

File No.: 04-1000-20-2023-401

August 17, 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 July 6, 2023 under the ***Freedom of Information and Protection of Privacy Act (the Act)*** for:

**Records regarding DP-2022-00857, specifically:**

- 1. Submissions received as part of the community notification process; and**
- 2. Notes or context around the Director of Planning's ultimate decision in the context of the feedback.**

**Date range: February 10, 2023 to July 5, 2023.**

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](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00).

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

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2023-401); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

*[Signed by Cobi Falconer]*

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

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

Encl. (Response package)

:pm

# Project Report

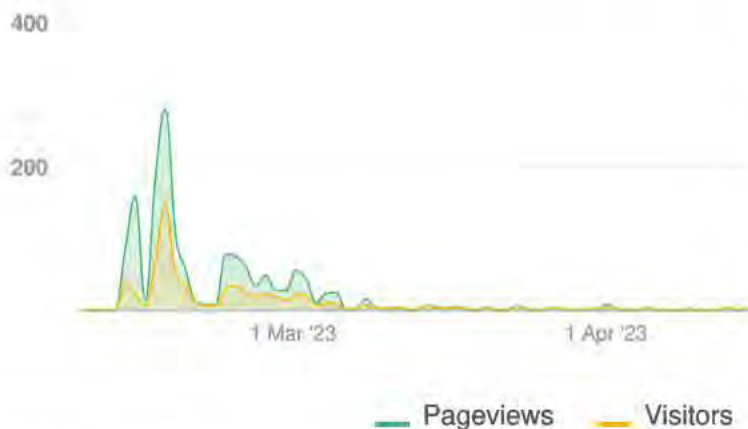
18 February 2020 - 13 April 2023

## Shape Your City Vancouver

### 880 E Hastings St (DP-2022-00857) development application



#### Visitors Summary

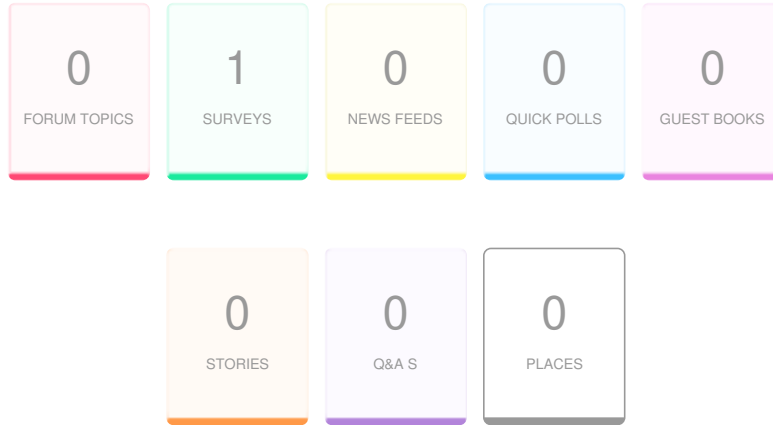


#### Highlights



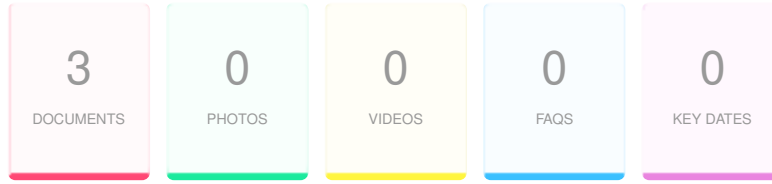
Aware Participants		Engaged Participants			
577		113			
Aware Actions Performed	Participants	Engaged Actions Performed			
		Registered	Unverified	Anonymous	
Visited a Project or Tool Page	577				
Informed Participants	217				
Informed Actions Performed	Participants				
Viewed a video	0	Contributed on Forums	0	0	0
Viewed a photo	0	Participated in Surveys	25	88	0
Downloaded a document	60	Contributed to Newsfeeds	0	0	0
Visited the Key Dates page	6	Participated in Quick Polls	0	0	0
Visited an FAQ list Page	0	Posted on Guestbooks	0	0	0
Visited Instagram Page	0	Contributed to Stories	0	0	0
Visited Multiple Project Pages	102	Asked Questions	0	0	0
Contributed to a tool (engaged)	113	Placed Pins on Places	0	0	0
		Contributed to Ideas	0	0	0

## ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	880 E Hastings St development application comments	Archived	190	25	88	0

## INFORMATION WIDGET SUMMARY



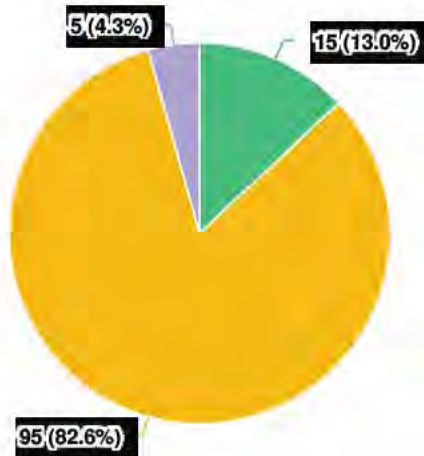
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Operational letter	45	54
Document	Site plan	42	48
Document	Notification postcard	27	29
Key Dates	Key Date	6	6

## ENGAGEMENT TOOL: SURVEY TOOL

### 880 E Hastings St development application comments

Visitors <b>190</b>	Contributors <b>113</b>	CONTRIBUTIONS <b>115</b>
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Your overall position about the application:



**Question options**

- Support
- Opposed
- Mixed

Optional question (115 response(s), 0 skipped)

Question type: Dropdown Question

# Survey Responses

18 February 2020 - 13 April 2023

## 880 E Hastings St development application comments

### Shape Your City Vancouver

Project: 880 E Hastings St (DP-2022-00857) development application



VISITORS					
190					
CONTRIBUTORS			RESPONSES		
113			115		
25	88	0	27	88	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



**Respondent No:** 1  
**Login:** Monica Reyes  
**Email:** mr@monicareyesgallery.co  
m

**Responded At:** Feb 10, 2023 16:03:14 pm  
**Last Seen:** Feb 10, 2023 16:03:14 pm  
**IP Address:** n/a

**Q1. Your comments:**

As a business owner within two blocks from this propose site I can say that it will be impossible to continue operate a business that relies people being able to safely access my building or feel safe in general to come see me. The immediate surroundings will look like the alley on Gore and E. Cordova looks any given day. Monica Reyes

**Q2. Street address** 602 E. Hastings Street

**Q3. Postal code** Vancouver, BC, V6A1R1

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





**Respondent No:** 2  
**Login:** Allison  
**Email:** allison@buycheese.com

**Responded At:** Feb 11, 2023 07:57:30 am  
**Last Seen:** Feb 11, 2023 07:57:30 am  
**IP Address:** n/a

**Q1. Your comments:**

I'm disappointed the city would consider taking away valuable retail space on one of the only thriving retail blocks in Strathcona. There are a lot of social services in this area, but there is very limited food retail space. The community deserves to keep what little retail space it has. I am also not sure that a few doors from a community centre, and a block from an elementary school and a library is a good location for this service. As a member of the Strathcona BIA , a property owner, and a small business owner in the area, I would be very unhappy to see this change approved.

**Q2. Street address**

843 East Hastings

**Q3. Postal code**

Vancouver, BC, V6A1R8

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

Opposed



**Respondent No:** 3

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 11, 2023 13:58:48 pm

**Last Seen:** Feb 11, 2023 21:58:12 pm

**IP Address:** s.22(1)

**Q1. Your comments:**

As a near neighbour of the proposed development, I support making the existing drug testing facility at 880 E Hastings street a permanent, permitted Social Service Center. Drug testing is probably the most important means of preventing overdoses and mitigating the ongoing fentanyl overdose crisis in the Lower Mainland. As we have learned in this crisis, drug users (and drug deaths) are people from all walks of life and I don't see this centre as a magnet for crime or criminal behaviour. I am proud to have this facility in Strathcona.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Support



**Respondent No:** 4

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 12, 2023 15:34:48 pm

**Last Seen:** Mar 08, 2023 05:16:38 am

**IP Address:** s.22(1)

**Q1. Your comments:**

If we are to have any hope for positive change in the DTES, a moratorium on any further "safe supply" sites or social services and assurances that there are measurable results in those services already in place. The goals and priorities of the city have to include the participation of other regions within Metro Vancouver to take the strain off of the families and businesses that call the DTES home. We need leadership, accountability and courage to provide a vibrant, healthy and safe neighbourhood for families and businesses in our neighbourhood. If this is approved, proof and enforcement of a good neighbour agreement are essential to ensure private citizens and businesses are not negatively affected by the possible increase in open drug use on the streets and on private property. If not done so already, exhaustive community impact assessments need to be conducted. This includes active engagement and education with surrounding businesses and 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:** 5

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 13, 2023 13:32:17 pm

**Last Seen:** Feb 13, 2023 13:32:17 pm

**IP Address:** n/a

**Q1. Your comments:**

There are 2 child care/ youth resource centre facilities within metres of this site. The Writers' Exchange and Raycam Community Centre. Changing the use of this site poses a risk to safety and security of the children who participate in the programs offered at these 2 locations.

**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:** [Redacted]

**Responded At:** Feb 13, 2023 16:21:08 pm

**Last Seen:** Feb 13, 2023 16:21:08 pm

**IP Address:** n/a

**Q1. Your comments:**

There is already a drug testing/user support company on the same block

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Opposed



**Respondent No:** 7

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 13, 2023 18:23:52 pm

**Last Seen:** Feb 14, 2023 02:28:34 am

**IP Address:** s.22(1)

**Q1. Your comments:**

Disagree. There's already a drug testing facility across the street. These services should be readily accessible in areas that already have a concentration of people dealing with addiction, mental health and homelessness. Moving it here will mean an extension of tents and the chaos further east on Hastings.

**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:** Feb 13, 2023 19:44:11 pm

**Last Seen:** Feb 14, 2023 03:44:12 am

**IP Address:** s.22(1)

**Q1. Your comments:**

I think this is a fabulous proposal and as a member of the surrounding neighbourhood, I would welcome OPS with open arms. I could not be more supportive of this idea. The difference between drug testing and OPS is negligible in terms of its impact on the surrounding community, but the impact for people who use drugs would be very significant. Strathcona is a diverse and supportive community, and we would welcome OPS at this site. We care about our neighbours who use drugs, and ensuring they have safe places to use in the company of others. There is literally no reason to do this other than stigma, and stigma kills. For the folks inevitably whining about visible drug use, this would give folks an alternative and safer place to go that is less visible to folks who don't use drugs. Win win. Please approve.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Support



**Respondent No:** 9

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 13, 2023 21:04:56 pm

**Last Seen:** Feb 13, 2023 21:04:56 pm

**IP Address:** n/a

**Q1. Your comments:**

We have lived in Steathcona s.22(1) we have seen a significant increase of undesirable activity in this neighbourhood. We do not want our neighbourhood sacrificed. We resent the short notice given for our feedback. This would never happen on the West Side. We have families and kids here and have enough exposure to the drug issues. Safe drug supply is extremely important but pick another location.

**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:** Feb 13, 2023 21:23:04 pm

**Last Seen:** Feb 13, 2023 21:23:04 pm

**IP Address:** n/a

**Q1. Your comments:**

No please do not make this a consumption site. As much as harm reduction is important, pushing users further up Hastings just means more issues for strathcona neighbours. Why not focus on putting small safe consumption sites within supported housing. Then residents can use the sites within their buildings and go back to the privacy of their own rooms. Please keep OPS sites down in central dtes.

**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:** [Redacted]

**Responded At:** Feb 13, 2023 22:53:51 pm

**Last Seen:** Feb 14, 2023 06:53:52 am

**IP Address:** s.22(1)

**Q1. Your comments:**

I am adamantly opposed to this change of use. It directly blocks the children of Kiwassa from accessing the library without intentionally encountering drug culture and people on drugs. We have very few safe walking routes for youth to access amenities (our main parks require crossing Venables or Clark), Britannia is the same, and putting a drug use site in this location isolates us even further on foot. I would never allow my children to walk past it without my presence and as a female I would now avoid that route.

**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:** Feb 13, 2023 23:05:21 pm

**Last Seen:** Feb 14, 2023 07:05:21 am

**IP Address:** s.22(1)

**Q1. Your comments:**

I am opposed. It will sprawl Gastown's anti-pedestrian sidewalk scene further east. It's already out of control. The use should remain retail.

**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:** Feb 14, 2023 00:41:16 am

**Last Seen:** Feb 14, 2023 00:41:16 am

**IP Address:** n/a

**Q1. Your comments:**

Crime in our neighborhood has made an obvious and shocking increase in the last 2 years. And the violent crime rate is at it's highest in over 10 years. s.22(1) also s.22(1) in the past year alone. Addicts injecting drugs were witnessed 4 times in the CHILDRENS PLAYGROUND in the last year. Police were called and they said they were TOO BUSY to deal with the crimes in action 3 times in the past year. Our neighborhood is filled with FAMILIES with young CHILDREN and the last thing we need as property owners and tax payers is another massive increase in crime in our 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:** 14

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 14, 2023 00:50:26 am

**Last Seen:** Feb 14, 2023 00:50:26 am

**IP Address:** n/a

**Q1. Your comments:**

If the city wouldn't allow a cannabis retail store to operate this close to a school, why would it allow an OPS? This makes no sense and if approved, it would be an incredibly hypocritical decision for the city. I would rather not expose my children to any more injection drug use than they already currently see, which is a lot.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Opposed



Respondent No: 15

Login: s.22(1)

Email: [Redacted]

Responded At: Feb 14, 2023 06:47:56 am

Last Seen: Feb 14, 2023 14:47:57 pm

IP Address: s.22(1)

Q1. Your comments:

This is less than a block from a day care centre and within blocks of 2 elementary schools. This is not an appropriate place for an OPS.

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:** Feb 14, 2023 08:17:50 am

**Last Seen:** Mar 23, 2023 02:34:15 am

**IP Address:** s.22(1)

**Q1. Your comments:**

I am writing to voice my opposition to DP-2022-00857, the application at 880 E. Hastings Street for use of Overdose prevention service / drug testing. Our block is composed of retail businesses servicing the neighborhood, with some even being a destination for customers from further away. Allowing the site to be used as an overdose prevention service is taking away from what should be the prime retail strip of East Hasting in Strathcona. This is valuable retail space that should be used for retail purposes. It is only a few doors from a children's daycare and community center, and a few blocks from a library and elementary school. It is next door to the only remaining "mom and pop" café in the area. I really love that business, and would hate to see it fade away because of this. Strathcona needs an area to shop locally, and to feel safe in. 15 years ago, there were very few places to shop on this strip. Businesses have been working hard over the last decade to revitalize the main strip of retail in Strathcona. Based on what I see of other overdose prevention sites on social media, allowing this project to proceed could very well reverse all the hard work small business have put into building up the few blocks of the prime retail strip in Strathcona.

**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:** Feb 14, 2023 08:19:10 am

**Last Seen:** Mar 23, 2023 02:34:15 am

**IP Address:** s.22(1)

**Q1. Your comments:**

I am writing to voice my opposition to DP-2022-00857, the application at 880 E. Hastings Street for use of Overdose prevention service / drug testing. Our block is composed of retail businesses servicing the neighborhood, with some even being a destination for customers from further away. Allowing the site to be used as an overdose prevention service is taking away from what should be the prime retail strip of East Hasting in Strathcona. This is valuable retail space that should be used for retail purposes. It is only a few doors from a children's daycare and community center, and a few blocks from a library and elementary school. It is next door to the only remaining "mom and pop" café in the area. I really love that business, and would hate to see it fade away because of this. Strathcona needs an area to shop locally, and to feel safe in. 15 years ago, there were very few places to shop on this strip. Businesses have been working hard over the last decade to revitalize the main strip of retail in Strathcona. Based on what I see of other overdose prevention sites on social media, allowing this project to proceed could very well reverse all the hard work small business have put into building up the few blocks of the prime retail strip in Strathcona.

**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:** Feb 14, 2023 08:21:54 am

**Last Seen:** Feb 14, 2023 08:21:54 am

**IP Address:** n/a

**Q1. Your comments:**

As a small business owner in the 800 block of E Hastings, I have significant concerns about this application. I am concerned in particular about increased safety risks in the area, for my staff and also for the kids in daycare at the Ray Cam Community Centre if this application were to be approved. For my business, I'm concerned that this would also deter customers from visiting the area, which has the potential to be extremely detrimental to my business and other small businesses on our block, since we rely on foot traffic for our business to continue operating. I hope you consider our position on this, and while I am in full support of this type of space in the DTES, I think setting up the space on the 800 block of E Hastings would be harmful to its residents and local businesses.

**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:** Feb 14, 2023 08:25:21 am

**Last Seen:** Feb 14, 2023 08:25:21 am

**IP Address:** n/a

**Q1. Your comments:**

I fully support this

**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:** Feb 14, 2023 09:54:57 am

**Last Seen:** Feb 14, 2023 17:53:26 pm

**IP Address:** s.22(1)

**Q1. Your comments:**

This is very close proximity (400m) to many young families and should be reconsidered. By doing this it expands the borders on where people using will start to hang around, putting families at risk as well as increased Theft

**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:** Feb 14, 2023 10:34:10 am

**Last Seen:** Feb 14, 2023 10:34:10 am

**IP Address:** n/a

**Q1. Your comments:**

These sites serve a VERY small portion of the community. but they also come with an unacceptable level of open drug use in the surrounding areas. And that drug use comes high levels of hazardous waste, property crime, unlawful disturbances, fires, and gang activity. . Move these services away from the downtown core. There is very little in the way of past success to indicate that this is a good idea.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Opposed



**Respondent No:** 22

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 14, 2023 10:57:02 am

**Last Seen:** Feb 14, 2023 10:57:02 am

**IP Address:** n/a

**Q1. Your comments:**

This isn't the proper location for this facility. Keep this and the crime that comes with it out of Strathcona and away from the 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:** 23

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 14, 2023 11:27:33 am

**Last Seen:** Feb 14, 2023 11:27:33 am

**IP Address:** n/a

**Q1. Your comments:**

As a long time resident of this development and neighborhood I'm absolutely opposed to this project and I urge you to deny the application. While I recognize the harm reduction direction the city of Vancouver has embarked upon in responding to the drug epidemic, I believe that this approach must be pursued carefully and in view of preserving the health and culture of the city's already established communities. This neighborhood has managed to create a vibrant and friendly culture supportive of safe outdoor activities for young families as well as allowing local businesses to thrive in an otherwise difficult pocket of the city. We have managed this despite the ever increasing outward pressure of the Downtown East Side that has destroyed similar communities and businesses in Gastown on the other side. I believe that this proposed project will encourage those individuals who have decided not to pursue recovery or safe supply, but to continue using drugs of questionable origin to become a larger and more permanent presence in this neighborhood. This is not what the families and businesses who live here want to see happen. 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:** 24

**Login:** s.22(1)

**Email:** [Redacted]

**Responded At:** Feb 14, 2023 11:40:04 am

**Last Seen:** Feb 14, 2023 11:40:04 am

**IP Address:** n/a

**Q1. Your comments:**

this is contrary to the downtown eastside plan for this block of hastings and threatens the safety of the nearby school, daycare and community centre. There are lots business in this area as well, it would appear the COV will make a decision regarding this application without our concerns being considered. This is a terrible idea as we don't need the problems further west expanding into a family 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:** 25

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 14, 2023 12:32:57 pm

**Last Seen:** Feb 14, 2023 12:32:57 pm

**IP Address:** n/a

**Q1. Your comments:**

I am concerned about this proposal due to the clientele it will bring to my neighbourhood. There is a day care/community centre right across the street along with several families that live nearby as well as parks so children and youth being exposed to drug users 7 days a week is unsettling. This neighborhood has newer retail clients that moved in within the past year (Flourist, Flax for example) and it's created for a nice block of shopping. However, I am concerned that with this proposal, business will go down and possibly push businesses to locate elsewhere. We need more accessible family services and amenities in this area, not drug testing sites.

**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:** Feb 14, 2023 12:38:05 pm

**Last Seen:** Feb 14, 2023 12:38:05 pm

**IP Address:** n/a

**Q1. Your comments:**

Options for safe injection sites should include sites outside of the DTES core. Many folks don't feel comfortable around the 100 block E Hastings St. Alternatives are needed. These sites and accessible options will continue to be needed, and likely increased, until the toxic drug supply is addressed.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Support



**Respondent No:** 27

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 14, 2023 12:43:55 pm

**Last Seen:** Feb 14, 2023 12:43:55 pm

**IP Address:** n/a

**Q1. Your comments:**

I not in favour of having a service and drug testing in this area due to the family and kids in the area. We already have one and we constantly have needles on the street and it is unsafe for kids, pets and the elderly that are in the area.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Opposed



**Respondent No:** 28  
**Login:** mentosvibe  
**Email:** vincent@strathconabia.com

**Responded At:** Feb 14, 2023 14:19:47 pm  
**Last Seen:** Feb 14, 2023 22:19:48 pm  
**IP Address:** s.22(1)

**Q1. Your comments:**

The Strathcona Business Improvement Association represents more than 850 commercial businesses and property owners in the Strathcona neighbourhood. We are concern about the impact that may come as a result of the change of use to a social service centre (OPS) for the operation at 880 East Hastings. Even though this application for change of use to a social service centre (OPS) implies the use will continue as its current form of a drug testing site, there does not appear to have enough reassurance given to the community that there is sufficient regulatory criteria guiding the possible use under social service center (OPS) and can effectively restrict the operations to not extend beyond its current drug testing service if the permit is approved. The application does not include a sufficiently robust mechanism to restrict any distribution of substance, equipment to consume substance, or other form of facilitation of substance consumption and purchase. The concern is about how a potential Overdose Prevention Site operation does not fit the area that is such close proximity to a community center, childcare center, non-profit organizations that serve family and children primarily. Overdose prevention as a service is not the debate here. But we would be completely irresponsible if we do not see the reality of many of other examples of OPS operating in other neighborhoods and their impact on those areas. Despite the efforts of OPS operators, the reality is that operators are not always equipped and well supported enough to deal with the uptick in thefts, violence, and countless other conflicts that converge to OPS operations and spilling out onto the street. We recommend that the City consider the following decision and actions towards this application: - Reject the current application (DP-2022-00857) for change of use as is - Ask the applicant to consider reapplying for the change of use to an other category of conditional use under M1 zoning bylaws (eg: laboratory) and provide sufficient proof that the intended operation will be limited to the drug testing operation as it is current run and that it has the capacity to meet the standard of care to ensure the health and safety of people and condition of operation both inside and outside (within 5 blocks radius) of its facility. - Do not accept any application for change of use for an operation beyond drug testing - If another application is being submitted, City staff will begin a new process by inviting the Strathcona Resident Association and Strathcona Business Improvement Association representatives for initial consultation before formally accepting the application to proceed for wider community consultation.

- Q2. **Street address** 1220 East Hastings St
- Q3. **Postal code** Vancouver, BC, V6A1S6
- Q4. **Your overall position about the application:** Opposed



**Respondent No:** 29

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 14, 2023 14:37:29 pm

**Last Seen:** Feb 14, 2023 14:37:29 pm

**IP Address:** n/a

**Q1. Your comments:**

There are too many unorganized efforts that continue to impede on the neighborhood. Efforts should try to focus on bolstering current supports and not the creation of another. Additionally this should be closer to main and hastings where most traffic occurs.

**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:** Feb 14, 2023 17:53:33 pm

**Last Seen:** Feb 14, 2023 17:53:33 pm

**IP Address:** n/a

**Q1. Your comments:**

I support this much needed services to the community

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC s.22(1)

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

Support



**Respondent No:** 31

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 14, 2023 20:49:42 pm

**Last Seen:** Feb 14, 2023 20:49:42 pm

**IP Address:** n/a

**Q1. Your comments:**

Please stop enabling hard drug use near schools and parks.

**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:** Feb 14, 2023 22:07:58 pm

**Last Seen:** Feb 14, 2023 22:07:58 pm

**IP Address:** n/a

**Q1. Your comments:**

I am not in favour of this development. The Strathcona neighborhood is more family oriented and to draw people out of the downtown east side core to attend a safe injection site into a nearby neighborhood seems counterintuitive. Better to have a safe site closer to where the people who need it are and therefore more likely to use it.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

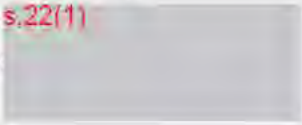
Opposed



**Respondent No:** 33

**Login:** s.22(1)

**Email:**



**Responded At:** Feb 14, 2023 23:01:15 pm

**Last Seen:** Feb 14, 2023 23:01:15 pm

**IP Address:** n/a

**Q1. Your comments:**

There are already too many services of this kind in this neighborhood and this is way too close to the local 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:** 34

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 15, 2023 06:11:47 am

**Last Seen:** Feb 15, 2023 14:11:47 pm

**IP Address:** s.22(1)

**Q1. Your comments:**

I support this as long as the sidewalks and area remain clear of tents, garbage, drug use paraphenalia, etc. If the operation and users can be respectful neighbours, they are welcome. And we need to prevent more people from dying. But Strathcona already carries more than its fair share of social services and has suffered through the pandemic. The Patricia Hotel buyout meant loss of a social gathering spot and artists' venue. Crab Park is not safe and the water park there has been broken for ... years? The local businesses on that block - Les Amis, Strath Brewery, The Garden - are huge neighbourhood assets. They should not become casualties of this operation.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Mixed



**Respondent No:** 35

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 15, 2023 11:00:57 am

**Last Seen:** Feb 15, 2023 19:04:41 pm

**IP Address:** s.22(1)

**Q1. Your comments:**

Everyone at this shop has immense sympathy for the ongoing drug and overdose crisis the province is facing right now. In saying that, a bunch of us here have been running away from neighbourhoods where we no longer feel safe. It has been a nice surprise to see this block has been mostly sheltered from the constant disruptions and vandalism East Vancouver faces on a daily basis. We obviously understand it is not an accident. We see how the community on this little street are invested in turning the page. It is a meticulous task to keep these buildings clean, free of graffiti, proud. s.22(1) to this block, but can already see how all these small businesses support and feed off each other. There is something special happening here. It is not easy to create an echo system. Excellent work has been done by both landlords and the city to have the perfect ration of manufacturing, retail and services. This block does not offer any other services for people with drug abuse disorders to justify a drug testing facility. It is frustrating and hard to understand why the city keeps "sprinkling" these centres / shelters / half way houses in the wrong neighbourhoods. We have a community centre and a daycare literally a few doors down from the proposed application. It is incomprehensible why a permanent drug testing facility in this area is even under consideration. We are slowly falling in love with this block and the community around it. We all want to see it grow into a thriving spot in east van.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC s.22(1)

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

Opposed



**Respondent No:** 36

**Login:** s.22(1)

**Email:** [REDACTED]

**Responded At:** Feb 15, 2023 11:38:15 am

**Last Seen:** Feb 15, 2023 11:38:15 am

**IP Address:** n/a

**Q1. Your comments:**

Will this new space be built in the footprint of the former drug testing storefront or will it encompass the properties either side? Is this a good fit for the other businesses in the 800 block especially those immediately surrounding it and what about it's proximity to RayCam? Who is behind this application? The individual named or others?

**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:** [REDACTED]

**Responded At:** Feb 15, 2023 13:25:13 pm

**Last Seen:** Feb 15, 2023 21:25:14 pm

**IP Address:** s.22(1)

**Q1. Your comments:**

With some regret I oppose this application. It seems to me likely, particularly with its long hours, to be an attractor extending the tragedy that we already see further west down Hastings Street. This objection may be interpreted as a typically 'nimby' attitude, and given the neighbourhood's recent experience with the Strathcona Park encampment that would not be surprising. However, based on the experience of a s.22(1) the occupants of, for example, the Rice Block or Woodbine Hotel, are likely to suffer most if I am correct. I'm sure promises will be made but, to be blunt, they are likely to be valueless. One need only look at the former Patricia Hotel to see how fast an area can degrade or for that matter the open drug use occurring a block away from Strathcona School. This section of the street remains functional but also on a knife edge, it could go either way. This proposal is the kind that could precipitate a tipping point, irretrievably pushing it in a very harmful direction. I do not believe any claimed benefit is worth the risk.

**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:** Feb 15, 2023 16:05:20 pm

**Last Seen:** Feb 15, 2023 16:05:20 pm

**IP Address:** n/a

**Q1. Your comments:**

Please do not change this to an ops. There are so many kids and families in the immediate vicinity. There is already so much crime in our area. This is not the right location.

**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:** Feb 15, 2023 21:23:03 pm

**Last Seen:** Feb 15, 2023 21:23:03 pm

**IP Address:** n/a

**Q1. Your comments:**

I do not want this facility here. It is right next door to developing small businesses, a preschool and an emerging neighbourhood. This invites crime to a neighbourhood that has been dealing with endless issues around crime, homelessness and drug addiction. I cannot express my dissatisfaction towards this development permit.

**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:** Feb 15, 2023 21:27:34 pm

**Last Seen:** Feb 15, 2023 21:27:34 pm

**IP Address:** n/a

**Q1. Your comments:**

Please do not put this facility here. It threatens small businesses in the area with more petty crime and theft. There is a community co-op centre across the street and a beautiful neighbourhood that does not need more crime and homelessness. This development will only bring more negativity to an area that has been battling so many existing issues related to crime, homelessness and 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:** 41

**Login:** s.22(1)

**Email:** s.22(1)

**Responded At:** Feb 15, 2023 21:27:54 pm

**Last Seen:** Feb 15, 2023 21:27:54 pm

**IP Address:** n/a

**Q1. Your comments:**

I'm strongly opposed to this proposal. It is very close to a the community centre where many young kids and families attend. This community already suffers from needles in play grounds, disorderly conduct, petty crime, and threatening encounters. Adding to the concentration of people who are in need of support only exacerbates the situation. Our community is supportive of each other but adding more in such a small area is unfair and a recipe for worsening the current situation.

**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:** 42

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 15, 2023 21:32:19 pm

**Last Seen:** Feb 15, 2023 21:32:19 pm

**IP Address:** n/a

**Q1. Your comments:**

Please do not add this facility to the neighbourhood. The community has struggled enough with homelessness and drugs, this facility will encourage more crime in the neighbourhood. This neighbourhood has struggled enough with these issues and does not need a facility that encourages drug use. This is a terrible use of community space that should be designated for small business owners. Do not put this service in.

**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:** Feb 15, 2023 21:35:18 pm

**Last Seen:** Feb 15, 2023 21:35:18 pm

**IP Address:** n/a

**Q1. Your comments:**

Opening an overdose site on a block where many small businesses have recently opened can be detrimental to the economic growth of the area. The presence of such a facility may attract drug users to the area, which could lead to a rise in criminal activities and an overall decrease in foot traffic for the small businesses. Furthermore, it may also create an atmosphere of fear and unease for customers who may avoid the area altogether. Although the intentions behind an overdose site are noble, placing it on a block with a burgeoning business community could negatively impact the progress and prosperity of the area

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Opposed



**Respondent No:** 44

**Login:** s.22(1)

**Email:** [REDACTED]

**Responded At:** Feb 15, 2023 21:39:39 pm

**Last Seen:** Feb 15, 2023 21:39:39 pm

**IP Address:** n/a

**Q1. Your comments:**

The opening of an overdose site in a family-oriented community is a risky and dangerous move that will jeopardize the safety and well-being of our community. Such sites may attract drug dealers and addicts, causing an increase in drug-related crimes, violence, and theft. The presence of an overdose site in our neighborhood will only add to the existing social and economic problems we face, which may deter potential residents and visitors. Many new businesses have opened on that block recently and they are bringing vibrancy to this area. Their business is certain to be dramatically impacted given that the city has shown it is incapable of ensuring it's that the areas around these facilities remain orderly.

**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:** Feb 16, 2023 09:49:38 am

**Last Seen:** Feb 16, 2023 09:49:38 am

**IP Address:** n/a

**Q1. Your comments:**

I support the data that shows overdose prevention sites save lives

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC s.22(1)

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

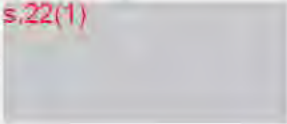
Support



**Respondent No:** 46

**Login:** s.22(1)

**Email:**



**Responded At:** Feb 16, 2023 10:40:39 am

**Last Seen:** Feb 16, 2023 10:40:39 am

**IP Address:** n/a

**Q1. Your comments:**

We need to keep the safety in mind for the kids in this neighbourhood who are just a few steps away at the RayCam Community Centre and across the street, in our building, who participate in after school children's programming for families in need of this support / service.

**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:** Feb 16, 2023 10:47:34 am

**Last Seen:** Feb 16, 2023 10:47:34 am

**IP Address:** n/a

**Q1. Your comments:**

I support the drug testing facility 1000%. It's a great service to the community. I think that is a very different use than an overdose prevention site where people will be using on site. Insite is a magnet for people just hanging out and milling about and with the Raycam community centre just meters away I don't feel it's an appropriate location for this change - especially with the daycare playground within eyesight of the location. Please don't allow the rezoning at this location.

**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:** Feb 16, 2023 17:05:54 pm

**Last Seen:** Feb 16, 2023 17:05:54 pm

**IP Address:** n/a

**Q1. Your comments:**

I am so absolutely sick and tired of these types of establishments being forced into my neighbourhood. I am living in an area full of young families trying to build a safe community in a thriving neighbourhood. It's bad enough when these drug addicts are already at this location "getting their drug tested." Now you want to give them an actual place to inject their drugs as a way to "prevent overdose"? You know what the solution is? Have these establishments in the middle of nowhere where what they do won't affect the people that actually have to deal with their presence. This location is right across from a community centre where little kids go for after-school care. A block away is an elementary school. Businesses are being forced out of this area because of all the homeless, drug addicts, and prostitutes that are moving this direction, expanding the mess that is already in the downtown eastside. Stop destroying the neighbourhood! I am sick and tired of this city.

**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:** Feb 16, 2023 17:39:42 pm

**Last Seen:** Feb 16, 2023 17:39:42 pm

**IP Address:** n/a

**Q1. Your comments:**

I think the 880 E Hasting development application contrary to the goal of the City. With the 2050 plan in mind, the Strathcona will be part of Downtown. We would like a child friendly environment in this area. Overdose prevention service/drug testing location is definitely not what we are expecting.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Opposed





**Respondent No:** 50

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 16, 2023 17:46:26 pm

**Last Seen:** Feb 16, 2023 17:46:26 pm

**IP Address:** n/a

**Q1. Your comments:**

I strongly opposed this development application. The DTES plan should involve more amenities for family residents to enjoy. The City of Vancouver published the DTES plan which is focusing on increasing the families population, and more amenities such as the library, park, and daycare to welcome more families population. This application involves lots of people who have overdose issues. Although it is for overdose prevention purposes, it is not suitable for this location. The DTES drug issue is already left a bad impression on the residents and tourism. The city should try to relocate the overdose prevention site somewhere else that should be far away from the city center. The City of Vancouver already spent too much time and money on the drug abuse issue, but the improvement is very little. Why not use these funds and time to achieve other more important things such as creating more parks, libraries, and daycares? If this application is approved, it will encourage more people to use drugs and the issue will get worse. Please do not pass this development application.

**Q2. Street address** 880 East Hastings Street

**Q3. Postal code** Vancouver, BC, V6A1R6

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



**Respondent No:** 51

**Login:** Anna

**Email:** anna@thegardenstathcona.com

**Responded At:** Feb 16, 2023 21:49:15 pm

**Last Seen:** Feb 16, 2023 21:49:15 pm

**IP Address:** n/a

**Q1. Your comments:**

As a retail business on the 800 block of E Hastings St for the past 5 years we know that foot traffic is essential. This change of use on our block goes against the Downtown Eastside Plan for the 800 block and hinders the growth of our business. Retail businesses around us are vacant/closed/for sale due to struggles with the Downtown East Side situation that have escalated over the past few years and this is not going to help matters. We are fully in support of the drug testing site and overdose prevention work but we strongly believe that a location at a different site would be better suited to our community (Ray Cam, Writers Exchange specifically come to mind as well as the residential community to the south of Hastings). Attracting new businesses, keeping existing businesses and residents as well as attracting customers to Strathcona will be hindered by this development permit approval. Please help them get set up at a different site where these services are needed.

**Q2. Street address**

868 E Hastings ST

**Q3. Postal code**

Vancouver, BC, V6A1R6

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

Opposed



**Respondent No:** 52

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 18, 2023 10:51:45 am

**Last Seen:** Feb 18, 2023 10:51:45 am

**IP Address:** n/a

**Q1. Your comments:**

Very supportive of this application. Given the immediate needs of the community to combat the toxic drug crisis - this makes sense.

**Q2. Street address**

e hastings

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Support



**Respondent No:** 53

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 18, 2023 13:21:26 pm

**Last Seen:** Feb 18, 2023 13:21:26 pm

**IP Address:** n/a

**Q1. Your comments:**

As a resident of vancouver s.22(1), I strongly oppose this proposition. Having been born and raised in the Vancouver area, I have watched the addiction problem only worsen over my s.22(1) of life in vancouver. I have seen services and programs grow and grow, and the level of addiction only worsen. s.22(1) s.22(1), I do not view this as a step in the direction of solving the drug and addiction crises. Vancouver has more services, and a higher quality of services for homelessness and addiction than any other city in Canada. We do not need to spend more taxpayer money on more services that are not contributing to solving the issue of addiction and drug supply.

**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:** Feb 19, 2023 12:10:33 pm

**Last Seen:** Feb 19, 2023 12:10:33 pm

**IP Address:** n/a

**Q1. Your comments:**

I support

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Support



**Respondent No:** 55

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 19, 2023 15:10:56 pm

**Last Seen:** Feb 19, 2023 23:10:19 pm

**IP Address:** s.22(1)

**Q1. Your comments:**

NO NO NO NO!!! How is that for a view point on this application. This community has not recovered from the unacceptable park occupation of Strathcona where we have received exactly ZERO; no community centre, no public art, no support for the children in this community. Do you realize how many children live here? I get 300 kids at my door at halloween. I do NOT agree with this going forward.

**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:** Feb 20, 2023 02:19:35 am

**Last Seen:** Feb 20, 2023 02:19:35 am

**IP Address:** n/a

**Q1. Your comments:**

I'm absolutely opposed to this. Why do the children of our neighbourhood not deserve to have the block of their daycare center free from the stresses that have enveloped the DTES? I can not imagine that an overdose prevention site would be considered less than a block from a daycare in Kits. Furthermore, these are some of our cities less privileged children, who have less choices and need a safe space to go. The stress of Vancouver's DTES side has sent an enormous amount of its adult support workers onto stress leave from the trauma/ vicarious trauma they witness, how can it even be suggested here by the Ray Cam center for children to deal with? The examples of QPS sites in DTES side have proven to attract an element of dealers etc. we do not need that pushed farther into our children's faces.

**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:** Feb 20, 2023 05:59:04 am

**Last Seen:** Feb 20, 2023 05:59:04 am

**IP Address:** n/a

**Q1. Your comments:**

This is next door to a day care, and next door to our community centre. Both of these are well used by our children, youth and seniors. Would you want your child to go to this day care if this application gets passed? Your teen using the community centre? This application has no place to be in this location. Application opposed.

**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:** Feb 20, 2023 10:05:27 am

**Last Seen:** Feb 20, 2023 10:05:27 am

**IP Address:** n/a

**Q1. Your comments:**

No thanks way to close to raycam!! Our children matter more!!!

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Opposed



**Respondent No:** 59

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 20, 2023 10:24:52 am

**Last Seen:** Feb 20, 2023 18:22:56 pm

**IP Address:** s.22(1)

**Q1. Your comments:**

I oppose this idea and it's proximity to Raycam Community Centre

**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:** janine

**Email:** janine@daytonamotorsport  
s.ca

**Responded At:** Feb 20, 2023 11:23:53 am

**Last Seen:** Feb 20, 2023 11:23:53 am

**IP Address:** n/a

**Q1. Your comments:**

Hi We have a retail business in the area and we struggle with the addicted there everyday. This application intimidates the safety of the block and the entire East sub area of Strathcona. The 800-900 block homes are day care community centre for children. **s.22(1)**. We need to preserve the new and old retail uses and support our business and residents in our area. Attracting new business into the block will be more challenging if this application is to go through. The application is contrary to the Downtown Eastside plan for the 800 block of east Hastings. I am also concerned that the COV making sole decisions without consulting our business community at the table. We are in challenging times in retail with costs of cleaning up damage from broken windows, painting on our buildings nightly, human excrement, people sleeping on our property, garbage and needles left nightly and lastly a rise in shop lifting. The city needs to stick to the plan for the area and not change it.

**Q2. Street address**

880 east Hastings vancouver

**Q3. Postal code**

Vancouver, BC, V6A3R2

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

Opposed



**Respondent No:** 61  
**Login:** Fenton  
**Email:** fenton@daytonamotorsport  
s.ca

**Responded At:** Feb 20, 2023 11:33:13 am  
**Last Seen:** Feb 20, 2023 11:33:13 am  
**IP Address:** n/a

**Q1. Your comments:**

We need to continue to support local business in the area. Also the residents in the area which include day cares community centres. We are challenged enough in the area with damage to our buildings and safety for ourselves coming to our business and for our customers. Shop lifting is on the rise, broken windows monthly painting our building nightly. Human excrement every day. This application is contrary to the Downtown Eastside Plan for the 800 block east of Hastings . Our business neighbourhood. We need more business's to be attracted to the area, not vacant buildings and graffiti area's . We need to be brought to the table for decisions in the area. Not left out of planning.

**Q2. Street address** 837 east cordova street

**Q3. Postal code** Vancouver, BC, V6A3R2

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



**Respondent No:** 62

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 20, 2023 13:21:57 pm

**Last Seen:** Feb 20, 2023 13:21:57 pm

**IP Address:** n/a

**Q1. Your comments:**

This application is contrary to the vision and current business mix on the 700-900 blocks of East Hastings and threatens the health, safety and vibrancy of the community. This application threatens the safety of the block and the entire Hastings East sub-area of Strathcona. The 800 and 900 block are homes to a daycare operation at Ray Cam Community Centre and children's programming for under-resourced families at 877 East Hastings. Strathcona is at a vulnerable cross-road. We need to cultivate more retail businesses. To achieve, we need to be thoughtful and strategic about the businesses we need to attract and retain. We need to preserve the vibrant retail uses on the 800 block to support the current businesses on the block and residents in the area. This application will bring in potential operations that is in conflict with this vision. Attracting customers and other businesses to this block will be significantly more challenging if this application is approved. As a community, we are desperately trying to revitalize the area, and we know this work begins with attracting and supporting the businesses that fit the neighborhood. If this application goes through, not only will it cancel out all the years of effort of revitalization, it will also destroy any future community spirit to continue this work. We urge COV against making sole decisions on conditional use without the business community being at the table. We urge the Director of Planning to reject this application and stop this potential destruction of Strathcona.

**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:** Feb 20, 2023 13:36:16 pm

**Last Seen:** Feb 20, 2023 13:36:16 pm

**IP Address:** n/a

**Q1. Your comments:**

Please do not approve this applications. If this application goes through, there is a high chance the operator will run an overdose prevention site, whether they express their intention explicitly in this application or not. Speak to the neighboring business (S2 Cafe 874 East Hastings St) and listen to them carefully even though they may not be open to share much, people in the community knows they are afraid of the operator of 880 East Hastings. If City approves this application, you will force this restaurant to move. S2 Cafe serves low-income people in the community. Don't force them to move please!!!

**Q2. Street address**

s.22(1)

**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:** Feb 20, 2023 19:57:59 pm

**Last Seen:** Feb 20, 2023 19:57:59 pm

**IP Address:** n/a

**Q1. Your comments:**

I am opposed to this application. I do not believe it is the appropriate location given the 800 and 900 block are homes to a daycare operation at Ray Cam Community Centre and children's programming for under-resourced families at 877 East Hastings as well as the numerous young families in the immediate area. I also think it would negatively impact businesses on the block that have struggled through out the pandemic.

**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:** [Redacted]

**Responded At:** Feb 20, 2023 20:56:01 pm

**Last Seen:** Feb 20, 2023 20:56:01 pm

**IP Address:** n/a

**Q1. Your comments:**

The 800 block of East Hastings has seen really positive growth in the last few years. A distinctly bleak section of Hastings is transforming into a vibrant extension of the Strathcona community... with shops, cafes, a public library, community centre, art galleries, a garden shop, brewery, bakery ...it draws families here now. An overdose prevention site in the middle of this particular section of Hastings st is completely contradictory to how this area is evolving.

**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:** Feb 20, 2023 21:59:17 pm

**Last Seen:** Feb 20, 2023 21:59:17 pm

**IP Address:** n/a

**Q1. Your comments:**

This application is contrary to the Downtown Eastside Plan for the 800 block of East Hastings This application threatens the safety of the block and Strathcona. The daycare, Community Centre and children's programming needs a safe environment. We need to preserve the reviving retail uses on the 800 block. Fragile businesses need our support to have visitors and residents feeling welcome in the area.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Opposed



**Respondent No:** 67

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 21, 2023 08:30:30 am

**Last Seen:** Feb 21, 2023 08:30:30 am

**IP Address:** n/a

**Q1. Your comments:**

This application is contrary to the Downtown Eastside Plan for the 700-900 blocks of East Hastings and threatens the vibrancy of the community. Over the past 10+ years, we have worked hard to do our part in the community of Strathcona. We have sponsored murals on almost all of our buildings in the area, upgraded lighting and security, worked hard to keep the properties clean and graffiti free at a time when the City's services have only decreased, and thoughtfully selected tenants for the area that are creative, passionate and local. We also volunteer our time on the Strathcona BIA, Hastings Corridor Working Group and celebrate community by way of events like the Strathcona Block Party. No 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:** 68

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 21, 2023 09:34:25 am

**Last Seen:** Feb 21, 2023 09:34:25 am

**IP Address:** n/a

**Q1. Your comments:**

Concerned with more drug use and users close to parks and schools. May also increase crime and car break-ins.

**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:** [REDACTED]

**Responded At:** Feb 21, 2023 10:19:28 am

**Last Seen:** Feb 21, 2023 18:08:44 pm

**IP Address:** s.22(1)

**Q1. Your comments:**

I am a local resident with children and I am opposed to this business setting up in a residential neighborhood. This is not an establishment that will serve the needs of local area residents. This service centre will be very close to the local library and directly across from the Ray-Cam Community Centre where children gather. I don't think the presence of an overdose prevention site so proximate to these youth centered hubs fits within the character of the neighborhood, and I think it also poses an increased safety concern for minors in the area.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Opposed



**Respondent No:** 70

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 21, 2023 13:24:35 pm

**Last Seen:** Feb 21, 2023 13:24:35 pm

**IP Address:** n/a

**Q1. Your comments:**

This is not a sensible idea. This is an area where families with young children are trying to live a normal life and are already overwhelmed with drug paraphernalia, addicts with behaviour at times threatening, and this plan would increase the burden . Our family live in this area and our little grandchildren have to be protected from used needles, addicts in McLean Park threatening them etc

**Q2. Street address**

s.22(1)

**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:** Feb 21, 2023 16:12:13 pm

**Last Seen:** Feb 21, 2023 16:12:13 pm

**IP Address:** n/a

**Q1. Your comments:**

The 880 East Hastings location is really close to the community center and child care center, which makes it the wrong location for this service. There are at least 5 overdose prevention centers in East Vancouver without adding another one. There are locations on 390 Columbia St, 166 East Hastings St, 177 East Hastings St, 380 East Hastings St, 135 Dunlevy Ave. Their ability to test drugs is useful but the ability to transition seamlessly into a full overdose prevention center close to children, community center and non-profits for women and children makes us oppose this application.

**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:** Feb 21, 2023 16:18:18 pm

**Last Seen:** Mar 23, 2022 20:36:25 pm

**IP Address:** s.22(1)

**Q1. Your comments:**

I have been living in the Strathcona neighborhood for the s.22(1) and I am a witness to the careless decisions of the City of Vancouver, letting Chinatown and the oldest hood go to near trash, with the already overconcentration for the addicts and making it unsafe for the residents who are the ones who pay taxes but see not improvement. Having that so-called business turn into an injection site in the middle of VPL and Community Center and Day Care is borderline criminal as it passes it. It will be irreversible and more damage to the normal residential side, so my response is NO 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:** 73

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 21, 2023 16:50:45 pm

**Last Seen:** Feb 21, 2023 16:50:45 pm

**IP Address:** n/a

**Q1. Your comments:**

Not only is this 50' away from a daycare and community centre, which in itself should be enough to reject this proposal, but this project will also impact the neighbourhood of Strathcona, as well as the small business's that are trying to prosper in close proximity to 880 e. Hastings. I understand the need for support, however this location could not be worse. It is not just a case of NIMBYism. As a longtime resident of Strathcona, I have endured the 2 YEAR encampment at Strathcona park, the needles throughout parks and streets, vandalism, etc. etc. s.22(1) This new proposal, is not a step forward to helping out, and reinvigorating the east side. It is just another gut punch to remind us all that the city is not interested in the value and uniqueness, and vitality of Strathcona, and the people that live 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:** 74

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 21, 2023 17:24:48 pm

**Last Seen:** Feb 21, 2023 17:24:48 pm

**IP Address:** n/a

**Q1. Your comments:**

Proposed O.D. prevention site is steps from a daycare. Isn't that why they can't sell weed at this location? This new application Doesn't fit 'most walkable street' goal...Was that just banners?

**Q2. Street address**

s.22(1)

**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:** Feb 21, 2023 20:10:45 pm

**Last Seen:** Feb 21, 2023 20:10:45 pm

**IP Address:** n/a

**Q1. Your comments:**

Take this overdose prevention service and drug testing and set it up on the North Shore or in Kitsilano. We don't need MORE infrastructure and reasons for addicts, dealers, drunks and petty criminals to shit, loiter, and steal in our neighborhoods.

**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:** Feb 22, 2023 08:28:40 am

**Last Seen:** Feb 22, 2023 16:09:19 pm

**IP Address:** s.22(1)

**Q1. Your comments:**

I fully support this application that provides necessary and important services to the community.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Support



**Respondent No:** 77

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 22, 2023 09:30:27 am

**Last Seen:** Feb 22, 2023 17:30:28 pm

**IP Address:** s.22(1)

**Q1. Your comments:**

I'm very concerned and opposed to this change. Our neighborhood (Strathcona) has had an increase in drug related crime and violence recently with neighbors being randomly attacked on the street becoming more frequent. I absolutely do not recommend adding a facility for drug users to take drugs at this location, right in a 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:** 78

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 22, 2023 09:34:31 am

**Last Seen:** Feb 22, 2023 09:34:31 am

**IP Address:** n/a

**Q1. Your comments:**

I strongly oppose the changing of the use of the 700-800 block as a drug site. It is far too close to our community centre and our children. We have enough problems with homelessness, Street drug use and mental illness here, we cannot support anymore in our small community. Far too risky.

**Q2. Street address**

s.22(1)

**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:** Feb 22, 2023 09:44:23 am

**Last Seen:** Feb 22, 2023 17:30:28 pm

**IP Address:** s.22(1)

**Q1. Your comments:**

I heard about this development application after speaking with others in our community who are very worried about this OPS plan. We are already facing increased crime in Strathcona from the downtown eastside, so putting a drug-taking center into our area is very concerning for us. It seems like the city is pushing drug and homelessness services east along Hastings Street in large quantities (including many high density social housing developments planned in the area), and we are worried that putting so many concentrated homeless/drug facilities in one small area is going to 'ghettoize' 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:** 80

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 22, 2023 18:01:54 pm

**Last Seen:** Feb 22, 2023 18:01:54 pm

**IP Address:** n/a

**Q1. Your comments:**

This is a terrible idea. The hours are too late. There will be loitering due to the late hours. There are already similar services in the area too.

**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:** Feb 22, 2023 21:42:34 pm

**Last Seen:** Feb 22, 2023 21:42:34 pm

**IP Address:** n/a

**Q1. Your comments:**

Too close to Raycam

**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:** Feb 23, 2023 09:47:25 am

**Last Seen:** Feb 23, 2023 09:47:25 am

**IP Address:** n/a

**Q1. Your comments:**

I do not support this application. Suggesting an overdose sight so close to the children's daycare at Raycam should not be allowed. Furthermore we need to support the small business owners in the area, and moving space from retail to social services does not help.

**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:** Feb 23, 2023 19:11:03 pm

**Last Seen:** Feb 23, 2023 19:11:03 pm

**IP Address:** n/a

**Q1. Your comments:**

ENOUGH IS ENOUGH!!! why is law abiding tax payers always have to deal with layers of services for the addicts , it affects our life . Our community is unsafe , our women and children are at the mercy of drugs dealers and addicts who only care about their fix !!! How about offering that service in Point Grey ??

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Opposed



**Respondent No:** 84

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 24, 2023 15:03:17 pm

**Last Seen:** Feb 24, 2023 15:03:17 pm

**IP Address:** n/a

**Q1. Your comments:**

I am strongly opposed to this application for many reasons. Is it the City's goal to further ghettoize Hastings Street? There are children and vulnerable newcomers to Canada within close proximity of the proposed location. The proprietor has a history of breaking the law. It's outrageous that the City is even considering this. It's time to stop making East Hastings Street a one stop shop for extremely vulnerable people and those who profit from them.

**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:** Feb 24, 2023 16:07:40 pm

**Last Seen:** Feb 24, 2023 16:07:40 pm

**IP Address:** n/a

**Q1. Your comments:**

The general safety of this street is increasing, not decreasing, and we should it protect it to be as such. Especially with the placement of women and young families at Rice Block. I genuinely worry this opens up a highway of risk all the way down Hastings impacting more businesses and schools than you realize. I urge the city to rethink this placement and the greater economic and social impact to all residents and those building upon the community of Strathcona.

**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:** Amanda Smith  
**Email:** amanda@mondaycreative.c

**Responded At:** Feb 24, 2023 16:52:06 pm  
**Last Seen:** Feb 24, 2023 16:52:06 pm  
**IP Address:** n/a

o

**Q1. Your comments:**

We've worked hard to cultivate a thriving community on this block—hosting events in our office space, building relationships with neighbours and incentivizing walking and cycling to work, and welcoming our team's children to the office. This application poses a threat to the safety that we and other businesses have worked so hard to create on this block, and it goes against the Downtown Eastside Plan for the block. At any time of day you'll see families coming and going from the local coffee shops on this street, and young kids attending the Vancouver Writers' Exchange in our building. The risk of exposure to these already-vulnerable children is massive. As a business that regularly welcomes clients into our space, it's also a huge impediment. We want clients to feel safe and welcome. It's a huge concern that the City is making these decisions without considering or consulting the local business community that are doing everything in our power to make this a safer, economically thriving neighbourhood.

**Q2. Street address** 205 - 877 East Hastings

**Q3. Postal code** Vancouver, BC, V6A3Y1

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



**Respondent No:** 87

**Login:** s.22(1)

**Email:**



**Responded At:** Feb 24, 2023 17:33:56 pm

**Last Seen:** Feb 24, 2023 17:33:56 pm

**IP Address:** n/a

**Q1. Your comments:**

Just remember this is Dana Larsen project and just a next step for him to ultimately start selling hard drugs from his store, also there are about less then 100 overdose prevention site world wide and 43 are in BC and about 12 in Vancouver alone

**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:** Feb 24, 2023 19:01:26 pm

**Last Seen:** Feb 25, 2023 03:01:26 am

**IP Address:** s.22(1)

**Q1. Your comments:**

The drug poisoning crisis is a crisis of policy. Creating more supervised consumption sites is one way to save lives. A safe consumption site at this location has the added benefit of onsite drug testing, giving people who use drugs the information necessary to keep themselves safe.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC s.22(1)

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

Support



**Respondent No:** 89

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 25, 2023 17:21:07 pm

**Last Seen:** Feb 25, 2023 17:21:07 pm

**IP Address:** n/a

**Q1. Your comments:**

I am a s.22(1) I am so grateful for "Get Your Drugs Tested". What a professional and friendly service. s.22(1) s.22(1) is able to get needles to administer their gender affirming medications. People I know can ensure their drugs are safe. Love them! Full support of the updated zoning happy to see this important service continue to be a part of our Neighbourhood.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Support





**Respondent No:** 90

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 25, 2023 20:23:10 pm

**Last Seen:** Feb 25, 2023 20:23:10 pm

**IP Address:** n/a

**Q1. Your comments:**

I approve please, provide and support OPS

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Support



**Respondent No:** 91

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 25, 2023 21:51:11 pm

**Last Seen:** Feb 25, 2023 21:51:11 pm

**IP Address:** n/a

**Q1. Your comments:**

The fact that they hand out harm reduction supplies, oranges, and conduct testing of drugs in a medical capacity seems more of a laboratory use not an over dose prevention site. The concern is by approving the overdose prevention site use, they will be able to change their operations despite not having it contemplated in their operation letter. To address the concerns of the community the director of planning should require further clarification and impose restrictions on this use preventing it from being anything other than what it's operational letter states. We would like the operator to covenant that there will be no use of drugs including the injection or inhalation of drugs on site. It is not aligned with the OCP in and the OPS use should require more comprehensive public consultation before being considered. There are currently 12 other safe injection/inhalation/use sites within close proximity, and locations within less proximity to schools and community centres. Further, the Overdose Prevention Site use is not clearly defined in Sec. 2 Definitions of the CoV and should not be an ambiguous use given it's impact on the surrounding community. The unintended consequences of a safe injection/inhalation/use site on these blocks will have profound negative effects on the continued efforts for vibrancy.

**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:** Feb 26, 2023 00:58:48 am

**Last Seen:** Feb 26, 2023 00:58:48 am

**IP Address:** n/a

**Q1. Your comments:**

Please keep the drug's out of this area. Two schools nearby.

**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: Feb 26, 2023 23:53:13 pm

Last Seen: Feb 26, 2023 23:53:13 pm

IP Address: n/a

Q1. Your comments:

Dear Director of Planning, I live at s.22(1) and I write to strongly oppose the proposed change of use from Retail to Social Service Centre at 880 East Hastings Street. The Director should reject this application for three main reasons (1) its proposed use is contrary to a criminal statute; (2) its proposed use is contrary to the category of "Social Service Centre" in by-law and (3) the proposed use is contrary to the DTES Local Area Plan. I will summarize each reason in turn. First, the proposed use is criminal. It is flagrantly contrary to the Controlled Drugs and Substances Act (a statute binding on all Canadians, including 880 East Hastings Street and municipal staff). The application is made by a purported non-profit society called "Get Your Drugs Tested" (GYDT). On its website, GYDT says it has been founded by "Dana Larsen" and "funded by The Medicinal Cannabis Dispensary". Also on its website, under "Blog", it lists the drugs tested on February 2, 2023 ("What we analyze in a typical day"). The drugs listed include ketamine, which is a schedule I substance, listed under the Controlled Drugs and Substances Act. Possession of ketamine is punishable by up to seven years in prison (s. 4). Trafficking in ketamine is punishable by up to life in prison (s. 5). Ketamine possession is not one of the drugs that has been decriminalized. LSD is a Schedule III substance, also illegal to possess and traffic and it also has not been decriminalized. It is also listed by GYDT as a substance it is testing. Therefore, the proposed use in the application includes obviously criminal activities. The criminal nature of the proposed use is exacerbated by the context in which this purported testing site was created. Prior to opening the site, it appears that Dana Larsen and the applicant illegally operated the Medical Cannabis Dispensary at the site (within 50 metres of the RayCam Community Centre and Daycare) before it was the subject of a court order (Youtube "Vancouver cannabis dispensary closes doors after court order"; and "Dori Dempster Discusses The Oct 30, 2019 Raid of TMCD by the Community Safety Unit in Vancouver"). It appears that \$150,000 in fines were issued that Mr. Larsen is still fighting (Globe and Mail, February 24, 2023). It then reopened the site sometime later and, contrary to zoning and contrary to the Controlled Drugs and Substances Act, at some point began committing the even more serious offence of unlawfully possessing Schedule I substances. It then also apparently moved its cannabis selling to 1182 Thurlow Street (cannabisdispensary.ca) even though that location is apparently not listed as a licenced cannabis retail store on the City's website (Vancouver.ca, "Cannabis retail store business licence"). Mr. Larson has also been in the national news for his openly trafficking of psilocybin and LSD in our community at 649 East Hastings Street (Globe and Mail, February 24, 2023), contrary to zoning and contrary to the Controlled Drugs and Substances Act. Despite having full knowledge of the operation, our tax-funded police and municipal staff have intentionally not been applying the laws that the people have passed, thereby bringing more drugs into a DTES already in crisis. [Note that although the Mushroom Dispensary often claims it is providing some kind of social service, in its Google Review replies it explicitly states that no medical note is required. In other words, if you pay money, they will sell you drugs; thereby, it is a commercial drug trafficking business]. To be clear: After the cannabis site at 880 East Hastings Street was shut down, it then began bringing into our community cocaine, fentanyl, methamphetamine, ketamine and other unlawful substances, next to our community centre and day care. This application, if granted, would likely be judicially reviewed. With respect, it seems clear that a judge would consider the granting of this application to be patently unreasonable. Even cannabis retail is not allowed to be within 300m of a community centre. This application proposes bringing daily quantities of fentanyl, cocaine, methamphetamine, ketamine, and LSD within 50 metres of our community centre and day care and in contravention of binding law. In addition, it proposes testing LSD, a substance which Mr. Larsen himself illegally traffics down the street at 649 East Hastings Street. The second general reason this application should be denied is because it is contrary to the category of "Social Service Centre" as defined in the Zoning and Development By-Law. That by-law limits the definition of Social Service to Centre certain limited uses. The application that was submitted in this matter is not limited to those uses. Rather, it explicitly states its use as "Harm Reduction Services", and gives a sub-list but explicitly states that its proposed uses are "not limited to" that sub-list. In short, the application therefore is too vague to meet the definition of "Social Service Centre". "Harm Reduction Services" is a term broad enough to cover many activities that do not fall under the purported sub-list. In addition, there is nothing in the definition of "Social Service Centre" that authorizes the violation of the Controlled Drugs and Substances Act. The third general reason this application should be denied is because it is contrary to the policies in the DTES Local Area Plan. The over-arching goal of the Plan is "to make the DTES a more livable, safe and supportive place for all of its diverse residents, in other words, a

healthy neighbourhood for all.” (p 3). It also has as goal that “Vancouver’s children have the best chance of enjoying a healthy childhood.” (p 8). Finally, it contains as a policy to “[e]nhance existing parks, green and open spaces, and natural areas to improve the quality, diversity and inclusiveness of spaces” (p 131). The proposed use is contrary to this Plan. There are currently more overdose prevention sites within the DTES than probably any community anywhere in the world. There are already ten other such sites within nine blocks of 880 East Hastings Street (see [vch.ca/overdose](http://vch.ca/overdose), map of overdose prevention sites, some of which also offer drug testing). There is no reasonable reason to place an eleventh site next to a community centre and day care. Doing so would be directly contrary to the over-arching goal above and to the specific goal of ensuring that “Vancouver’s children have the best chance of enjoying a healthy childhood.” Overall, the City’s ongoing practice of failing to apply the laws that Vancouverites have passed has been causing an on-going crisis in our community. The tents on Hastings Street now extend all the way to Jackson Avenue. The tent city in Crab Park has polluted the ocean with so many needles the beach and waters are beyond the use of its residents. That beach is our community’s main access point to the ocean. This all has been directly contrary to the DTES Local Area Plan. It appears that the City has an unwritten policy of concentrating drug use within our vulnerable community, to keep it away from wealthier parts of Vancouver. The ongoing illegal possession of Schedule I drugs at 880 Hastings Street is another important aspect of this problem, caused by an ongoing failure of the City to apply the laws that the people have passed. The proposed use at 880 Hasting Street would violate statute, by-law, and DTES Local Area Plan by bringing Schedule I drugs near our community centre and day care. Respectfully, the Director of Planning should not grant this application.

- 
- 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:** 94

**Login:** s.22(1)

**Email:** [Redacted]

**Responded At:** Feb 27, 2023 09:49:30 am

**Last Seen:** Feb 27, 2023 09:49:30 am

**IP Address:** n/a

**Q1. Your comments:**

Strongly oppose given proximity to daycare, housing and recovery services.

**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:** Feb 27, 2023 11:12:04 am

**Last Seen:** Feb 27, 2023 11:12:04 am

**IP Address:** n/a

**Q1. Your comments:**

Obvious concern is WHY is this facility even needed??? Why are citizens dying from poison within substances? If no action, or disingenuous action is taken, OPS will be needed everywhere. Imagine when Kerrisdale opens an OPS. People are concerned about tent cities encroaching up E Hastings. Why so many citizens without a home? There should be no concerns, but no one wants drug users next to a community centre. Put the OPS inside the community centre. Much easier to find services inside than out. People are concerned their lovely little, multimillion dollar homes will lose value. Allow OPS sites everywhere.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Mixed



**Respondent No:** 96

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 27, 2023 11:23:36 am

**Last Seen:** Feb 27, 2023 19:22:31 pm

**IP Address:** s.22(1)

**Q1. Your comments:**

I am in favour of the proposed development. Get Your Drugs Tested (GYDT) is an extremely important resource for the community; they are the only safer use/harm reduction distributor in Strathcona and provide the most rapid drug testing services I know of in the city. Having this site within my community means that I and others can safely walk to this site with my dependents rather than having to commute out of the area or navigate more populated areas further into the DTES. They keep their space clean and free of hazards, both inside and out. GYDR's mandate and services aligns with the City of Vancouver's strategies to combat the public health emergency of toxic drug poisoning. They have the support of the BCCDC and VCH.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Support





**Respondent No:** 97

**Login:** s.22(1)

**Email:** [REDACTED]

**Responded At:** Feb 27, 2023 11:25:41 am

**Last Seen:** Mar 11, 2023 16:46:22 pm

**IP Address:** s.22(1)

**Q1. Your comments:**

Pursuant to the subject mentioned Development Application, I am writing to voice my objection to this application. Given the turmoil of the past few years that Strathcona Park has endured, vis a vis the tent encampment there, the drug and violence encountered by the residents of this neighborhood during that time, I feel this is not the time to consider an OD prevention site in this neighbourhood. Supplementary to this objection, is also the proposed business hours where the residents of this neighbourhood would be subjugated to this demographic pretty much all the time. I thank you for the opportunity to voice my concern regarding this matter and remain, A Strathcona Park property owner, 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:** 98

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 27, 2023 16:59:13 pm

**Last Seen:** Feb 28, 2023 00:45:45 am

**IP Address:** s.22(1)

**Q1. Your comments:**

I am opposed to this development. It is far too close to a child care facility. It is far too close to Strathcona! Again putting stress onto the children, residents, families and community as a whole! ( Previously Strathcona Park was occupied for way too long before being moved out) - Having an injection site and overdose site here just brings more addicted high/stoned users from the DTES up our 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:** 99

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 27, 2023 17:49:10 pm

**Last Seen:** Feb 27, 2023 17:49:10 pm

**IP Address:** n/a

**Q1. Your comments:**

I am opposed to this project as I live in the neighbourhood and don't find these sites to be beneficial. Originally I supported the opening of in site, but reflecting on how they have impacted the DTES and surrounding communities, I can no longer be in 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:** 100

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 27, 2023 18:14:01 pm

**Last Seen:** Feb 27, 2023 18:14:01 pm

**IP Address:** n/a

**Q1. Your comments:**

While there is a need for safe testing of street drugs to prevent death of the users.. 880 East Hastings Street is close to an elementary school and community center. I would be very concerned that after drug safety testing, the proximity of the school and community center would be a place where patrons of the drugs would naturally migrate to to use. It is already an issue for the elementary school to sweep clean the grounds daily for needles and paraphernalia left behind as to provide safety for the children that attend school there. I know this firsthand as a parent of a child who has attended this school. I also have s.22(1) and already doesn't feel safe in the area. It is not a comforting idea.

**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:** Feb 27, 2023 18:15:22 pm

**Last Seen:** Feb 27, 2023 18:15:22 pm

**IP Address:** n/a

**Q1. Your comments:**

I support harm reduction and helped launch Insight when I was with Health Canada. I believe much needs to be done to stem the tide of overdose deaths in Vancouver and BC. However, I believe that the concentration of services of yet another overdose/drug testing site is detrimental to the families who live in the Strathcona neighbourhood. Drug testing can be added to the existing social services like Insight, Vandu, etc in the area. The drug using community would be better served if an overdose prevention site were added in another neighbourhood like Hastings Sunrise or Kitsilano. Drugs are ubiquitous and should be tested readily in other areas of the city.

**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:** Feb 27, 2023 21:14:58 pm

**Last Seen:** Feb 27, 2023 21:14:58 pm

**IP Address:** n/a

**Q1. Your comments:**

It took a long time and much work to have this block start to appear drug free and somewhat normal. This proposal will not reinforce this feeling and businesses will suffer as a result. Use these funds to expand already existing and successful facilities in locations closer to the center of the issue.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

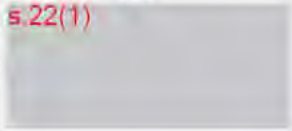
Opposed



**Respondent No:** 103

**Login:** s.22(1)

**Email:**



**Responded At:** Feb 27, 2023 21:49:08 pm

**Last Seen:** Feb 27, 2023 21:49:08 pm

**IP Address:** n/a

**Q1. Your comments:**

Opposing as I don't believe this is the appropriate location for 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:** 104

**Login:** s.22(1)

**Email:** [Redacted]

**Responded At:** Feb 28, 2023 08:38:08 am

**Last Seen:** Feb 28, 2023 08:38:08 am

**IP Address:** n/a

**Q1. Your comments:**

I have owned and lived in this amazing neighbourhood since s.22(1) before making it my home . I am well aware of the struggles of the DTES and this is not a " not in my neighbourhood comment . This application is next to a community centre, daycare providers and elementary schools with children and families walking this area. I also watched and lived through the occupation of our park on Venables and the negative impact it had on the safety and security it had on the area . Does it not make more sense to keep this DP for a site and services closer to the already existing services .

**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:** Feb 28, 2023 10:57:49 am

**Last Seen:** Feb 28, 2023 18:57:50 pm

**IP Address:** s.22(1)

**Q1. Your comments:**

Please allow this vital, life-saving service - I welcome it in my neighbourhood!

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Support



**Respondent No:** 106

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 28, 2023 11:11:26 am

**Last Seen:** Feb 28, 2023 11:11:26 am

**IP Address:** n/a

**Q1. Your comments:**

We need to preserve the vibrant retail uses on the 800 block to support the current businesses on the block and residents in the area. Attracting customers and other businesses to this block will be significantly more challenging if this application is approved. We are concerned about the COV making sole decisions on conditional use without the business community being at the table.

**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:** [Redacted]

**Responded At:** Feb 28, 2023 14:54:55 pm

**Last Seen:** Feb 28, 2023 14:54:55 pm

**IP Address:** n/a

**Q1. Your comments:**

I think it's a bad idea to put this in this area. There are too many things all in one area already!! s.22(1) in this neighborhood and still often spend time around there.

**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:** Feb 28, 2023 18:25:00 pm

**Last Seen:** Feb 28, 2023 18:25:00 pm

**IP Address:** n/a

**Q1. Your comments:**

This would appear as a progression towards enabling of illicit drugs and ultimately a "safe injection" site. There is a community centre approximately 100 feet away, a neighbourhood full of families and children right behind the building, two schools within three blocks in either direction (and additional community centre), a childrens' playground, and park. When businesses like this exist in a neighbourhood they bring with them ancillary problems. Have a look at the Overdose Prevention Society in Yaletown. Stabbings, consistent needles and drug paraphernalia all over the park, playground, and neighbourhood. Open drug use right outside the site and throughout the area. When these types of businesses exist in whatever location they're in they disproportionately and negatively affect the residents of the community. Why are drug users' rights more important than non drug using residents of neighbourhood? When is enough, enough? Perpetual facilitation of illicit drug use resulting in the aforementioned negative spillover as well as intoxicated and mentally unstable drug users roaming the area, making residents and visitors feel unsafe (and in multiple cases experience violence and intimidation). There are enough areas in the DTES that have a much higher concentration of this type of business use, respectfully please consider keeping it there and allowing more non-dug-user focused businesses to exist.

**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:** Feb 28, 2023 21:50:36 pm

**Last Seen:** Feb 28, 2023 21:50:36 pm

**IP Address:** n/a

**Q1. Your comments:**

I really enjoy having the drug testing centre in the neighbourhood. s.22(1) has even used it travelling all the way s.22(1) to access it. s.22(1) and we often had people seize up and almost die on the street outside the premises. This location is near s.22(1) and I know theres no perfect place for overdose prevention, but I sternly oppose one here and recommend expanding services to the current one cause I know they need it there.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Opposed



**Respondent No:** 110

**Login:** s.22(1)

**Email:**

**Responded At:** Feb 28, 2023 22:15:07 pm

**Last Seen:** Feb 28, 2023 22:15:07 pm

**IP Address:** n/a

**Q1. Your comments:**

People will be ODing outside the facility - the day care centre is 30m away. This is ridiculous. Accommodating a few people to create massive problems for the rest of the community - this is about a small minority screwing up 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:** 111  
**Login:** aforst  
**Email:** aforst@vancouverwe.com

**Responded At:** Mar 02, 2023 10:14:13 am  
**Last Seen:** Mar 02, 2023 10:14:13 am  
**IP Address:** n/a

**Q1. Your comments:**

I operate a charity across the street from the proposed development that works with under-resourced kids and their families to support their literacy. I feel that there was not enough consultation completed in the neighbourhood on this project. Many of the families we work with live in Stamps Place and we haven't had enough time to see if they are aware of the application, feel they have had a chance to review it, and have a say. I have submitted my opinion as "mixed" because I do feel the current operations are fine and our charity has not had any issues with the business operations to date. My hope is to be able to receive more information about how the business might change with a change in the zoning use.

**Q2. Street address** 207 - 877 East Hastings Street

**Q3. Postal code** Vancouver, BC, V6A3Y1

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



**Respondent No:** 112  
**Login:** aforst  
**Email:** aforst@vancouverwe.com

**Responded At:** Mar 02, 2023 10:29:36 am  
**Last Seen:** Mar 02, 2023 18:34:55 pm  
**IP Address:** s.22(1)

**Q1. Your comments:**

I would like to add the following to my previous comments. In trying to act in the best interest of the kids and families that my charity works with, I feel I did not have enough time to properly consult them on how it might impact them. I believe the public consultation was not adequate, especially in a neighborhood where families face many barriers to public consultation. They often require a lot of time, and the support of their community services to participate in civic actions like this. It is their neighborhood, and they deserve to have a significant voice at the table.

**Q2. Street address** 207 - 877 East Hastings Street

**Q3. Postal code** Vancouver, BC, V6A3Y1

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





**Respondent No:** 113

**Login:** s.22(1)

**Email:**

**Responded At:** Mar 03, 2023 22:37:52 pm

**Last Seen:** Mar 03, 2023 22:37:52 pm

**IP Address:** n/a

**Q1. Your comments:**

We don't like this in our neighbourhood and so close to community centres we use with our little ones

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Opposed



**Respondent No:** 114  
**Login:** Cheryl Broadhead  
**Email:** cheryl.broadhead@byudesi  
gn.com

**Responded At:** Mar 07, 2023 13:26:26 pm  
**Last Seen:** Mar 07, 2023 13:26:26 pm  
**IP Address:** n/a

**Q1. Your comments:**

I am a local business owner and I am very concerned about the proposed change of use for 880 E Hastings. The businesses in the neighborhood have strived to create a safe space for everyone. Where everyone can feel safe and this has been nearly impossible. I fully opposed a change of use so close to the community/daycare center. I have personally witnessed some disturbing interactions with some in society and children in front of the centre and feel changing the use could escalate the issues already in place.

**Q2. Street address** 973 East Hastings St,

**Q3. Postal code** Vancouver, BC, V6A0H1

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



**Respondent No:** 115

**Login:** s.22(1)

**Email:**

**Responded At:** Mar 09, 2023 13:09:08 pm

**Last Seen:** Mar 09, 2023 13:09:08 pm

**IP Address:** n/a

**Q1. Your comments:**

I fully support the harm reduction services this development will provide.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Support

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] 880 E Hastings Application  
**Date:** Wednesday, March 1, 2023 2:15:10 PM  
**Attachments:** [image001.png](#)

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**Claudia Hicks**

**Project Coordinator - Development Review Branch**

Development, Buildings & Licensing

604.871.6083



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**From:** Jon Drews <[jon@cbrproducts.com](mailto:jon@cbrproducts.com)>  
**Sent:** Wednesday, March 01, 2023 1:10 PM  
**To:** Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)>  
**Subject:** [EXT] 880 E Hastings Application

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Jon Drews

"Got feedback? We'd love to learn more about it! Leave us a review [here \[google.com\]](#)."

CBR Products

P: 604-254-3325

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

Toll Free: 1-888-311-5339

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[www.charredindustries.com](http://www.charredindustries.com) [[charredindustries.com](http://charredindustries.com)]

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] 880 E Hastings Development Application  
**Date:** Friday, February 24, 2023 6:04:46 PM  
**Attachments:** [880 E Hastings Devt Application - Letter.pdf](#)  
[image001.png](#)

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**Claudia Hicks**

**Project Coordinator - Development Review Branch**

*Development, Buildings & Licensing*

604.871.6083



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**From:** Anna McMillan <anna@thegardenstrathcona.com>

**Sent:** Friday, February 24, 2023 5:07 PM

**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>

**Subject:** [EXT] 880 E Hastings Development Application

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---

Hello Ms. Hicks,

Please see the attached feedback letter for the Development Permit Application for 880 E Hastings St.

Best Regards,

Anna McMillan  
Strathcona  
s.22(1)

February 24, 2023

Claudia Hicks

[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

Dear Claudia:

Re: Development Application for 880 E Hastings Street

As a concerned Strathcona business operating on the 800 block of East Hastings, I am strongly opposed to the development application for 880 East Hastings for the following reasons:

- This proposed development application **is in discord with the official City vision** of the 800 block on East Hastings St, which designates this quadrant as High Street Retail.
- The 800 East Hastings block businesses, surrounding residents and community will benefit from revitalization through active small business retail, increased vibrancy of the street, and activated pedestrian walkways. Safety is a big concern for our community – this has been specifically voiced to us from all our neighbors including the Ray Cam Community Centre. Having retail businesses on the 800 block encourages more foot traffic which in turn creates more safety on the street. This is something that is very important to our community.
- The business currently operating at 880 East Hastings St draws more foot traffic of drug users to our block and lowers the sense of safety our community feels.
- By keeping the use of 880 East Hastings Street as Retail, we are creating spaces for people in the surrounding area to work and support the economy, in alignment with the City Vision. This is essential for existing business survival as well.

We very much support the business behind this proposed development application at a different location where it will better serve those people needing the Social Service Centre use, not at the proposed site, 880 East Hastings St.

Sincerely,



Anna McMillan

Owner & Operator

The Garden Strathcona

868 E Hastings St, Vancouver BC V6A 1R6

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] 880 E Hastings St (DP-2022-00857) Opposition  
**Date:** Monday, March 6, 2023 5:18:01 PM

---

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

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-----Original Message-----

From: [s.22\(1\)](#)  
Sent: Monday, March 06, 2023 5:13 PM  
To: Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)>  
Subject: [EXT] 880 E Hastings St (DP-2022-00857) Opposition

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Hi Claudia,

I'm writing to express my opposition to the development application at 880 East Hastings. Being a resident at [s.22\(1\)](#) [s.22\(1\)](#) I don't believe this will be a safe and smart idea in this already down Strathcona neighbourhood.

I have lived here for [s.22\(1\)](#) and we already struggle with hardships in this neighbourhood that have only gotten worse over the last 50 years here. [s.22\(1\)](#) I don't see value bringing an overdose prevention site to this already struggling neighbourhood nor am I in favour of the development already underway at 1015 East Hastings.

[s.22\(1\)](#) This addiction and mental health issue is perpetual and will continue to get worse with the current plan of action. My family and I will be forced to sell and leave this community we do love very much. My [s.22\(1\)](#) [s.22\(1\)](#). Strathcona has never been for the wealthy. It's people have never had the opportunities other communities have. Let's not continue to diminish what so many have worked so hard for to make this community a safe place for past and present generations to grow up and contribute to it.

Sincerely,

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

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] 880 East Hastings upgrade  
**Date:** Wednesday, February 15, 2023 12:12:05 PM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

Development, Buildings & Licensing

604.871.6083



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**From:** s.22(1)  
**Sent:** Wednesday, February 15, 2023 11:45 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] 880 East Hastings upgrade

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---

Hi Claudia: People left some sharps and prescription drugs at the local Free Table over on the 700 Block Union. s.22(1) and took a look around. Wow.

Three questions: Is the Carrall to Gore scene the model that will extend (on a smaller scale) to 880? Or are there full-service sites in Vancouver in other neighbourhoods that run without messed up and aggressive people plus drug dealers outside? But the big one: Does this service work to complement the family programs offered just a few steps away at Ray Cam? What do facility users and the Ray Cam Board think? Their direct community experience should be top-of-mind when the Director of Planning makes a decision.

Thanks,  
s.22(1)



**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] 880 East Hastings  
**Date:** Monday, February 27, 2023 2:45:49 PM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

Development, Buildings & Licensing

604.871.6083



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**From:** s.22(1)  
**Sent:** Monday, February 27, 2023 2:28 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] 880 East Hastings

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---

Hi Claudia,

Could you tell me who currently owns this property? Is Nathan Lidder the owner or legal representation of the owner/property?

As a resident of Strathcona, I have valued the growth in interesting and local retail along the Hastings corridor and believe this location should not be changed to social service. Specifically, to a social service use that may deter the community from accessing existing, and future, retail locations along the street.

I would also suggest that a shift to social service, given the broad definition of that term, may open this address to uses that may not be favoured by local serving retail, neighbouring residential, and more specifically an immediately adjacent Community Centre with childcare.

I oppose the change of use to social service at this address.

Thank you,  
s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Comments Regarding Development Application 880 East Hastings Street  
**Date:** Monday, February 27, 2023 7:53:26 AM  
**Attachments:** [Comments regarding the development application for 880 East Hastings St.docx](#)

---

Good morning Jennifer.  
As below,  
With thanks,

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

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-----Original Message-----

From: [s.22\(1\)](#)  
Sent: Sunday, February 26, 2023 10:57 AM  
To: Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)>  
Subject: [EXT] Comments Regarding Development Application 880 East Hastings Street

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---

Comments regarding the development application for 880 East Hastings St:

I'm in favor of programs that reduce overdoses and save lives.

It is important that this center does not become an unsafe place for the residents, businesses, and clients participating in the program. I'm aware that the vicinity around Insite- 137 east Hastings has many issues related to safety. There are many people mingling around this area that are preying on the vulnerable making it an unsafe area.

Currently, there are many new and successful businesses that are in this area around 880 East Hastings including Les Du Fromage, Strathcona Brewery, Strathcona Vancouver Public Library and The Garden. Currently the city planning department is in the process of rezoning areas on East Hastings from Campbell to Clark to build housing complexes which we will include subsidizing and rental housing. Residences of all ages will require amenities and if these areas become undesirable it would be a hard sell to get amenities to invest in this area including family services such as day care centers.

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] DEVELOPMENT APP 880 E HASTINGS ST  
**Date:** Tuesday, February 14, 2023 11:59:38 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

Development, Buildings & Licensing

604.871.6083



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**From:** s.22(1)  
**Sent:** Tuesday, February 14, 2023 11:46 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] DEVELOPMENT APP 880 E HASTINGS ST

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---

Hi Claudia,

I am emailing you as I have received a notification about this application on 880 East Hastings St. and I would like to express my concern as a neighbour of this area.

As you might be aware, we are over-saturated with safe injection sites and social housing in this area and having another site opening would not help with safety concerns and the constant effort we are all putting towards improving Strathcona to make it a more livable district.

Is there a way we can make this stop?

Thanks so much,

--

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Development Application DP-2022-00857 880 East Hastings Street  
**Date:** Friday, February 24, 2023 1:16:06 PM  
**Attachments:** [image001.png](#)

---

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



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**From:** s.22(1)  
**Sent:** Friday, February 24, 2023 1:05 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>; Allison Ramos <allisonramos100@gmail.com>  
**Subject:** [EXT] Development Application DP-2022-00857 880 East Hastings Street

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---

Dear City of Vancouver Planning & Development,

I am writing to express my deep concern about the proposed changes to the city's zoning laws, which would allow an overdose prevention/safe injection site to be established at 880 East Hastings Street neighbourhood. While I support the city's efforts to combat the opioid epidemic and provide assistance to those who are struggling with addiction, I believe that this particular location is not suitable for such a facility.

At the time that s.22(1) I was encouraged by the city's 10-year plan, which outlined various projects and developments that were set to take place in the area. Specifically, I was informed that the city was taking action to address the drug problem in the area and there was an extensive new plan to revitalize the Strathcona neighbourhood. Alas, here we are now in 2023 s.22(1) and the drug problem continues to be THE major issue. Despite the promises made as part of the City's 10-year plan, I have seen little improvement in this regard - if anything at all. There are still drug dealers operating openly on the streets, and drug-related crime remains a regular occurrence in this area.

As a homeowner and resident in this area, I am worried that the presence of an overdose prevention/safe injection site will have an even greater negative impact on the safety and well-being of the community. With this type of facility, there is a greater potential for negative health effects on the children and other vulnerable populations in the neighbourhood. I am also concerned that it will attract even more drug users to the area, and that it will greatly increase the crime, squatting and other types of public disturbances associated with the issue.

The residents in the Strathcona area are working hard to bring a strong sense of community & are trying to shape the community by bringing family events and activities to the area. I would like to see that the city is on board with these efforts and that the safety and community spirit of the residents here are *as important to* the City *as the concern about the opioid situation*. The safety and beauty of our neighbourhood is very important to us and the ability to be able to enjoy our surroundings should be a priority to the City as well.

I understand that the city council has a responsibility to provide support to those in need, and I appreciate the efforts that have been made to address the opioid crisis. However, I strongly believe that there are other locations for an overdose prevention site, which would not have such a significant impact on the surrounding residential and business community of Strathcona.

I urge the City to reconsider this plan and find an alternative solution that is more appropriate for this issue.

Thank you for your time and consideration.

s.22(1)

"Whether you think you can or think you can't, you're right" Henry Ford

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] DP - 2022 - 00857 application  
**Date:** Monday, February 27, 2023 8:13:41 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

Development, Buildings & Licensing

604.871.6083



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**From:** s.22(1)  
**Sent:** Sunday, February 26, 2023 3:42 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] DP - 2022 - 00857 application

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---

Hello Claudia,

Regarding development application DP-2022-00857, I fully reject the application to change the use of the space from Retail to Social Services Centre. A Retail space is supporting a healthy local economy and a Social Services Center is a drain on the local economy.

I am a s.22(1) and I do not support drug addicts in my area and do not feel safe with the increase of recent random violent crime in Vancouver. I support a thriving local economy with Retail spaces for small businesses to set-up. Providing drug addicts with free drugs and areas to inject is not the solution to our problem in Vancouver.

For example, although not exactly the same, there was a half-way house which was placed in Olympic Village at the corner of 2nd and Cook St s.22(1) Everyday there were people sleeping outside doing drugs, sometimes violent, often very erratic and agitated and ambulances arriving every day. Further, the increase in social housing and half-way houses in the Seymore and Davie area has resulted in drug-addicts constantly occupying the side-walk, needles everywhere and people passing out in the middle of the sidewalk at all times of day. There are endless examples of this. Putting social services for addicts in the middle of a neighborhood results in the area becoming uninhabitable.

I ask you to please not proceed with the development of the overdose prevention site as it

would attract drug addicts and violent crime to the area.

This would be a horrible addition to the Hastings area which has seen many improvements with opening of new business over the last 10 years (Prototype coffee, The Garden Strathcona, Strathcona Co, Big Joy Barber, les amis du Fromage, Liquids and solids). I would be devastated to see these hard working small businesses leave the area because the sidewalks become inhabited with drug addicts.

Thank you,

s.22(1)

A grey rectangular redaction box covers the text 's.22(1)'.



**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] DP-2022-00857  
**Date:** Wednesday, February 22, 2023 8:44:11 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

Development, Buildings & Licensing

604.871.6083



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**From:** s.22(1)  
**Sent:** Tuesday, February 21, 2023 9:25 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Cc:** Fry, Pete <Pete.Fry@vancouver.ca>  
**Subject:** [EXT] DP-2022-00857

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---

Director of Planning:

I am writing with concerns about the development permit on 880 East Hastings which would see an overdose prevention site a mere two doors down from a community centre (< 100 m).

I understand there is only formal city policy related to Cannabis Retail uses and proximity to schools and community centres. However, it seems a similar approach should be the bare minimum here.

I am a longtime Strathcona resident. The community centres here - and RayCam especially - are safe havens for many people in this neighbourhood who don't have safe spaces to live, work, learn and play. RayCam offers out of school care and many programs for youth. Foot traffic through the area is high. It's a 1.5 block walk along East Hastings to the Vancouver Public Library site - another safe, warm, and welcoming respite.

It's been a very hard few years across the city and in the DTES. It's also been a time of notable rising public disorder specifically in the 700-800 block of East Hastings as the city has located public drinking space at Hawks and Hastings, and enabled liquor sales at the Astoria to open starting at 7 am.

I want to be clear I'm so pleased the drug testing site is available at 880 East Hastings. It is well used. In the absence of safe supply, these amenities are vital. I have no concerns about its location.

Considering a transition of this space to an overdose prevention site here is a different matter. With the foot traffic related to this, we can't locate these sites \*2 doors\* from childcare and recreational programming at Raycam. <100 m from the library. < 100 m from family-focused social housing projects. Within 600 m of two elementary schools. The priority for these populations - themselves equity-deserving populations long overlooked in city planning - needs to be taking action to provide SAFER places to live, work, learn, and play. They need these supports.

I can't imagine that in any other area in Vancouver that placing an overdose prevention site < 100 m from a community centre would even be brought forward as a proposal.

Please be in touch if there are questions.

s.22(1)

A grey rectangular redaction box covers the text following the reference to s.22(1).

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Fwd: 880 Hastings st  
**Date:** Monday, February 27, 2023 7:58:57 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

Development, Buildings & Licensing

604.871.6083



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**From:** s.22(1)  
**Sent:** Saturday, February 25, 2023 5:32 PM  
**To:** Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)>  
**Subject:** [EXT] Fwd: 880 Hastings st

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---

Attention : Claudia (information gathering) for Director of Planning regarding application for 880 Hastings St. (please add this to my initial opposed comments)

Claudia,

Further to our recent correspondence and my online submission, new information has presented itself. Upon review of this and discussion with many neighbours and members of the community, mostly parents, I'd like to confirm that my initial opposition to this application is now even stronger; meaning greatly opposed to this application going forward.

After reading this:

<https://dailyhive.com/vancouver/get-your-drugs-tested-880-east-hastings-street-vancouver-ops>  
[\[dailyhive.com\]](#)

Also discovering this is the individual behind the application:

<https://danalarsen.com/> [\[danalarsen.com\]](#)

I feel compelled to share some further thoughts and facts of our neighborhood. We would be naive to think accepting this application would not open a door to chaos for an already

traumatized community. We have not recovered from the park occupation of 11 months in Strathcona where we witnessed and lived through increased drug and violent activities in our neighborhood. The residence and businesses suffered.

Dana Larsen has a known track record of lawless behaviour and to reward him with this application would be irresponsible and endanger our community. Rumours have been floating around indicating there is an agenda of shifting cannabis sales to opioid ones and acceptance of this application paves the way for this to occur. We'd be hard pressed to believe he would follow the rules placed upon the approval of said application. This would leave the community with the aftermath of chaos and problems for our youth.

We have yet to prove these sites do NOT disrupt a community so this should be the last place considered for such official change of use. Do we really want to be responsible for disrupting the community creating chaos and mayhem stressing parents further and creating an unhealthy environment for the children. Please take the responsible approach to stopping the madness and trauma from which we are all healing.

Therefore it is with respect for all community members I request this application is denied.

respectfully,

s.22(1)

A large grey rectangular redaction box covers the signature area of the letter.

**From:** Hicks, Claudia  
**To:** Kim, Jennifer (DBL)  
**Subject:** FW: [EXT] Opposed 880 Hastings  
**Date:** Tuesday, February 21, 2023 4:10:31 PM  
**Attachments:** D78D88A5-FAE6-4E5A-ACF9-744E7E34A877.png  
image001.png

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



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**From:** s.22(1)  
**Sent:** Tuesday, February 21, 2023 4:07 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Opposed 880 Hastings

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Claudia

I have tried to submit an opposing voice to the below submission—  
<https://www.shapeyourcity.ca/880-e-hastings-st> [shapeyourcity.ca]

This link will not allow me submit s.22(1) opposition to this for some strange reason. s.22(1) comment that could not get processed.

4:00 🚗

◀ Messages



🔒 shapeyourcity.ca



*of any kind will not be tolerated.*

All fields marked with an asterisk (\*) are required.

1. Your comments: \*

How can this even be allowed to be submitted? Children are next door to this place — s.22(1)

s.22(1)

I could not use the park for 11 months because you did nothing move these social burdens from our area!!

It would be better to move to a more appropriate place like Broadway near the the 56 million dollar Segal building for mental health.

## 2. Street address \*

s.22(1)

12/50

## 3. Postal code \*



Please feel free to contact me if you have any questions or wish to a speak with me or s.22(1)

Kindest regards,

s.22(1)

All fields marked with an asterisk (\*) are required.

## 1. Your comments: \*

How can this even be allowed to be submitted? Children are next door to this place — s.22(1) [REDACTED]

s.22(1) [REDACTED]

I could not use the park for 11 months because you did nothing move these social burdens from our area!!

It would be better to move to a more appropriate place like Broadway near the the 56 million dollar Segal building for mental health.

## 2. Street address \*

s.22(1) [REDACTED]

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] OPS at 880 East Hastings  
**Date:** Tuesday, February 21, 2023 8:14:12 AM

---

Good morning Jennifer,  
As below.  
With thanks,

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

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-----Original Message-----

From: s.22(1)  
Sent: Monday, February 20, 2023 6:31 PM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] OPS at 880 East Hastings

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---

Hi Claudia,

I received a brochure in the mail re: new OPS. I own a condo at s.22(1) East Hastings St. I'm all for the new OPS.

Thanks, s.22(1)



**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] RE: Notice of Dev App - 880 E Hastings St. DP-2022-00857.  
**Date:** Monday, February 27, 2023 11:27:36 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Monday, February 27, 2023 11:22 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] RE: Notice of Dev App - 880 E Hastings St. DP-2022-00857.

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---

Ms. Hicks,

Pursuant to the subject mentioned Development Application, I am writing to voice my objection to this application. Given the turmoil of the past few years that Strathcona Park has endured, vis a vis the tent encampment there, the drug and violence encountered by the residents of this neighborhood during that time, I feel this is not the time to consider an OD prevention site in this neighbourhood. Supplementary to this objection, is also the proposed business hours where the residents of this neighbourhood would be subjugated to this demographic pretty much all the time.

I thank you for the opportunity to voice my concern regarding this matter and remain,

A Strathcona Park property owner,  
s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Re: [EXT] Re: [EXT] Unable to submit my survey for DP-2022-00857  
**Date:** Wednesday, February 15, 2023 12:48:05 PM  
**Attachments:** [image002.png](#)  
[image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

*Development, Buildings & Licensing*

604.871.6083



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**From:** s.22(1)  
**Sent:** Wednesday, February 15, 2023 12:29 PM  
**To:** Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)>  
**Subject:** [EXT] Re: [EXT] Re: [EXT] Unable to submit my survey for DP-2022-00857

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---

s.22(1) Vancouver, BC s.22(1)

On Wed, Feb 15, 2023 at 12:20 PM Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)> wrote:

Hi s.22(1)

Yes please include your address. All addresses are confidential.

With thanks,

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

*Development, Buildings & Licensing*

604.871.6083



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**From:** s.22(1)  
**Sent:** Wednesday, February 15, 2023 12:18 PM  
**To:** Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)>  
**Subject:** [EXT] Re: [EXT] Unable to submit my survey for DP-2022-00857

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---

Thanks Claudia. Two of my other neighbours have run into a similar issue with this particular survey. Just wished to note. Also, please let me know if you require my residential address for record-keeping purposes.

Best,  
s.22(1)

On Wed, Feb 15, 2023 at 11:15 AM Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)> wrote:

Hi s.22(1)

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

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

*Development, Buildings & Licensing*

604.871.6083



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**From:** s.22(1)  
**Sent:** Tuesday, February 14, 2023 6:54 PM  
**To:** Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)>  
**Subject:** [EXT] Unable to submit my survey for DP-2022-00857

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---

Hi Claudia,

I've attempted to fill out this survey several times now, but each time I get to the postal code and attempt to hit 'submit', the required field goes blank and I have to start again.

In any case, I wish to note my opposition to the proposed

880 E Hastings St (DP-2022-00857) development application

I have serious concerns about a safe injection site situated so close to RayCam Community Centre, Admiral Seymour Elementary, and the surrounding Strathcona neighbourhood. The area is already rife with issues, and this would undeniably create a similar scene to the one found further down Hastings. A move like this would seriously put children, residents, and businesses who are already suffering, at risk and in danger.

Thanks for your time.

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Re: Notice of Development Application - 880 East Hastings Street  
**Date:** Monday, February 13, 2023 7:47:31 AM  
**Attachments:** [image001.png](#)

---

Hi Jennifer,  
For DP-2022-00857  
Thanks!

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



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**From:** s.22(1)  
**Sent:** Friday, February 10, 2023 4:37 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Re: Notice of Development Application - 880 East Hastings Street

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---

I deeply deeply support this change of use. It should be permitted as-of-right.

s.22(1)

On Fri, Feb 10, 2023 at 3:56 PM DTES Group <[dtesplan@vancouver.ca](mailto:dtesplan@vancouver.ca)> wrote:

Strathcona Community Centre, *We Take Care of Each Other* - Scott Chan, Ann Marie Slater & Coleman Webb

**Notice of Development Application:**

**880 East Hastings Street | DP-2022-00857**

Hi s.22(1),

You are in receipt of this email as a person who is a member the DTES list-serv.

Nathan Lidder has applied to the City of Vancouver for permission for interior alterations and change of use from Retail to a Social Service Centre use, (overdose prevention site), at the above-noted address, consisting of:

- Approximately 776.0 square feet;
- Overdose prevention service/drug testing;
- Proposed hours of operation: 8:00 a.m. to 10:00p.m., seven (7) days a week;

Under the site's existing M-1 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

Saturday, February 25, 2023

For more details, information and updates, visit

[shapeyourcity.ca/development](http://shapeyourcity.ca/development) [[shapeyourcity.ca](http://shapeyourcity.ca)]

Contact:

Claudia Hicks, Project Coordinator  
[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)  
(604) 871-6083

---

#### ABOUT THE DTES PLANNING PROGRAM

The Downtown Eastside Plan provides a vision, policies, and strategies for the Downtown Eastside that focus on ways to improve the lives of low-income DTES residents and community members.

As the plan is developed, please stay in touch via the following means:

Web & List-serv sign-up: [vancouver.ca/dtes](http://vancouver.ca/dtes)

You're receiving this email because you are subscribed to our newsletter with s.22(1)

Contact us by emailing [info@vancouver.ca](mailto:info@vancouver.ca).

You can unsubscribe at any time: [unsubscribe](#).

Thank you,  
City of Vancouver  
453 W 12th Avenue  
Vancouver, BC V5Y 1V4

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Unable to submit my survey for DP-2022-00857  
**Date:** Wednesday, February 15, 2023 11:16:00 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

Development, Buildings & Licensing

604.871.6083



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**From:** s.22(1)  
**Sent:** Tuesday, February 14, 2023 6:54 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Unable to submit my survey for DP-2022-00857

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---

Hi Claudia,

I've attempted to fill out this survey several times now, but each time I get to the postal code and attempt to hit 'submit', the required field goes blank and I have to start again.

In any case, I wish to note my opposition to the proposed

880 E Hastings St (DP-2022-00857) development application

I have serious concerns about a safe injection site situated so close to RayCam Community Centre, Admiral Seymour Elementary, and the surrounding Strathcona neighbourhood. The area is already rife with issues, and this would undeniably create a similar scene to the one found further down Hastings. A move like this would seriously put children, residents, and businesses who are already suffering, at risk and in danger.

Thanks for your time.

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Written Comments\_DP-2022-00857  
**Date:** Wednesday, February 15, 2023 12:11:04 PM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

Development, Buildings & Licensing

604.871.6083



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**From:** s.22(1)  
**Sent:** Wednesday, February 15, 2023 11:51 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Written Comments\_DP-2022-00857

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Hello Claudia and the project review committee,

By way of introduction, my name is s.22(1)  
(address s.22(1)).

I'm writing to provide written comments to the application from Nathan Lidder in terms of launching a Social Service Centre at 880 East Hastings Street. I understand and appreciate the importance of social service. However, I'm writing to express my strong rejection to this application and highly suggest a 'no-go' from the City of Vancouver on this application.

Within a 5-minute walking distance, there are Admiral Seymour Elementary School and Lord Strathcona Elementary School. Within a 5-minute drive, there are the Britannia Elementary and Secondary School. Having an overdose prevention site so adjacent to multiple schools will very likely cause a major concern for the students, kids, parents and teachers when it comes to kids' sense of safety, mental well-being and development. They will need to be properly guided and nurtured around this topic. Having exposure to unpredicted situations from potential visitors to the center may be counterproductive and risky to hundreds of children's learning journey on this topic and their overall mental wellbeing

Thank you for your consideration.



Best regards,  
s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: 880 East Hastings Development Application - Letter to City Opposing  
**Date:** Tuesday, February 28, 2023 8:39:50 AM  
**Attachments:** [880 East Hastings Development Application Letter to City of Vancouver .docx](#)  
[image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

*Development, Buildings & Licensing*

604.871.6083



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**From:** Tara Hammer <tara.hammer@lordco.com>  
**Sent:** Monday, February 27, 2023 4:39 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] 880 East Hastings Development Application - Letter to City Opposing

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

---

Dear Ms. Hicks,

Please see attached a letter representing our opposition to the Development Application for 800 East Hastings.

Should you require anything further please do not hesitate to contact me at your convenience.

Sincerely,  
Tara

**Tara Hammer** | Vice President Legal & General Counsel  
**d:** (604) 466-4153 **ext:** 8001308 **c:** (604) 417-1750

---

**LORDCO AUTO PARTS**

**Head Office & Distribution Centre**

**p:** (604) 467-1581 | 1525 Kingsway Avenue  
**f:** (604) 463-7557 | Port Coquitlam, BC

February 27, 2023

Via Email: [claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)

Claudia Hicks  
Project Coordinator - Development Review Branch  
Development, Buildings & Licensing  
City of Vancouver

Dear Claudia:

Re: Development Application for 880 E Hastings Street

As a concerned Strathcona business operating on the 800 block of East Hastings, I am strongly opposed to the development application for 880 East Hastings for the following reasons:

- This proposed development application **is in disagreement with the official City Vision** of the 800 block on East Hastings St, which designates this quadrant as High Street Retail.
- The 800 East Hastings block businesses and surrounding residents will benefit from revitalization through active small business retail, increased vibrancy of the street, and activated pedestrian walkways.
- By keeping the use of 880 East Hastings Street as Retail, we are creating spaces for people in the surrounding area to work and shop, supporting the economy in this area, in alignment with the City Vision.

This proposed development application will better serve our citizens in a location suited for Social Service Centre use, not at the proposed site, 880 East Hastings St. We ask that you please deny the application to change the use of this property from Retail to Social Service Center.

Yours truly,



Tara N. Hammer  
Vice President Legal &  
General Counsel  
Lordco Parts Ltd.

**OUR HEAD OFFICE HAS MOVED!**

This email is sent by an in-house legal department and may contain information that is confidential and/or subject to solicitor-client privilege. If you are not the intended recipient, then any use, copying or dissemination of this email or the information contained in it is prohibited. If you are not the intended recipient, please notify the sender immediately by reply and delete this e-mail from your system.

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: 880 East Hastings  
**Date:** Tuesday, February 14, 2023 3:59:17 PM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

Development, Buildings & Licensing

604.871.6083



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**From:** [REDACTED]  
**Sent:** Tuesday, February 14, 2023 2:21 PM  
**To:** Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)>  
**Subject:** [EXT] 880 East Hastings

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---

Hi,

I'm a little confused by the Notice of Development Application for 880 East Hastings Street. It says they are applying for a change of use from Retail to Social Service Centre (overdose prevention site).

880 East Hastings is already operating as a "drop in drug analysis" facility. Open 7 days per week – week days from 4pm to 8pm and weekends from 2pm to 8pm.

It seems to me they are already operating as an overdose prevention site.

From their web-site:

880 East Hastings is the location of [The Medicinal Cannabis Dispensary](#) [[cannabisdispensary.ca](http://cannabisdispensary.ca)]. They have been ordered to stop cannabis sales in the DTES, so they are offering us this space for drug testing instead.

Regards,

s.22(1)

s.22(1)

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: Development Application at 880 E Hastings  
**Date:** Friday, February 24, 2023 6:03:37 PM  
**Attachments:** [scan0070.pdf](#)  
[image002.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

*Development, Buildings & Licensing*

604.871.6083



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**From:** Janine - Daytona Motorsports <[janine@daytonamotorsports.ca](mailto:janine@daytonamotorsports.ca)>  
**Sent:** Friday, February 24, 2023 5:43 PM  
**To:** Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)>  
**Subject:** [EXT] Development Application at 880 E Hastings

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

---

Hi Claudia,

Please see my letter attached. Thank you.

**Kind Regards,**  
**Janine**  
**Manager**  
**Daytona Motorsports**  
**837 East Cordova Street**  
**Vancouver, BC V6A 3R2**  
**Phone 604-251-1212**  
**Fax 604-251-1243**  
[www.daytonamotorsports.ca](http://www.daytonamotorsports.ca) [[daytonamotorsports.ca](http://daytonamotorsports.ca)]



SALES | SERVICE | PARTS | ACCESSORIES







February 24, 2023

Claudia Hicks

[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)

Project Coordinator - Development Review Branch  
Development, Buildings & Licensing

Dear Claudia:

Re: Development Application for 880 E Hastings Street

As a concerned Strathcona business operating on the 800 block of East Hastings, I am strongly opposed to the development application for 880 East Hastings for the following reasons:

- This proposed development application is in discord with the official City vision of the 800 block on East Hastings St, which designates this quadrant as High Street Retail.
- The 800 East Hastings block businesses and surrounding residents will benefit from revitalization through active small business retail, increased vibrancy of the street, and activated pedestrian walkways.
- By keeping the use of 880 East Hastings Street as Retail, we are creating spaces for people in the surrounding area to work and support the economy, in alignment with the City Vision.

This proposed development application will better serve our citizens in a location suited for Social Service Centre use, not at the proposed site, 880 East Hastings St.

Sincerely,

  
Janine Francks

837 East Cordova St.  
Vancouver, BC V6A 3R2  
PH: 604-251-1212  
Fax: 604-251-1243

[www.daytonamotorsports.ca](http://www.daytonamotorsports.ca)



**YAMAHA**

From: ["Lysyshyn, Mark \[VCH\]" <Mark.Lysyshyn@vch.ca>](mailto:Mark.Lysyshyn@vch.ca)

To: ["Hicks, Claudia" <claudia.hicks@vancouver.ca>](mailto:claudia.hicks@vancouver.ca)

["So, Mandy" <mandy.so@vancouver.ca>](mailto:mandy.so@vancouver.ca)

["Wanklin, Tom" <Tom.Wanklin@vancouver.ca>](mailto:Tom.Wanklin@vancouver.ca)

["Ma, Bonnie" <bonnie.ma@vancouver.ca>](mailto:bonnie.ma@vancouver.ca)

["Zak, MaryClare" <MaryClare.Zak@vancouver.ca>](mailto:MaryClare.Zak@vancouver.ca)

["Hicks, Sarah" <Sarah.Hicks@vancouver.ca>](mailto:Sarah.Hicks@vancouver.ca)

CC: ["Holliday, Elizabeth \[VCH\]" <Elizabeth.Holliday@vch.ca>](mailto:Elizabeth.Holliday@vch.ca)

Date: 11/29/2022 8:16:11 AM

Subject: [EXT] Re: 880 E Hastings - DP-2022-00857 - Vancouver Harm Reduction Society - Overdose prevention site

---

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---

Claudia

No concerns. VCH has been working closely with Get Your Drugs Tested for several years now and as noted in the letter, we have designated them as an overdose prevention service. Their drug checking service is well run and it provides an important harm reduction service for City of Vancouver residents.

Mark

Mark Lysyshyn MD MPH FRCPC  
Deputy Chief Medical Health Officer  
Vancouver Coastal Health  
mobile: 604-506-3769  
office: 604-675-3878  
email: mark.lysyshyn@vch.ca

---

**From:** Hicks, Claudia <claudia.hicks@vancouver.ca>

**Sent:** Monday, November 28, 2022 11:58 AM

**To:** So, Mandy; Wanklin, Tom; Ma, Bonnie; Zak, MaryClare; Lysyshyn, Mark [VCH]; Hicks, Sarah

**Subject:** 880 E Hastings - DP-2022-00857 - Vancouver Harm Reduction Society - Overdose prevention site

**EXTERNAL SENDER.** If you suspect this message is malicious, please forward to spam@phsa.ca and **do not** open attachments or click on links.

---

Hi all,  
Please see operational details as attached for the overdose prevention site proposal at the above address. Please let me know if you have any comments/concerns, and if so, we can all meet and discuss further.

With thanks,

*Claudia Hicks*

*Project Coordinator - Development Review Branch*

*Development, Buildings & Licensing*

604.871.6083



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From: "LUTZKE, Tanya" <tanya.lutzke@vpd.ca>  
To: "Hicks, Claudia" <claudia.hicks@vancouver.ca>  
Date: 12/13/2022 1:07:25 PM  
Subject: RE: 880 E Hastings - DP-2022-00857 - overdose prevention site

---

Hi Claudia,

The VPD has no comments at this time.

**Cst. Tanya Lutzke #2471**  
Liquor Coordinator  
Problem Premise Coordinator

*Community Policing Services Unit*  
2120 Cambie Street, Vancouver, BC  
VANCOUVER POLICE DEPARTMENT  
Email: [Tanya.lutzke@vpd.ca](mailto:Tanya.lutzke@vpd.ca)  
Cel: s.15(1)(l)

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Please consider the environment before printing this e-mail.

---

From: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Sent: Thursday, December 8, 2022 2:51 PM  
To: LUTZKE, Tanya <tanya.lutzke@vpd.ca>  
Subject: 880 E Hastings - DP-2022-00857 - overdose prevention site

Hi Tanya,  
Good afternoon.

Please see attached Operational details for the above-noted application and if you have any concerns/comments please let me know.

With thanks,

*Claudia Hicks*

*Project Coordinator - Development Review Branch*

*Development, Buildings & Licensing*

604.871.6083



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From: "[Hicks, Sarah](mailto:Sarah.Hicks@vancouver.ca)" <[Sarah.Hicks@vancouver.ca](mailto:Sarah.Hicks@vancouver.ca)>  
To: "[Hicks, Claudia](mailto:claudia.hicks@vancouver.ca)" <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)>  
Date: 2/6/2023 1:12:19 PM  
Subject: RE: DP-2022-00857 - 880 E Hastings - Overdose prevention site

---

No comment.

Sarah Hicks | Chief Licence Inspector  
Licensing and Policy | City of Vancouver  
[sarah.hicks@vancouver.ca](mailto:sarah.hicks@vancouver.ca)  
(t) 604-873-7546

We acknowledge and honour the unceded, ancestral and shared territory of the x m k y m (Musqueam), S wxwú7mesh (Squamish), and s lilw ta (Tsleil-Waututh) Nations.  
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From: Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)>  
Sent: Monday, February 06, 2023 12:49 PM  
To: Hicks, Sarah <[Sarah.Hicks@vancouver.ca](mailto:Sarah.Hicks@vancouver.ca)>  
Subject: DP-2022-00857 - 880 E Hastings - Overdose prevention site

Hi Sarah,

Good afternoon – hope you are doing well!

An application was submitted for an overdose prevention site at the above address. Operational details as attached. Please let me know if there are any concerns.

With thanks,

*Claudia Hicks*

*Project Coordinator - Development Review Branch*

*Development, Buildings & Licensing*

604.871.6083



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**RECOMMENDATION TO DOP**

**Jun 28/23**

**ACCEPT --- ✓      REFUSE --- ☐**

**ADDRESS:** 880 East Hastings Street

**PERMIT NUMBER:** DP-2022-00857

**RECOMMENDATION TO:**

M. So <small>Manager/Supervisor Name</small>	<b>FROM:</b> C. Hicks <small>Staff Initials</small>
---	--

**RECOMMENDATION SUMMARY:**

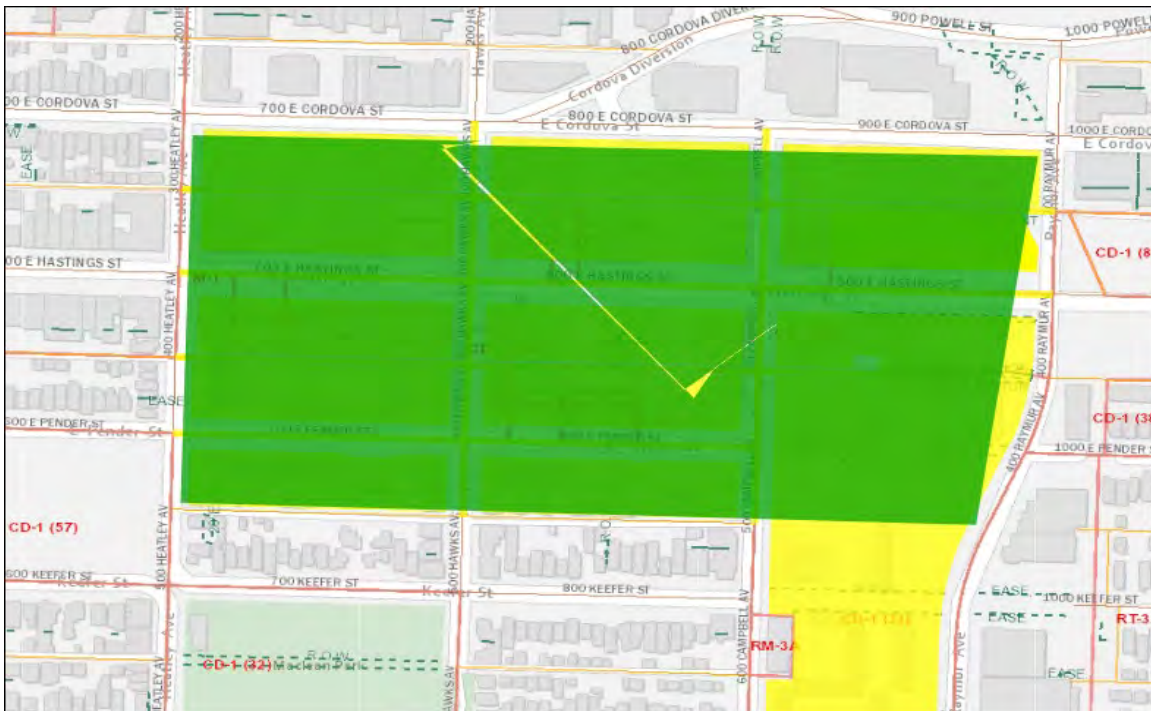
I would recommend APPROVAL for interior alterations and change of use of approximately 776.0 square feet from Retail to a Social Service Centre use, (overdose prevention site), in the existing two-storey mixed-use building on this site.

**SPECIAL DEPARTMENTAL NOTES:**

- 1. Cleared by VCH
- 2. Cleared by Engineering
- 3. Cursory VBBL comments sent to applicant
- 4. Cleared by Urban Planning
- 5. Cleared by VPD
- 6. Cleared by Environmental Protection
- 7. No comments/concerns from Licensing

**NOTIFICATION SUMMARY: Yes**

Notification Area:



**Site Sign:** Yes                      **Install Date:** February 10, 2023

**Postcards:** Yes                      **Send Date:** February 10, 2023                      **Number:** 526  
**Expiry Date:** February 27, 2023

**Results of Notification:**

**Responses:** 134                      **Objections:** 113                      **In Favour:** 16                      **Mixed:** 5

Most responses are from:

E Hastings St: 40

Keefer St: 17

Union St: 17

Summary of Responses:

**Opposed:**

- Interfere with park usage - grandchildren have to be protected from used needles, addicts in McLean Park threatening them
- Too close to RayCam Community Centre, (include daycare) Admiral Seymour Elementary, Library and the surrounding Strathcona neighbourhood
- It's been a very hard few years across the city and in the DTES. It's also been a time of notable rising public disorder specifically in the 700-800 block of East Hastings as the city has located public drinking space at Hawks and Hastings, and enabled liquor sales at the Astoria to open starting at 7 am.
- Community already unsafe/mercy of dealers and addicts.
- Businesses are being forced out of this area because of all the homeless, drug addicts, and prostitutes that are moving this direction/reverse all the hard work small business have put into building up the few blocks of the prime retail strip in Strathcona.
- Create an atmosphere of fear and unease for customers who may avoid the area
- Will be loitering late at night/already similar services in area
- City is pushing drug and homelessness services east along Hastings Street in large quantities (including many high density social housing developments planned in the area)
- We don't need MORE infrastructure and reasons for addicts, dealers, drunks
- Negatively affects the small business's that are trying to prosper in close proximity
- Not a step forward to helping out and reinvigorating the east side. It is just another gut punch to remind us all that the city is not interested in the value and uniqueness, and vitality of Strathcona, and the people that live here
- There are at least 5 overdose prevention centers in East Vancouver without adding another one. There are locations on 390 Columbia St, 166 East Hastings St, 177 East Hastings St, 380 East Hastings St, 135 Dunlevy Ave
- Will increase crime and break-ins
- Application is contrary to the Downtown Eastside Plan for the 800 block of East Hastings St
- An overdose prevention site in the middle of this particular section of Hastings St is completely contradictory to how this area is evolving.
- If this application goes through, there is a high chance the operator will run an overdose prevention site
- As a community, we are desperately trying to revitalize the area by attracting and supporting the businesses that fit the neighborhood

- This community has not recovered from the unacceptable park occupation of Strathcona where we have received exactly ZERO; no community centre, no public art, no support for the children in this community
- We do not need to spend more taxpayer money on more services that are not contributing to solving the issue of addiction and drug supply
- In support of the drug testing site and overdose prevention work but we strongly believe that a location at a different site would be better suited to our community (Ray Cam, Writers Exchange, residential community to the south of Hastings)
- Contrary to the goal of the City with the 2050 plan in mind, Strathcona will be part of Downtown. We would like a child friendly environment in this area. Overdose prevention service/drug testing location is definitely not what we are expecting.
- There does not appear to have enough reassurance given to the community that there is sufficient regulatory criteria guiding the possible use under social service center Stop enabling hard drug use near schools and parks
- Toxic drug supply needs to be addressed
- Family oriented neighbourhood/increased safety risks
- Support the use in a different location
- Uses should be Retail
- There's already a drug testing facility across the street. These services should be readily accessible in areas that already have a concentration of people dealing with addiction, mental health and homelessness. Moving it here will mean an extension of tents and the chaos further east on Hastings.
- As a business owner within two blocks from this propose site I can say that it will be impossible to continue operate a business that relies people being able to safely access my building or feel safe
- Move to Segal building

**Support:**

- Fully support this application that provides necessary and important services to the community
- Very supportive of this application. Given the immediate needs of the community to combat the toxic drug crisis - this makes sense
- I support the data that shows overdose prevention sites save lives
- Drug testing is probably the most important means of preventing overdoses and mitigating the ongoing fentanyl overdose crisis in the Lower Mainland.
- Please allow this life-saving use

**Mixed:**

- Is this a good fit for the other businesses in the 800 block especially those immediately surrounding it and what about it's proximity to RayCam? Who is behind this application?
- I support this as long as the sidewalks and area remain clear of tents, garbage, drug use paraphenalia, etc. If the operation and users can be respectful neighbours.
- Don't deal with drug problems these facilities will have to be everywhere

**Summary of Comments Received from Recognized Neighborhood Groups:**

- Strathcona Business Improvement Association (vincent@strathconabia.com) - opposed
- A member of the DTES list-serv s.22(1) – support

**HISTORY:**

**DE419563** – Refused Oct 21/15



Preliminary development permit application to change the use of this space to Medical Marijuana Related-Use.

**DB448437** – completed Feb 14/18

Interior alterations only and change of use from Clothing Manufacturing to a new Retail Dealer Use at 880 E. Hastings Street at this existing mixed-use building. Note: OK to process as DB for conditional use as per David Lee, December 11, 2014. OK to issue as per Ian Mackie, January 7, 2015. Tenant: Vancouver Dispensary Society.

**DB448437** – completed Feb 14/18

Interior alterations only and change of use from Clothing Manufacturing to a new Retail Dealer Use at 880 E. Hastings Street at this existing mixed-use building. Note: OK to process as DB for conditional use as per David Lee, December 11, 2014. OK to issue as per Ian Mackie, January 7, 2015. Tenant: Vancouver Dispensary Society.

**TECHNICAL REVIEW:**

Social Service Centre conditional use in M-1

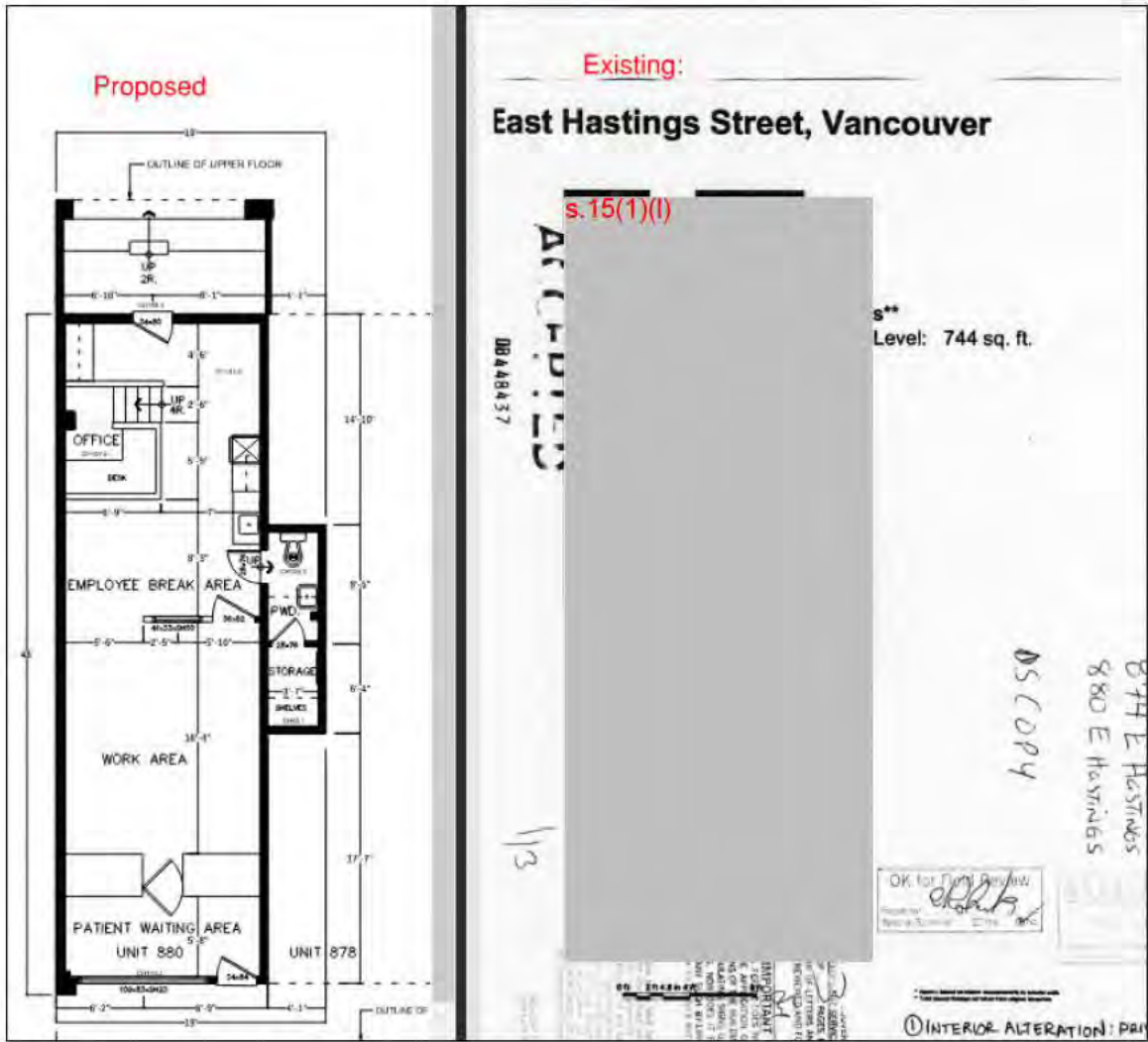
874 E HASTINGS ST	V6A 1R6	Restaurant Class 1	No Liquor Service	Issued	22		S2 Cafe House
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**Parking & Loading & Bicycle Calculation Details:** No change in parking from Retail to Social Service Centre use.

**TECHNICAL CALCULATION DETAILS:**

Minor interior alterations as noted below:



This site has been under enforcement for operating without a business license and permits for change of use to Social Service Centre. Terms and conditions, including no consumption on site, has been agreed upon by applicant, signed and uploaded under Documents.

Recommend APPROVAL.