

Pamela Martin

From: [REDACTED]
Sent: December 12, 2018 10:19 AM
To: Public Hearings
Subject: 1541 to 1545 Fort Street (Rezoning No. 00601)

Dear City of Victoria Council members,

Our property is nearly adjacent to the property proposed for rezoning, and we are against this change.

We feel cannabis sales have no place in our family-oriented neighbourhood, especially in such close proximity to our park and playground (Stadacona Park), which we feel would most definitely be negatively impacted by this proposed change.

Thank you,

Kelly and Joshua Mitchell
207 - 1419 Stadacona Ave., Victoria

Pamela Martin

From: Angus Henderson [REDACTED]
Sent: December 11, 2018 10:35 PM
To: Public Hearings
Subject: Rezoning 1541-1545 Fort Street

Dear Sir or Madam

I wish to register my opposition to the proposed rezoning to allow further cannabis related retail activity at 1541-1545 Fort Street.

As a nearby resident with young children I would be concerned that this would be a negative influence on them and generally work against the aim of attracting families to live in more central areas of our city. There are many things this neighbourhood needs before a cannabis dispensary. The type of activity does not in my opinion coincide with the OCP large town centre for Stadacona area as it will put off other more useful businesses from setting up, either as they are priced out of the rent or the wish to avoid the negative associations with such a neighbour.

Cannabis stores will inevitably attract customers from a wide geographic area and is best suited to more anonymous town centres eg Hillside and Mayfair, in addition to downtown. These areas have better transport connections and the inclusion of new controversial businesses is less noticeable, given their low residential populations.

Yours faithfully
Angus Henderson

Please withhold name and address
1020 McGregor Avenue
[REDACTED]

Sent from a mobile device.

Pamela Martin

From: Sharon Buckingham [REDACTED]
Sent: December 11, 2018 8:27 PM
To: Public Hearings
Subject: Fwd: New Zone - C1-N2 Zone, Neighbourhood Shopping (Cannabis) 2District - Input from Sharon Buckingham 1020 Verrinder Ave., Victoria BC V8S 3T7

I am not in agreement with the proposed zone change to incorporate a cannabis storefront on the corner of Fort St. and Verrinder Ave. The ingress and egress on Verrinder, 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. This parking challenge has already created safety concerns on the street. There simply is not enough parking spaces available for this kind of cash and carry business. 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. Or worse, parking in our very limited "Residential Only" spaces.

There are 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 greater risk.

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

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

Sharon Buckingham

Pamela Martin

From: David Van Egmond [REDACTED]
Sent: December 11, 2018 8:01 PM
To: Public Hearings
Subject: Zoning regulation bylaw amendment (No.1173) No.18-118

To whom this may concern ;

We are residents of Verrinder Avenue , we purchased our home more than 10 years ago . We are opposed to the rezoning of the property at 1541-1545 Fort St. to allow for cannabis retail. We feel that this is not a good fit for our very family oriented neighbourhood . Although this property does front on Fort street , it also very much affects the Verrinder Avenue residents which is a family oriented neighbourhood with many small children . This shop is at the corner of Verrinder Avenue and it is the gate way into our neighbourhood . Many children also pass by this area on their way to and from Central Middle school . For this reason alone we feel that this re-zoning application is not conducive with our neighbourhood , but there are other reasons also. We understand the rational behind not allowing these shops to set up near schools , we feel that this same rule should also apply to residential areas with children. Verrinder Avenue is a small short street that has no exit , all traffic that enters from Fort street also must again exit onto Fort Street making our street a turn around for many who enter it and unnecessarily busy . We have also noticed a significant amount of loitering (smoking tobacco and cannabis use by staff and customers) on our street particularly at the entrance from Fort St. , but this issue also extends up our street for the first 50 meters or so. Although graffiti on the buildings at our street intersection has always been a bit of an issue we have also noticed an increase to this problem . This is not a very warm and friendly invitation for our friends and visitors as they enter onto Verrinder Ave.

Our family also owns and operates the adjacent art and used furniture shop for the past 10 years and we feel it has also adversely affected this business and has definitely changed the dynamics and the vibe of that corner in a negative way . We are concerned about the future of our business because we understand that our shop will also be rezoned with the same zoning bylaw .

Verrinder Avenue is in a unique situation that is different from most other rezoning requests for the sale of cannabis , this business is not in a busy retail area but at the corner of a residential street , this must be strongly considered by council in their decision.

I urge council if they haven't already done so, to please check into the concerns and issues that we and our neighbours have brought forth by visiting our neighbourhood , before making a final decision to this re-zoning request .

Sincerely David and Ruth Van Egmond

1031 Verrinder Avenue

Input regarding proposed changes to 1541-1545 Fort Street: rezoning to C1-N2 Zone (Cannabis)

From: Susan Evans
1015 Verrinder Avenue
Victoria BC

I have lived on Verrinder since 2011 and experienced a growing number of issues with traffic and parking since the opening of the Medicinal Marijuana Dispensary. Following are my concerns regarding the rezoning proposal.

Location – complex and busy intersection

Although the address for the cannabis shop is on Fort Street, the storefront borders on Verrinder and the store is often accessed via Verrinder, our residential street. Customers, staff and deliveries all use our street extensively which has changed Verrinder from a quiet, non-busy avenue into a hub of pedestrian and vehicle activity.

Verrinder Avenue is an extremely unique intersection – it can only be accessed from Fort Street at the junction where Fort street branches off in two directions – Oak Bay Avenue and Fort/Cadboro Bay. It is a very challenging traffic intersection with traffic coming from several different directions.

Traffic coming from Verrinder can only turn right onto Oak Bay Avenue and you can only access Verrinder by travelling east in Fort and turning right onto Verrinder. There are no left turns from any direction.

There are many traffic infractions taking place daily as non-residents try to negotiate this unfamiliar intersection. The neighbourhood has applied to city repeatedly for a solution to this tricky traffic situation which has only gotten worse due to increased traffic to this busy cannabis dispensary.

Parking and traffic-more than this little street can handle

Verrinder Avenue is a tiny, narrow, dead end street that only has room for one car to pass. There is no parking on one side and residential parking on the other side. There is no outlet so if you come up the street, you have to turn around and go back down into a forced right-hand turn onto Fort St. There are no sidewalks on the residential portion of Verrinder making increased traffic dangerous for pedestrians.

Parking and traffic are a real concern for homeowners and we have brought this to the city's attention in the past.

There are approximately 5 parking spaces in front of the retail stores on Fort Street at this corner. These spots are one-hour spots and must serve all four storefronts. There is space for three cars at the side of the building on Verrinder however there is no time limit on these so they are usually taken up for the entire day by people employed by business' in the area. That means greater traffic on Verrinder as customers drive up and down the street looking for parking. Most of our driveways had become de facto turnabouts as cars get to the top of the hill and realize not only can't they park, but they can't get through and must turn around and go back.

Given our unusual street traffic situation we feel that it is extremely unfair to add more pressure to our little street.

Residential Neighbourhood with Families with Children trying to navigate a busy street

Verrinder Avenue is a quiet residential street. It is home to a number of families with small children. Given the lack of sidewalks and narrow roadway children are walking on the road, alongside the increased traffic unfamiliar with our street.

Legalized Cannabis storefront means more traffic

Currently this location is a busy medicinal cannabis outlet. With the legalization of cannabis, this will now become an even busier retail outlet and our street can't handle the increased traffic.

Litter and smoking affect our street

We find that many customers and store staff stand at the bottom of the street or sit on a rock wall located at the end of the street to smoke cigarettes and the street is littered with butts.

We also see people standing behind the building smoking cannabis and sitting in their cars smoking cannabis—there appears to be product use taking place at the store location.

Garbage has increased exponentially since the Cannabis store has opened—discarded packaging and beverage containers, bags, newspapers etc. now litter the bottom of the street.

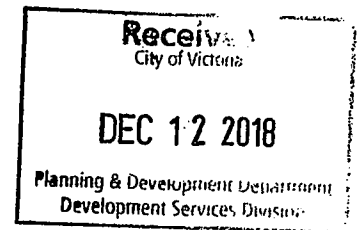
Good Neighbours

There doesn't appear to be any effort on the part of the store staff to manage the litter, the smoking, the cigarette butts or the loitering which doesn't make them very thoughtful neighbours.

We have given the store a considerable trial run and the residents of Verrinder Avenue are not supportive of a zoning change to allow cannabis sales at this location because of the impact to our street through increased traffic, parking challenges and pedestrian safety.

Regarding proposed changes to 1541-1545 Fort Street
Rezoning to C1-N2 Zone

From: Steven and Amber Rumpel
1059 Verrinder Avenue
Victoria BC V8S 3T8



To Whom It May Concern:

Our family of five, including three young children, have been residents on Verrinder Avenue for the past 9 years. During this time, we have enjoyed a quiet, dead-end street where neighbours convene and are social with one another.

Generally, while we are not unsupportive of having new businesses move into the area, we are challenged by the contributions – or lack thereof – that this business has made to our quiet community and the lack of support from the City of Victoria in addressing our concerns expressed by the residents of Verrinder Avenue over the past number of years.

For many years, residents of Verrinder Avenue have lobbied and pleaded with the City of Victoria to address the illegal turns that are made literally dozens of times an hour throughout the day as vehicles travel down Fort St. and turn on to Oak Bay Avenue. This includes failure to stop when turning on a red light, making turns from the middle lane, etc. Further, residents of Verrinder Avenue have sought support from the City to address the fact that Verrinder Avenue has very little sidewalk space forcing residents to walk on the road down the street. One issue the City has addressed is transitioning the majority of the street to residential only parking.

Since a cannabis shop has moved into the neighbourhood, we have noticed a significant increase to these challenges. To our knowledge, neither the current cannabis store nor the City of Victoria has taken any active steps to address any of these long-standing issues.

The current storefront – for the cannabis store and the plaza generally – lacks adequate parking. Since the cannabis shop has moved in and grown its customer base, there has been a significant increase in traffic on Verrinder Avenue, including a number of vehicles that park illegally throughout the street on a short-term basis as patrons of the store. Compounding this, the extended hours of the store have extended these challenges into the evening creating issues for Verrinder residents.

Over the years, our street has been challenged with the amount of graffiti that is tagged on to the plaza complex. While this is of no fault of the current tenants of the retail complex, it has been our observation that this has increased in magnitude over recent months, as has the accumulation of litter, debris and loitering from consumers of the cannabis shop. Further, we frequently observe individuals connected with the cannabis

shop, either employees or patrons, who are smoking in the vicinity of the store. Generally, this has impacted the quiet, dead-end street nature of Verrinder Avenue. While not necessarily the fault of the storeowners or its employees, we are all neighbours in this community – whether businesses or residents – and we have failed to observe any proactive efforts on the part of the cannabis shop to contribute to the quality of the neighbourhood.

We – and I think, generally, residents of Verrinder Avenue – wish to continue to reside on a dead-end street that is safe for our children, respectful of our neighbours, respectful of traffic laws, and contributes to the quality of life for members in the community. In general, we have not observed similar commitments from either the City of Victoria or the current cannabis retail store in these efforts.

The current storefront has had a lengthy trial period and, generally, our experience with the aspects noted herein (traffic, parking, loitering, debris) has been less than what we would describe as neighbourly. Each of these concerns has the capacity to be addressed. As residents of Verrinder Avenue and joint members of this community, it is unclear to us why neither the City of Victoria nor the current cannabis store appear to take a proactive role in contributing to our collective positive community experience.

Sincerely,

Steven & Amber Rumpel