellant's appeal document requested or referred to a variance from these site and construction requirements.

Part 9 - Strata Approval for Alterations

The suite at 5707 Main Street is a strata lot – the legal description of the property is:

Parcel identifier: 025-649-582
Strata Lot 4 District Lot 643 Group 1 New Westminster District Strata Plan BCS354
together with an interest in the common property in property to the unit entitlement of the strata lot as shown on Form V.

A copy of the title search and the corresponding Common Property search are attached as Schedule "C".

In this case, the appellant will need to "perform interior alterations".

An presentation by the law firm Cleveland Doan to the Vancouver Island Strata Owners Association (May 27, 2018) titled "ALTERATIONS: EVERYTHING YOU EVER WANTED TO KNOW"

(<https://www.visoa.bc.ca/wp-content/uploads/2018/05/Alterations-Handout-May-27-2018.pdf>)

outlines how Standard Strata Bylaw 5 applies to require Strata Council approval before even interior alterations are done to a strata lot:

"Section 149 and Regulation 9.1 of the SPA (to which Standard Bylaw 5(1)(g) refers) include within their scope: "items attached to a building, including floor and wall coverings and electrical and plumbing fixtures". Almost anything that is not a routine repair would be caught."

In this case, the Submission did not include a copy of Strata Council approval for the required alterations. **It is premature for the Board to consider a variance if the Strata Council has not yet approved the required alterations.**

Furthermore, if the alterations will affect common property, then approval is needed not from the Strata Council, but from each strata lot owner since:

“the strata corporation is not the owner of the common property; rather, all of the strata lot owners own the common property in proportion with their unit entitlements. For example, in the case of *Clarke v. The Owners, Strata Plan V15770*, 2011 BCSC 240, where a local government received an application for rezoning an entire building strata, the rezoning application had to be signed by each owner (not the strata corporation), and the owners had to be unanimous in doing so.”

(STRATA PROPERTY: A PRIMER FOR LOCAL GOVERNMENTS - NOVEMBER 24, 2017

https://www.younganderson.ca/assets/seminar_papers/2017/Strata-Property-A-Primer-for-Local-Governments.pdf)

Strata Approval – Security

I understand that the purpose of this proposed marijuana retail store is to sell non-medical marijuana for patrons to purchase and consume offsite – it requires a Recreational License - it is not for the sale of medical marijuana.

The building plans filed by the appellant show that the marijuana store would have doorway access to the interior strata hallways. This secondary access route is likely a requirement for fire safety, but it also poses a security risk to the residents in the case of a burglary or other criminal situation.

The Province requires marijuana stores to:

Preventing Disturbances in the Vicinity of the Store

Licensees and employees must take reasonable measures to prevent disturbances. This means performing actions that are appropriate in the circumstances and within their capacity to do.

Examples of reasonable measures include:

- Installing adequate lighting outside the store and in the parking lot
- Supervising parking areas
- Posting signs asking patrons not to disturb the neighbours.

[<https://www2.gov.bc.ca/assets/gov/employment-business-and-economic-development/business-management/liquor-regulation-licensing/guides-and-manuals/cannabis-retail-store-licence-handbook.pdf>]

I question whether the marijuana store has consulted with the residential and commercial strata lot occupants to determine what safety and security measures, if any, will adequately respond to their concerns?

Part 10 - Hours of Operation

The marijuana store proposes to be open 7 days a week from 9am till 11pm. This is completely unacceptable. As mentioned elsewhere, this is not like Cambie Village or Main/25th - a nightlife area with pubs, cinemas, restaurants with outdoor patios and a vibrant night scene. This is a quiet residential area with 4 corners of retail. There are 3 storeys of residents who live directly above this space. It is unthinkable that during these hours marijuana store customers – quite possibly drug impaired - will be talking loudly and smoking outside directly below their suites.

Provincial requirements state: “If there are patrons in the store at the time the store is required to close who have not yet made their purchase, the licensee or an employee must encourage these patrons to make their purchases as quickly as possible.” In other words, the last customers may be leaving the store well after 11pm – 7 nights a week.

(<https://www2.gov.bc.ca/assets/gov/employment-business-and-economic-development/business-management/liquor-regulation-licensing/guides-and-manuals/cannabis-retail-store-licence-handbook.pdf>)

Part 11 - Security Measures

Presumably the storage of large quantities of marijuana and possibly also cash make marijuana stores the target of theft.

The Submission outlines some security measures that would be taken – such as “Requiring two pieces of ID from all patrons and Making a formal record of events and incidences of attempted unauthorized entry into the store.” Of course, these are already required by Provincial regulation under the *Cannabis Control and Licensing Act*.

It is worth noting that marijuana stores are authorized to sell marijuana in the retail store, through an online system, or by telephone.

The Appellant states that staff and patrons will be protected with risk management measures “including internal and external security cameras and panic button.” In fact, cameras, intruder alarms and other security devices are already required by the Province.

I must confess it makes me nervous that a business would locate in our neighbourhood which requires so many security measures – even a panic button.

Delivery Service & Curbside Pick-up

Likely in order to increase revenues, the appellant will want to offer delivery services and curbside pickup (which comes into effect July 15th).

The marijuana store and its employees can deliver non-medical marijuana, marijuana accessories, gift cards and shopping bags. I question where the delivery vehicle for the marijuana store could be parked since there is basically no street or off-street parking.

The marijuana store could also offer curbside pick-up at a location immediately outside the retail store. Again, considering the narrow and crowded sidewalks, I cannot see how this could be feasibly done.

However, likely the marijuana store will attempt to do these for the purpose of increasing revenue, which would increase the nuisance to our neighbourhood.

Support of Surrounding Businesses

The Submission states "The Appellant has proactively reached out to the small businesses surrounding the site. He has engaged the surrounding owners and managers and gained their support."

This is untrue. s.22(1)

s.22(1) were very concerned that marijuana patrons would use their few available parking stalls and thus hurt their businesses.

Part 12 - Decline in Property Values

Not only would a marijuana store in our neighbourhood negatively affect our quality of life, but several scholarly articles indicate it would also decrease property values.

"We exploit a natural experiment in Washington state that randomly allocates recreational marijuana retail licenses to estimate the capitalization effects of dispensaries into property sale prices. Developing a new cross-validation procedure to define the treatment radius, we estimate difference-in-differences, triple difference, and instrumental variables models. We find statistically significant negative effects of recreational marijuana dispensaries on housing values that are relatively localized: home prices within a 0.36 mile area around a new dispensary fall by 3-4.5% on average. We also explore increased crime near dispensaries as a possible mechanism driving depressed home prices."

[Hits from the Bong: The Impact of Recreational Marijuana Dispensaries on Property Values*Danna Thomas, University of South Carolina and Lin Tian, INSEAD & CEPR

https://lin-tian.github.io/files/pot_mar20.pdf]

With properties in this area averaging \$1,800,000 (conservatively estimated), a 4.5% reduction in market value translates to a loss of \$81,000 per household.

In *Prosegger Construction Ltd. (Re)*, [1975] B.C.J. No. 937, the B.C. Columbia Supreme Court held:

" I am also of the opinion that the Board of Variance has no power to grant exemptions which substantially affect the vested rights of the owners of adjacent properties.

... Claims for injurious affection cannot be made where changes are made in zoning by Council except where land is zoned exclusively for public use. (See section 706)

This section does not, however, prevent claims for injurious affection being made where injurious affection is the result of a determination made by the Board of Variance. Can it be that the Board of Variance can make orders which injuriously affect the property of adjacent owners and thereby make the City of North Vancouver liable to a claim for injurious affection? I think

not. I think that the Board of Variance is precluded by law from making any orders which cause injurious affection to the property of adjacent owners."

Part 13 - Incompatibility With Covenant for Family Housing

The building under construction directly across the street, called M41N, is subject to Covenant CA7258320 in favour of the City of Vancouver. That covenant requires at least 35% of the housing units within the M41N building to be, for the next 60 years, designed to be "suitable for families with children in accordance with the High-Density Housing for Families With Children Guidelines."

These Guidelines are too lengthy to attach but the following excerpts indicate Council's expectations for this kind of housing for families with children:

"Objective: Families with children should have reasonable and effective access to essential community services and recreational amenities.

[A marijuana store is not an essential community service for families.]

Objective: Housing for families with children should be protected from conflicts with adjacent land uses.

Criteria: Care should be taken when family housing is developed on sites adjacent to non-residential land uses to provide for physical separation and security and for visual and acoustic privacy.

Objective: To encourage new high-density family developments to fit into their surrounding neighbourhoods."

Since this 6 storey building will have 46 units and at least 35% of them must be 2-bedroom units designed for families with children, that means at least 16 suites will be for families – let's assume this building will be home to at least **32 children**.

A marijuana store directly across the street would not be compatible with the families and their children living in the M41N building, nor would it be compatible with the High-Density Housing for Families With Children Guidelines as required by Covenant CA7258320.

A board of variance order cannot conflict with Land Title Act covenants.

These children living in the M41N building are in addition to the many children and teenagers passing through the Main/41st intersection daily to buy snacks at the Chevron.

Part 14 - Unlawful Proximity to School

The Submission states "The location is compliant with the cannabis land use bylaw without exception." This is untrue.

The Zoning Bylaw prohibits a marijuana store from being located too close to a school:

"11.6.2 A cannabis store is not permitted:

(b) within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house;"

In this case, this location is 270m from Van Horne Elementary School. The school currently enrolls approximately 390 students from Kindergarten to Grade 7 – that is, up to age 13/14.

The Submission states: "the major artery of Main and 41st which creates a significant natural barrier between this location and the sensitive use" – with "sensitive use" meaning the school. This makes no sense, since the school is not separated from this corner by Main Street or by 41st Avenue – the school is within the residential area right behind the store.

The Appellant states: "typically elementary schools carry with them a presumption that the pupils will be accompanied by an adult at all times, will result in little to no exposure to the exterior of our store."

First, s.22(1) that their school children often walk in groups to and from school, unaccompanied by an adult.

Furthermore, even if children are accompanied by an adult, the children will still be exposed to the exterior of the marijuana store.

The purpose of the ID requirement to be followed by marijuana stores is to attempt to ensure marijuana is not sold to children under age 19. However, it is worth noting that it is lawful for marijuana stores to accept expired ID.

[<https://www2.gov.bc.ca/assets/gov/employment-business-and-economic-development/business-management/liquor-regulation-licensing/guides-and-manuals/cannabis-retail-store-licence-handbook.pdf>]

Further, I question whether the ID requirements will be as strictly enforced once home delivery is authorized (July 15th).

In 2019, "Health Canada estimated ... that 15% of Canadians age 15 and older (or 4.4 million) have used cannabis in the past 12 months (19% among age 15 to 19 years; 33% among age 20 to 24 years; and 13% among age 25 years and older). CSTADS 2016/17 indicates that 17% of students in grades 7 to 12 (approximately 340,000) have used cannabis in the past 12 months."

Clearly children under age 19 – even children as young as grade 7 – are somehow obtaining access to marijuana. The Vancouver Guideline is deliberately aimed at separating school children from marijuana stores.

The Appellant argues that the required 300m distance should be calculated in a block-by-block manner. In the neighbourhood letter, I quoted from a bylaw requiring a direct measurement, but I apologize to the Board that this was a bylaw from Vancouver, Washington.

Nonetheless, a direct measurement of distance is the only measuring system that makes sense. Furthermore, a review of the distances discussed in the court decision *Vancity Weed Dispensary Ltd. v. Vancouver (City)*, [2018] B.C.J. No. 1204 (BC Supreme Court) indicates that the appropriate measurement as used in that case is “as the crow flies”. Any other system would be completely arbitrary and yield different results depending on the route chosen.

The appellant appears to be in exactly the same legal position as Vancity Weed Dispensary in that court case:

Application by Vancity Weed Dispensary for judicial review of the denial of its appeal to Vancouver's Board of Variance — Vancity operated a medical marijuana dispensary — The City denied its application for a development permit that would have allowed continued operation of the facility — The Board dismissed Vancity's appeal — application by Vancity dismissed by BC Supreme Court.

“ The express terms of the Bylaw disqualified Vancity from obtaining a development permit. It had the onus of showing sufficient hardship to justify a variance. There was no burden on the City to show that Vancity's proposal was unsuitable for any reason other than non-compliance with the Bylaw.

“ As members of the Board pointed out, Vancity had to prove hardship specific to the site for which it wanted the development permit. The disqualifying conditions Vancity had to overcome were the fact that its site was within what the Bylaw defines as unacceptable proximity to both a school and a community centre and the fact that it was located on a portion of Granville Street where the Bylaw prohibited such businesses in any event. In that context, the proximity of social service agencies (the subject of material Vancity now objects to) was irrelevant.

The only issue raised that could reasonably be said to be one of site-specific hardship was Vancity's submission that the requirement to be more than 300 metres from a school or community centre was impracticable in a densely developed area such as downtown Vancouver. The Board was clearly not persuaded on that point. Even if it had been, Vancity still faced the disqualifying condition presented by its Granville Street location. That condition appears to reflect a policy decision by City Council as to areas of the city where such facilities were and were not appropriate.”

Similarly, in *Seifi v. Vancouver (City) Board of Variance*, [2017] B.C.J. No. 2471 (B.C. Supreme Court), an application for a marijuana development application was rejected as the site was located approximately 290 metres from a community centre, 270 metres from a high school and 193 metres from a Montessori School. On appeal, the Board of Variance found that the distance requirement was not a hardship for the petitioners. The B.C. Supreme Court upheld the decision of the Board of Variance.

The requirement that a marijuana store be more than 300m from a school cannot possibly be considered a hardship in this case since marijuana stores are a conditionally permitted use in C-2 Zones and C-2 zoning applies to over 1,500 parcels throughout the City, mainly on arterial streets (<https://council.vancouver.ca/980528/pe1.htm>).

Furthermore, marijuana stores are also conditionally permitted in C-1 zones. I was not able to find how many properties are zoned C-1 but it is likely a similar number as C-2.

It is almost certain that hundreds of these C-1 and C-2 properties are located more than 300m from a school.

This is not an essential service that the school is preventing our community from receiving. There are already marijuana stores at Main/28th and Main/48, plus there is always marijuana delivery by "Mike on His Bike". <https://mikeonabike.co/>

Part 15 - Failure to Meet Hardship Tests

As mentioned above, for this appeal to succeed the Appellant must show both of the following:

- (a) The undue or unnecessary hardship arises from circumstances applying to the applicant's property only; and
- (b) The strict application of the provisions of the by-law would impose an unreasonable restraint or unnecessary hardship on the use of the property inconsistent with the general purpose and intent of the zoning by-law.

Definition of "Undue Hardship"

It is worth noting that section 2 (Definition) of the City of Vancouver Zoning and Development By-law has a definition of "unnecessary hardship" –

"Unnecessary Hardship

Hardship that results from unique physical circumstances that are peculiar to the site and does not include mere inconvenience, preference for a more lenient standard or a more profitable use, or self-induced hardship resulting from the actions of the owner or applicant."

The expression "undue hardship" is not defined in the bylaw, but the word "undue" is defined in dictionaries as follows:

"more than is necessary, acceptable, or reasonable"
 "unwarranted; excessive; unjustifiable".

These definitions make clear that "undue or unnecessary hardship" is a very high standard that the appellant must meet.

Uncertain Grounds of Appeal

The appellant appears to misunderstand the nature of a Board of Variance appeal. The Submission document reads as promotional material for why this location would be good for the appellant's business. However, that is not the test for a successful appeal to the Board of Variance.

On careful reading of the Submission, it is difficult to glean what are the appellant's grounds for appeal. The appellant does complain about having to locate 300m away from a school – this issue was discussed above. The only place where the Submission refers to "hardship" is hardship to the residents by not having a marijuana store. Again this is a misunderstanding of the legal test to be met by the appellant.

The Submission contains absolutely no evidence of the second requirement – there is no proof that compliance with the zoning bylaw would impose an unreasonable restraint or unnecessary hardship on the use of the property inconsistent with the general purpose and intent of the zoning bylaw.

The Submission states "The Appellant has leased a vacant commercial space that has been struggling to find a tenant." "The Site has been vacant since June 2019".

I believe it is untrue that the Appellant has leased this space since "For Rent" signs are still posted on the property and it would be exceedingly imprudent for the Appellant to lease the space before receiving all required permissions.

Furthermore, the Submission contains no letter from the property owner/landlord or other evidence that this space "has been struggling to find a tenant". Due to the economic consequences from Covid 19 starting in 2020, many businesses have experienced downturns.

Previously the landlord leased this space for a cheque-cashing business – it was no surprise to our neighbourhood that this business failed. We are not a neighbourhood where such a business is required - within a 5 minute radius of the Main/41st intersection the average household income is \$111,317.

The Submission states that the site is zoned C-1. However, the Notice of Development Application sent by the City to the neighbourhood states that this site is zoned C-2. I separately confirmed that the applicable zoning is C-2. This is another mistake in the Submission.

The following uses are conditionally permitted under the C-2 District Schedule and they are practical uses for this location of 623 sq.ft.:

- Financial Institution
- General Office
- Health Care Office
- Grocery or Drug Store except for Small-scale Pharmacy
- Retail Store
- Barber Shop or Beauty Salon
- Beauty and Wellness Centre
- Laundromat or Dry Cleaning Establishment
- Photofinishing or Photography Studio
- Print Shop
- Repair Shop -Class B
- School – Business
- Restaurant – Class 1.

As stated in the neighbourhood letter, we are ready and waiting to financially support a useful business in this location – a coffee shop, green grocery, bakery, delicatessen, day care, take-out sushi restaurant, etc.

There is no evidence that undue or unnecessary hardship arises from circumstances applying to this property only. The strict application of the provisions of the zoning bylaw would NOT impose an unreasonable restraint or unnecessary hardship on the use of the property. The hardship test has not been met and this appeal must be dismissed.



BC Registry
Services

SCHEDULE "A"

Mailing Address:
PO Box 9431 Stn Prov Govt
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard Street
Victoria BC
1 877 526-1526

BC Company Summary

For
PINEAPPLE EXCHANGE CANNABIS II CORP.

Date and Time of Search: June 25, 2021 03:50 PM Pacific Time

Currency Date: May 17, 2021

ACTIVE

Incorporation Number: BC1271403

Name of Company: PINEAPPLE EXCHANGE CANNABIS II CORP.

Business Number: 704460872 BC0001

Recognition Date and Time: Incorporated on October 23, 2020 04:47 PM Pacific Time In Liquidation: No

Last Annual Report Filed: Not Available Receiver: No

REGISTERED OFFICE INFORMATION

Mailing Address:

PO BOX 49290
1000 - 595 BURNARD STREET
VANCOUVER BC V7X 1S8
CANADA

Delivery Address:

1000 - 595 BURNARD STREET
VANCOUVER BC V7X 1S8
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:

PO BOX 49290
1000 - 595 BURNARD STREET
VANCOUVER BC V7X 1S8
CANADA

Delivery Address:

1000 - 595 BURNARD STREET
VANCOUVER BC V7X 1S8
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:

Phillips, Carson

Mailing Address:

1201 - 1305 12TH AVENUE WEST
VANCOUVER BC V6H 1M3
CANADA

Delivery Address:

1201 - 1305 12TH AVENUE WEST
VANCOUVER BC V6H 1M3
CANADA

NO OFFICER INFORMATION FILED .

RESIDENTIAL

(H) HYDRANT

SCHEDULE
"B"

RESIDENTIAL

RESIDENT ONLY PARKING

WOODSTOCK

RESIDENTIAL
SF HOUSES

LANE

PROPOSED
LIQUOR
STORE

(41 BUS STOP)

MEDIAN

WOODSTOCK

RESIDENT ONLY PARKING

12
PARKING
SPACES

CHILDREN'S
TUTORING
HAIR
SALON
COMPUTER
REP

SUBWAY

CHINESE
RESTAURANT

MAIN BUS STOP

(R41 BUS STOP)

MEDIAN

41st AVE

BUS STOP

BUS STOPS

PROPOSED
MARIJUANA
STORE

MAIN BUS STOP

MIXED
USE
BUILDING

(H) HYDRANT

GATED
PRIVATE
PARKING

MAIN STREET

ONTARIO PLACE

CHEVRON
STATION

RESIDENTIAL

RESIDENTIAL CONSTRUCTION

SCHEDULE "C"

TITLE SEARCH PRINT

File Reference:

Declared Value \$ 223000

2021-06-27, 14:04:42

Requestor: Patricia Kendall

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	BV300802 BV185019
Application Received	2003-07-31
Application Entered	2003-09-17
Registered Owner in Fee Simple Registered Owner/Mailing Address:	ALTA GROUP ENTERPRISES CORP., INC.NO. 532174 105 - 470 KINGSWAY AVENUE VANCOUVER, BC V5T 3J9
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	025-649-582 STRATA LOT 4 DISTRICT LOT 643 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS354 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE BN265374 FILED 1999-09-30
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	EASEMENT AND INDEMNITY AGREEMENT 305909M 1960-02-10 14:46 CITY OF VANCOUVER INTER ALIA

TITLE SEARCH PRINT

2021-06-27, 14:04:42

File Reference:

Requestor: Patricia Kendall

Declared Value \$ 223000

Nature:

RESTRICTIVE COVENANT

Registration Number:

BN265375

Registration Date and Time:

1999-09-30 13:45

Remarks:

INTER ALIA

APPURTENANT TO LOT 5 EXCEPT:

FIRSTLY: THE WEST 2 FEET NOW LANE,

SECONDLY: PART IN EXPLANATORY PLAN 6054

THIRDLY: PART IN PLAN LMP31711

BLOCK 2 DISTRICT LOT 714 GROUP 1 NWD PLAN 5139

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

BT302319

Registration Date and Time:

2002-08-21 11:07

Registered Owner:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Remarks:

INTER ALIA

Nature:

MORTGAGE

Registration Number:

BV300803

Registration Date and Time:

2003-07-31 15:11

Registered Owner:

UNITED SAVINGS CREDIT UNION

Nature:

ASSIGNMENT OF RENTS

Registration Number:

BV300804

Registration Date and Time:

2003-07-31 15:11

Registered Owner:

UNITED SAVINGS CREDIT UNION

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

COMMON PROPERTY SEARCH PRINT

2021-06-27, 14:04:42

File Reference:

Requestor: Patricia Kendall

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
 Common Property Strata Plan	 BCS354
 Transfers	 NONE
 Legal Notations	 NONE
 Charges, Liens and Interests	
Nature:	EASEMENT AND INDEMNITY AGREEMENT
Registration Number:	305909M
Registration Date and Time:	1960-02-10 14:46
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA
 Nature:	 RESTRICTIVE COVENANT
Registration Number:	BN265375
Registration Date and Time:	1999-09-30 13:45
Remarks:	INTER ALIA APPURTENANT TO LOT 5 EXCEPT: FIRSTLY: THE WEST 2 FEET NOW LANE, SECONDLY: PART IN EXPLANATORY PLAN 6054 THIRDLY: PART IN PLAN LMP31711 BLOCK 2 DISTRICT LOT 714 GROUP 1 NWD PLAN 5139
 Nature:	 STATUTORY RIGHT OF WAY
Registration Number:	BT302319
Registration Date and Time:	2002-08-21 11:07
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA
 Nature:	 STATUTORY RIGHT OF WAY
Registration Number:	BB1727943
Registration Date and Time:	2010-12-17 10:39
Registered Owner:	ROGERS COMMUNICATIONS INC. INCORPORATION NO. 884948
 Nature:	 STATUTORY RIGHT OF WAY
Registration Number:	CA5021400
Registration Date and Time:	2016-03-02 12:54
Registered Owner:	TM MOBILE INC. INCORPORATION NO. A0056593

COMMON PROPERTY SEARCH PRINT

File Reference:

2021-06-27, 14:04:42

Requestor: Patricia Kendall

Miscellaneous Notes:

NONE

Ng, Louis

From: s.22(1)
Sent: Friday, July 09, 2021 12:11 PM
To: Ng, Louis
Subject: [EXT] Appeal No. Z35808- 5707 Main Street - objection of appeal

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

Dear Louis,

Once again, I am writing to you in objection to the appeal to develop the Pineapple Exchange Cannabis store. I simply do not support the development of this store within our building. As a resident of s.22(1) I am passionately against supporting a business that will decrease the value of our building, along with putting my children at risk of increased crime. As mentioned before, I have s.22(1) and their safety is my greatest concern. The development of this cannabis will increase theft, along with traffic flow.

There is no metered parking along any of the streets, as a result there will be no regulating of street parking. Currently street parking is already a challenge within our neighbourhood. The development of this store will impede our ability to have parking spots available. In addition, Main and 41st is a high-speed, high-hazard intersection - without left turn signals, and a steady stream of fast-moving double buses. The presence of drug-impaired patrons of a cannabis store next to these high-speed streets could create safety risks to themselves, to others and our residents.

Crime and theft is already an issue that we struggle with in our neighbourhood. Once again, as a mother of s.22(1) I do not support establishing a cannabis store which will inevitably attract more theft due to the population it caters to. Last year, we experienced a murder due to a shooting at Dank Mart store which has an adjoining cannabis store to it. This shooting impacted all of us and truly placed us in a challenging place as we all questioned the safety of our neighbourhood and our young children. As a result, I cannot express just how much I am against the development of this cannabis store.

Furthermore, the Vancouver bylaw does not permit a cannabis store within 300 metres of the nearest property line of a school. This location is 270 metres from Van Horne School. The appellant has proposed a convoluted measuring system that would put the School more than 300m away, but City of Vancouver guidelines make clear that "When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement is made at the shortest distance between the two objects". Again, this poses a risk to the children of Van Horne school and impacts the overall safety of our neighbourhood.

The development of this cannabis store poses a threat to our children and our community. I am not in support of the development of the Pineapple Express cannabis store. As a concerned parent and resident of the building, please do not grant the appeal of this store.

Thank you for taking the time to read over my statement and I look forward to hearing from you.

Sincerely,

s.22(1)

s.22(1)

s.22(1)

Ng, Louis

From: s.22(1)
Sent: Thursday, July 08, 2021 7:50 PM
To: Ng, Louis
Subject: [EXT] Board of Variance Hearing Appeal No. Z35808-5707 Main Street

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

We Strongly opposed to the above issue.

A cannabis retail store must not be opened in the residential neighborhood as it will cause issues such as ;

- need more police power in the area
- inconvenience to the family , especially to the child & teenagers, in the neighborhood
- may increase crime rates
- influence on the house value
- influence on the business of the nearby commercial stores

Regards,

s.22(1)
s.22(1), Vancouver

Ng, Louis

From: s.22(1)
Sent: Thursday, July 08, 2021 7:45 PM
To: Ng, Louis
Subject: [EXT] BOV Hearing | Appeal No. Z35808 - 5707 Main Street
Attachments: Appeal No. Z35808 - DP-2021-00008.pdf

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

To: Board of Variance, Vancouver City Hall, #112 - 453 West 12th Avenue, Ground Floor, Vancouver, B.C. V5Y 1V4
Attention: Louis Ng, Board Secretary

Hello,

Please find below my letter and comments regarding BOV Hearing Appeal No. Z35808 - 5707 Main Street (Development Application No. DP-2021-00008). I've also attached a PDF version of the same.

For privacy reasons, I hope that my full name and address will only be made available to the COV and BOV only and not to the applicant. However, if this information is required for my comments to be considered then please proceed as needed to have these comments reviewed.

Thank you,

s.22(1)
s.22(1) e
Vancouver, BC s.22(1)

Attention: Louis Ng, Board Secretary

RE: Board of Variance Hearing
Appeal No. Z35808 – 5707 Main Street | Development Permit Application No. DP-2021-00008

Greetings,

I previously sent in a number of reasons why I would **NOT** support a marijuana store in the neighbourhood. Unfortunately, it seems that this is up for consideration again.

Please find below the reasons and sentiments regarding my objection to the development.

1. Parking

I currently live in s.22(1). Each unit in the building only has 1 assigned spot and any additional cars park either on Main St or Ontario Place. Most of the households have 1-2 cars and need to park one of the vehicles outside. Unfortunately this means that residents and visitors of the building and adjacent areas are fighting for street parking s.22(1) and have seen nasty notes being placed on cars that park on s.22(1). Parking is in high demand to accommodate the residents in the neighbourhood, as well as the existing businesses. Even before the nearby construction started and blocked off space, there were already concerns about parking.

In addition, the development of 5809 Main - 5811 Main St is currently in development. It has been approved by the COV for co-housing and will have 12 units but only 3 parking spaces. This means that there will be more residents in the neighbourhood adding to the parking wars. According to The Happy City / TOMO [thehappycity.com] website, "folks who share don't own as many cars" but there is no actual restriction banning the residents from owning cars or inviting visitors that do have them. Once again, this will only add to the already stretched amount of parking space available in the area. The proposed marijuana store at the SW corner of the Main/41st intersection has absolutely no street available as the space in that intersection is saved for bus stops.

2. Existing Marijuana Stores

There are already cannabis stores in the area within short walking distance. There is THC at 6416 Main St which is less than a 10 minute walk away and Hobo at 4296 Main St which is less than a 10 minute drive away. I understand that marijuana is now legal however, there is not nearly enough density to justify the need to allow yet another cannabis store to open in the area. At least the other locations have street parking available. As mentioned previously, there is barely enough parking for the neighbourhood as it is and often, cars are blocking driveways or parked illegally. There is no dedicated parking for this store and would impede on the existing neighbourhood residents.

3. Family-oriented Neighbourhood

There are many families in the neighbourhood – most with small children. The addition of a cannabis store in the area would not add to the family-friendly community of this neighbourhood. The upcoming buildings in the area (TOMO and M41N) are also intended to house young families. There is an elementary school just 2 blocks down (Van Horne Elementary). From my understanding of the COV Bylaw, Section 11.6.2., a marijuana store should not be within 300m of a site containing a school. I have not personally measured the distance but I walk this route daily and don't believe that the distance exceeds this threshold. These young children should not be exposed to marijuana on a daily basis as they look out their balcony or walk in the neighbourhood. This is not a high commercial neighbourhood unlike other areas, such as Main/ 49.

4. Crime

In the past year, there have been more transients in the area. The residents in the building have made efforts to combat vagrancy and crime by being more vigilant and increasing security measures. I cannot imagine that a cannabis store would improve the safety and security of the area. Just last year, the owner of "Dank Mark" down the road on Main St was shot and killed just outside the THC cannabis store. Although I am unaware of the circumstances, I do not want our building to house a business that could increase crime in the area as we are dealing with enough already.

Last year, vagrants entered the building and stole items from the parkade. s.22(1) The late hours of the store would only attract more vagrants, as it will be one of very few spaces in the area open that late. Recently, there have also been panhandlers and vagrants sleeping right at that SW corner of the intersection.

5. Traffic/Noise

Main and 41st is a high traffic intersection and I have witnessed many accidents living here. The increased traffic from customers looking to buy marijuana will likely result in more illegal turns, stopping and parking. It's realistic to also assume that some of these customers will use the marijuana and be drug-impaired as they drive in the area, posing yet another risk to the residents, families and pets in the neighbourhood.

As mentioned previously, the late hours of the store would attract both customers and vagrants as there are few businesses in the area that are open late. I am wary of increased traffic and noise s.22(1)

Conclusion:

The COV is committed to being the "greenest" city in the world but this is not the definition of "green" that I was expecting. This area is a wonderful community with young families, seniors and pets. The COV has already approved the new additions of family/renter friendly housing such TOMO on 5809 Main St and M41N which deserve to grow in the wholesome neighbourhood it was approved to be in. I implore the BOV to consider the implications of adding a cannabis store to such a family-friendly area.

Please do not grant this appeal.

Regards,

s.22(1)

To:
Board of Variance, Vancouver City Hall
#1123 - 453 West 12th Avenue, Ground Floor
Vancouver, B.C.
V5Y 1V4

Attention: Louis Ng, Board Secretary

RE: Board of Variance Hearing
Appeal No. Z35808 – 5707 Main Street | Development Permit Application No. DP-2021-00008

Greetings,

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In addition, the development of 5809 Main - 5811 Main St is currently in development. It has been approved by the COV for co-housing and will have 12 units but only 3 parking spaces. This means that there will be more residents in the neighbourhood adding to the parking wars. According to The Happy City / TOMO website, "folks who share don't own as many cars" but there is no actual restriction banning the residents from owning cars or inviting visitors that do have them. Once again, this will only add to the already stretched amount of parking space available in the area. The proposed marijuana store at the SW corner of the Main/41st intersection has absolutely no street available as the space in that intersection is saved for bus stops.

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There are many families in the neighbourhood – most with small children. The addition of a cannabis store in the area would not add to the family-friendly community of this neighbourhood. The upcoming buildings in the area (TOMO and M41N) are also intended to house young families. There is an elementary school just 2 blocks down (Van Horne Elementary). From my understanding of the COV Bylaw, Section 11.6.2., a marijuana store should not be within 300m of a site containing a school. I have not personally measured the distance but I walk this route daily and don't believe that the distance exceeds this threshold. These young children should not be exposed to marijuana on a daily basis as they look out their balcony or walk in the neighbourhood. This is not a high commercial neighbourhood unlike other areas, such as Main/ 49.

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s.22(1)

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Please do not grant this appeal.

s.22(1)

Ng, Louis

From: s.22(1)
Sent: Thursday, July 08, 2021 12:38 PM
To: Ng, Louis
Subject: [EXT] re: Appeal No. Z35808 - 5707 Main Street

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

Attention Board of Variance Members:

We are writing to request that the appeal be turned down for approval for the "cannabis retail store" at the SW corner of Main Street and 41 Ave because this type of retail activity does not fit into our family-oriented neighbourhood and would cause detrimental changes to it.

In particular, these are areas of concern:

1. There are already existing cannabis retailers in the neighbourhood, with one cannabis store on Main and 48th, a mere 7 blocks away. In addition, there are several on Fraser Street. We do not need more cannabis stores; rather, we need retail stores of a different nature e.g. coffee shop, restaurant, bakery or other needed services.
2. There is insufficient parking. Already cars stop in the road without signalling at the Main and 48th Ave cannabis store without regard for other traffic or pedestrians and this will be magnified with a cannabis store at an already extremely busy intersection. There is potential for more car-pedestrian accidents due to patrons trying to find parking.
3. There is nearby elementary school as well as many students going to Langara College and UBC via transit passing by this corner - they do not need to be inundated with messages that cannabis consumption is a desirable recreational activity especially on young, impressionable youngsters.
4. Concerns for neighbourhood development and risks of crime- Riley Park is striving to re-establish itself as a family-oriented neighbourhood with family-oriented activities. Cannabis consumption is not compatible with this. Also the lengthy hours until 11:00 pm are unacceptable and a public safety issue especially with the prolonged hours to 11 pm which could lead to criminal activity and other drug-related activities. There is a rental building on the NW corner of Main and 41 Ave being geared for families. This retail space is incompatible with trying to establish a family-oriented neighbourhood.

This development is not compatible with the Riley Park Neighbourhood and as such, in the interests of the wellbeing of its residents, the City of Vancouver needs to protect our neighbourhood and to deny this application immediately. Please do not approve this development.

Sincerely,

s.22(1) Vancouver BC s.22(1)

[Objection to Marijuana Store]

To: Board of Variance, Vancouver City Hall, 453 West 12th Avenue, Ground Floor, Unit #112, Vancouver, B.C. V5Y 1V4

Attention: Louis Ng, Board Secretary

RE: Board of Variance Appeal No. Z35808 – 5707 Main Street
Appeal from Director of Planning decision regarding Development Permit Application No. DP-2021-00008

Our neighbourhood received a mailed notice advising that an appeal has been filed with the Board of Variance regarding a proposed change of use of the anchor commercial unit in this mixed-use residential/commercial building on the SW corner of Main Street and 41st Avenue to "cannabis retail".

This change of use would **cause a hardship to me and my neighbourhood** for the following reasons:

Additional comments:

Disagreement with Vancouver's Healthy City Strategy: The following long term goals "Being and feeling safe and included," "A good start" and "Environments to thrive in" will not be achieved. With the approval of this shop, children's health and safety will be compromised and we ourselves feel the same way.

Parking – The applicant has stated to the Board in writing that "The location also offers ample metered street parking." **This is completely inaccurate.** There is literally not one metered street parking space in this area.

In fact, there is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41st are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents.

Bicycle Access – The applicant describes at length how this location is ideal for bicycle access. We suggest Board members spent time on this corner during rush hour to assess the truth of this. There are only 2 single bike racks on this corner and the narrow sidewalks (approx. 7 ft) with line-ups for bus stops likely would not accommodate more.

Nearby Existing Cannabis Store – There is already a cannabis store only 7 blocks away at Main and 48th Avenue. This is not an essential service such that another cannabis store is needed at 41st Avenue.

Risk of Violent Crime – A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48th which he also owned. Charges have been laid against Mohammed Abu-Sharife. Our neighbourhood does not want a business that will increase the risk of violent crime.

Our Riley Park neighbourhood was once characterized as a “rough” east-side area, but over the years we have worked hard to establish it as a solid, safe, family neighbourhood. However, recently our community has seen an increase in graffiti, bicycle thefts, night prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. Recently a suitcase was set on fire in an alley just a block from this location. There were also two recent widely publicized sexual assaults. The community fears that the presence of a marijuana store will exacerbate crime in our area.

Invalid Application / Notice to Neighbourhood – The Board of Variance notice to the neighbourhood advised that the appellant is Pineapple Exchange Cannabis II Corp. However, the application to the Board of Variance (available at <https://www.amazon.ca/clouddrive/share/ZGRqBOYA8phNlkqBquPiqMfzU2jjG6SNd6W1VHr1PiP/4uPg6oJkRjKwcrxYGr9CuA>) was made by “Carson Phillips (The Appellant)”.

Either the notice is incorrect or the application is incorrect. In either case, this mistake means the appeal is invalid and must not be considered by the Board.

Conflict of Interest – Of the five members of the Board of Variance, two work in the cannabis industry. Information online indicates that Denise Brennan is employed as a “policy consultant working in cannabis and medicinal mushrooms” and Matthew Naylor is an articulated student at Sarah Leamon Law Group, whose “bulk of their work relates to impaired driving law and cannabis regulation.”

Clearly these Board of Variance members are biased in favour of cannabis – their livelihoods depend on the continued production and sale of marijuana. These members have a financial conflict of interest and may not in any way participate in this decision. Any decision by the Board with the participation of these members would subject the Board’s decision to judicial review.

Nearby School – The Vancouver bylaw does not permit a marijuana store within 300 metres of the nearest property line of a school. This location is 270 metres from Van Horne School. The appellant has proposed a convoluted measuring system that would put the School more than 300m away, but City of Vancouver guidelines make clear that “When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement is made at the shortest distance between the two objects”.

Furthermore, hundreds of elementary school students walk past this Main/41st corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons.

M41N Building - There is a new mixed-use rental building under construction across the street on the NW corner of Main/41st. The City’s Zoning Bylaw for this building requires that at least 35% of the dwelling units must be families with children. A marijuana store on the opposite corner is not compatible with these families who are trying to raise their children in the best possible way in a large urban city.

Although the liquor store proposed for the ground level of this M41N building has also appealed to the Board, **each appeal must be considered independently, on its own merits.**

out of the Chevron station. The narrow sidewalks on this SW corner (only 7ft from the premises exit to the sloping wheelchair crossing) are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and to others.

Harassment of Bus Passengers – The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians.

Odours – Neighbours near the Main/48th marijuana store say they are bothered by the smell of marijuana – not from the store, but from patrons who rush to the lane at the back of the building to smoke their purchases. In this case, there is a residential building with balconies above the proposed marijuana store and these people would surely be bothered by the odours of marijuana.

Nearby Social Housing – There is a temporary modular social housing building at Main/37th (the Little Mountain site) called The Beach. This building is operated by Coast Mental Health and provides meals and other services to the residents. Likely the residents have drug/alcohol/mental health issues. Although the City told our neighbourhood this building would be dismantled and moved after 3 years, the City has extended this time and City planners are advising us that the City plans to move the building elsewhere on the Little Mountain site for 7 more years.

Eventually the Little Mountain site will house approximately 282 permanent social housing units. The neighbourhood does not have information about these future social housing units to be constructed – whether they will be for low income families, for the disabled, or for those with drug/alcohol issues. We are concerned that this marijuana store will not be a good fit with the Little Mountain site.

Lower Property Values – One of the most serious hardships we would suffer from the marijuana store in our neighbourhood would be the lowering of property values.

Incompatibility With Neighbourhood – The community is hopeful that the available retail space on this corner will provide amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, delicatessen, day care, sushi restaurant. We are waiting to financially support these types of business. We feel that the presence of a marijuana store as the anchor tenant on this corner would discourage this type of positive business from locating in our area.

In summary, a marijuana store is simply **not compatible** with our friendly, improving, family-oriented neighbourhood. **Please do not grant this appeal. Please do not cause hardship to our community.**

Date: July 7, 2021

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