

## Pamela Martin

---

**From:** Deryk Houston <[REDACTED]>  
**Sent:** December 5, 2018 8:04 AM  
**To:** Public Hearings  
**Cc:** 'Elizabeth Wellburn'  
**Subject:** Fort street cannabis store at Verrinder avenue

RE: Zoning Regulation Bylaw, Amendment Bylaw (No. 1173) No. 18-118: To rezone the land known as 1541-1545 Fort Street from the C1-NM Zone, Neighbourhood (Modified) Shopping District, to the C1-N2 Zone, Neighbourhood Shopping (Cannabis) 2 District, to permit a storefront cannabis retailer.

We have lived at 1016 Verrinder avenue for thirty year and my wife and I have serious issues with the cannabis store located on the corner of Fort and Verrinder avenue.

We have noticed a number of people, some quite young, hanging around the street, apparently waiting for their friend or contact to go into the store at 1541-1545 to buy cannabis products and share with them.

There is the feeling that the neighbourhood is spiralling into a less desirable area and for that reason we are considering selling our house and moving to a community that does not support this kind establishment.

Thank you for your time.

Deryk houston  
[REDACTED]

1016 Verrinder avenue, Victoria BC V8S 3T7

**Pamela Martin**

---

**From:** Ted Meyers [REDACTED]  
**Sent:** December 5, 2018 2:38 PM  
**To:** Public Hearings  
**Subject:** C1-NM Zone amendment (Cannabis)

Sirs:

Please register my firm "NO!" against this proposed amendment.  
We do not need a pot shop in this area.

Sincerely,  
E. C. Meyers,  
1518 Pandora Ave.

**Pamela Martin**

---

**From:** Scott Landles [REDACTED]  
**Sent:** December 5, 2018 11:02 PM  
**To:** Public Hearings  
**Subject:** Zoning Regulation Bylaw Amendment

I am in full support of rezoning to a c1-n2 zone. I reside at 1545 Pandora Ave, Victoria, BC V8R 6R1  
I would prefer my e-mail address not be made public.

**Pamela Martin**

---

**From:** West Graydon [REDACTED]  
**Sent:** December 7, 2018 1:17 PM  
**To:** Public Hearings  
**Subject:** Proposed changes to 1541-1544 Fort St

We are in favor of the change to permit a cannabis store front

Norma and West Graydon  
1518 Pandora Ave Suite 309  
Victoria BC

**Pamela Martin**

---

**From:** Eleanor [REDACTED]  
**Sent:** December 9, 2018 11:32 AM  
**To:** Public Hearings  
**Subject:** C1-N2 Zone, Neighbourhood Shopping (Cannabis) 2

**To the City Council: RE: Zoning Regulation Bylaw, Amendment Bylaw (No. 1173) No. 18-118: To rezone the land known as 1541-1545 Fort Street from the C1-NM Zone, Neighbourhood (Modified) Shopping District, to the C1-N2 Zone, Neighbourhood Shopping (Cannabis) 2 District, to permit a storefront cannabis retailer.**

I have lived on Verrinder Avenue for almost 50 years. I have seen many alterations to the Oak Bay Junction, each one making entry and exit of the street more hazardous. I believe the legalization of marijuana for recreational purposes will increase the business of the existing cannabis retailer at the corner of Fort and Verrinder; the current proposal to rezone the location will bring more cars looking for parking and add to the already crowded and difficult traffic movement onto and off this cul-de-sac.

There is no turn-around on the street and the three awkward public parking spaces beside the cannabis store essentially make Verrinder into a one-lane road. In addition, the "driveway design" entry has become a place where people stand around to smoke and talk, oblivious that they are blocking a public road. There is no sidewalk on Verrinder Avenue except for a 100' stretch on the east side and residents and their children must walk in the narrow roadway. The road itself is in disrepair; it is a collection of potholes and fissures and is a deteriorating surface on which to walk or drive.

The complexity of the X-shaped Oak Bay Junction and the lack of parking in the area make it a poor location for a business with heavy in-and-out traffic as may be expected at a now legalized and busier cannabis retailer.

Sincerely,

Eleanor Eastick, 1017 Verrinder Avenue

## Pamela Martin

---

**From:** Elizabeth Wellburn [REDACTED]  
**Sent:** December 9, 2018 8:19 PM  
**To:** Public Hearings  
**Subject:** RE: Zoning Regulation Bylaw, Amendment Bylaw (No. 1173) No. 18-118:

RE: Zoning Regulation Bylaw, Amendment Bylaw (No. 1173) No. 18-118: To rezone the land known as 1541-1545 Fort Street from the C1-NM Zone, Neighbourhood (Modified) Shopping District, to the C1-N2 Zone, Neighbourhood Shopping (Cannabis) 2 District, to permit a storefront cannabis retailer.

I am a resident of Verrinder Avenue (I live at 1016 Verrinder), and I have serious concerns about the zoning for the cannabis shop at the corner of Fort Street and Verrinder Avenue.

Apart from the sad fact that underage people loiter in the area, waiting for someone to make a purchase for them (something that I suppose happens at all cannabis shops, no matter what their location), there are other serious safety concerns.

I believe that any store of this nature should be made to provide adequate parking on their own property or be in a commercial rather than a residential location. Although Fort Street is commercial, the shop itself has a large wall on Verrinder that encourages people to turn a sharp corner to attempt to park there.

The intersection is notoriously difficult to navigate and pedestrians often don't expect cars to be turning onto Verrinder. Those of us who live there know to be especially careful but customers for the cannabis store may be making a dangerous snap decision about the turn.

Once such cars get on to Verrinder and realize there is no parking, it means extra traffic coming up a badly-paved street that is really more like a driveway and basically only accommodates a single vehicle. Certainly this leads to an increased potential for accidents -- especially worrying because it is a street where children live.

I truly hope you will have a closer look at this area before you make your decision, and listen to what the neighbours have to say.

Sincerely,

Elizabeth Wellburn  
[REDACTED]

1016 Verrinder avenue, Victoria BC V8S 3T7

## Pamela Martin

---

**From:** Melinda jackman [REDACTED]  
**Sent:** December 11, 2018 2:16 PM  
**To:** Public Hearings  
**Subject:** New Zone - C1-N2 Zone, Neighbourhood Shopping (Cannabis) 2District - Input from Melinda Jackman and Don Stewart 1028 Verrinder Ave., Victoria BC V8S 3T7

We have lived on Verrinder Avenue for 15 years. The ingress and egress on Verrinder Ave. and Fort St., with its restricted right hand turn only”, has been challenging and indeed a safety concern for years. The proposal to rezone the corner of Verrinder and Fort St. to support a Cannabis retail location will serve only to exacerbate an already dangerous traffic pattern.

We have experienced the effects of a cannabis retail outlet for the past year. There has been a substantial increase in traffic driving up and down Verrinder Ave. searching for parking. Because Verrinder is a Cul-de-sac and with parking only on one side of the street - these cars, trucks and suv's are constantly using driveways as roundabouts. Often driving over rock work and gardens as the turning is very tight and takes practice to properly maneuver. Further, they have no hesitation in parking on our street, which is designated “Residential Only”. I have seen cannabis customers parking in the middle of the street and also facing the wrong way, with no concern that they are on a residential street. “They are only going to be a couple of minutes”.

With the zone change and legalization of cannabis this retail storefront will only become busier. The parking is creating safety concerns on the street already. There simply is not enough parking spaces available for this kind of cash and carry operation. There are 5 spots on Fort in front of four retailers - one being a convenience store. The three or four available spots adjacent to the retail building on Verrinder are used by workers or residents in the area, who park for the day. Cannabis customers are constantly trying to squeeze themselves into these spots, often hanging out past the last parking space; creating a traffic and safety hazard for Verrinder's residents and Fort St. cyclists.

We have 11 children on our very short street; one aged 10 the remainder under 6. There has been an increase in careless and congested traffic patterns since the cannabis location opened. With legalization It will only get worse. There are no sidewalks on the street and this is putting the kids at much more risk.

Environmentally, we notice many cannabis customers loitering at the bottom of the street to smoke. This area is littered with butts, plastics, wrappers and there is graffiti on the side of the building.

We have experienced how a legalization of a cannabis storefront will negatively affect our street and our families first hand. We are not in support of a zoning change to allow a cannabis storefront at this location.

Melinda Jackman  
Donald Stewart