

Richard Elliott

From: Ian Sutherland [REDACTED]
Sent: June 30, 2020 11:08 AM
To: Victoria Mayor and Council; Michael Angrove
Subject: 1400 Quadra - Cannabis Retail Use
Attachments: 1400 Quadra - Cannabis Retail Use.pdf

Follow Up Flag: Flag for follow up
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Please see attached letter from the CALUC.

Regards,
Ian Sutherland
Chair DRALUC



Mayor Helps and Council
City of Victoria
No.1 Centennial Square
Victoria, BC, V8W 1P6

June 28th, 2020

Re: Rezoning Application No 00738 for 1400 Quadra Street and 851 Johnson Street

Dear Mayor Helps and Council,

The DRA LUC would like to offer support for the Staff recommendation to decline the application. As observed by Staff, the property “is inconsistent with the *Storefront Cannabis Retailer Rezoning Policy*, as there are properties within 400m that are zoned to permit storefront cannabis retailer as a use”.

Proximity rules were established by Council to limit the number of Cannabis retailers to the point that the public is adequately served and operators do not need to sell to minors to make ends meet. There is a strong case that indicates a direct correlation between the viability of these businesses and compliance regarding sale to minors.

It is understood that the application is a relocation of an existing licence within the local area. However, there is no shortage of ground floor retail properties for lease within the Downtown and therefore no apparent impediment for the applicant to seek a location that complies with the current proximity rules. It is important that precedence is not set in relaxing these proximity rules without a compelling rationale. We strongly encourage Council to uphold its wise decision to adopt the 400m proximity rule for Cannabis retailers.

Sincerely,

Ian Sutherland
Chair Land Use Committee, Downtown Residents Association

cc COV Planning

To whom it may concern.

Date:

Clarity Cannabis has been operating at the location of 851 Johnson Street since _____, 2019.

To the best of my knowledge there have been no problems, no loitering and no use of product inside or outside the storefront. We fully support its proposed relocation (across the street) to 1400 Quadra Street and having Clarity Cannabis continue to be a member of the Green Harris Community.

I/We believe that Clarity Cannabis is run in a Professional manor, proving a safe and clean environment.

NAME:

Tina Denis

Position:

owner

Business:

Forge Training

Signature:

T Denis

Address:

851 Yates St

To whom it may concern.

Date:

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NAME: Lucas Gerry
Position: manager
Business: Big O Joes
Signature: _____
Address: 1319 Quadra

To whom it may concern.

Date:

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To the best of my knowledge there have been no problems, no loitering and no use of product inside or outside the storefront. We fully support its proposed relocation (across the street) to 1400 Quadra Street and having Clarity Cannabis continue to be a member of the Green Harris Community.

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NAME: Larissa Gymbaluk

Position: admin

Business: Fix

Signature: L. Gymbaluk

Address: 805 Johnson

Pamela Martin

From: Tricia Pearson <[REDACTED]>
Sent: August 28, 2020 9:54 AM
To: Public Hearings
Subject: Opposed to cannabis retailer at 1400 Quadra

Hello,

Thank you for the opportunity to provide feedback on the proposed by-law amendment (No. 6) No 20-078. This is to allow a cannabis retailer at 1400 Quadra.

I am opposed to this occurring. As you well know the downtown core has a serious number of mental health, drug dealers, drug addicts, crime and general mischief issues for a town this size. I find it hard to believe that we require ANY MORE cannabis dealers - though I know this is a proposed move, not a new outlet. Yes, I am going full NIMBY. I do not want this closer to my home. This area is already extremely disappointing, scary and rank. Thank you again for the opportunity. I sincerely hope you can see the point of view of the opposition and consider its merit.

Richard Weninger
502-845 Yates Street
Victoria Vc V8W 4A3

Pamela Martin

From: Oscar Mogollon <[REDACTED]>
Sent: August 28, 2020 7:49 AM
To: Public Hearings
Subject: Proposed changes to 1400 Quadra St. and 851 Johnson St

Reference:

Zoning bylaw 2018 Amendment Bylaw (No 6) – No 20-078

I believe this proposed store is located less than a 100 m away from another existing cannabis shop (Victoria Cannabis Buyers Club 826 Johnson Street). This is less than half the recommended distance between cannabis stores. Between these 2 locations, hundreds of young families live, and many more will live in the next couple of years.

The proposed store at 1400 Quadra will also be across the road from the Victoria Conservatory of Music, where hundreds of children study. I encourage the City Council to take these facts into consideration.

Kind Regards,

Oscar Mogollon
702-834 Johnson St. V8W1N3

Pamela Martin

From: Jason Strauss <[REDACTED]>
Sent: August 28, 2020 10:15 AM
To: Public Hearings
Subject: Zoning Bylaw 2018, Amendment Bylaw (No. 6) - No. 20-078

Dear Council,

In regards to the proposed permit for a storefront cannabis retailer at 1400 Quadra Street, I submit by email my written comments herein. I own and live in a condominium unit at 930 Yates Street. Minor property crime, littering, loitering, loud shouting, physical fighting, assault and drug use has started to become an issue on Yates Street. The 711 store on Quadra street and its parking lot seems to be a conduit for bringing these crimes and drug use onto Yates Street. The doorway vestibule at 914 Yates Street (StatsCanada Federal Government Building, right around the corner from the 711) seems to especially be a spot where I observe drug use almost every single evening. Sometimes with groups as large as 8 people using hard drugs in that vestibule at 9pm in the evening. Loud shouting, fighting, assaults... have all been witnessed at the intersection of Quadra and Yates streets. My concern is that Quadra street between the Pandora corridor and Yates street is becoming this conduit for bringing these crimes, open drug use and fighting onto Yates street. To whatever extent a storefront cannabis store at 1400 Quadra street would create a buffer between the Pandora Street corridor and the Yates Street corridor, I would be in support of this proposed permit. What is the occupancy of the new building at 1400 Quadra street, above ground level? Will it increase or decrease the buffer between the Pandora and Yates Street corridors? Will this new storefront support a balance in our community or exacerbate tensions between the Pandora corridor and residents on Yates street? What plans and proposals can the proponent and/ or council put forward to address these concerns to help to sustain a balance in our community?

Jason Strauss
930 Yates Street

Pamela Martin

From: Holly Vivian <[REDACTED]>
Sent: August 26, 2020 3:16 PM
To: Public Hearings
Cc: Matt Yee
Subject: zoning bylaw 2018, amendment bylaw (no. 6) - No.20-078: cannabis retailer

Hi City of Victoria

Here are my written comments for the upcoming public hearing.

I am opposed to the proposed rezoning at 1400 Quadra street.

We have a longstanding cannabis retailer in the building containing 818-826 Johnson Street (I don't know their exact number offhand, but it's all part of a brick storage type building.)

This street needs help badly. Ever since 844 Johnson became a (very poorly run) social housing facility, this block in particular has suffered and become vastly less desirable. Social housing is necessary and lots more of it - but it MUST come with appropriate support staff and services.

The cannabis rezoning proposal is not directly related to activity at 844 Johnson, but we do NOT need yet another and larger cannabis facility on this street.

What we need at 1400 Quadra is something that will promote community gathering in a healthy way, drive foot traffic, and help create a more vibrant pedestrian experience.

Expanding the cannabis retailer currently at 851 Johnson Street to a larger space at 1400 Quadra street will not support increased vitality in this block. (For the record, I would also be writing to oppose a legal office or other low-traffic commercial proposal at 1400 Quadra, as those would not drive foot traffic and create community either.)

Here at 834 Johnson, we have 3 live-work townhomes that are low-traffic commercial spaces. They functioned just fine while there was an old age care home next door, but they do not help to increase foot traffic or function as any sort of community hub.

A restaurant or cafe or lounge of some kind would serve this block much better, and when we are through the pandemic, evening performances at the Alix Goolden Hall and Metro Studio and Wood Hall and Capital Ballroom will be well served by having more community hub type spaces surrounding them. We have 4 performance venues in this immediate area, and a huge number of high density residential buildings surrounding them.

With a music school, 4 live performance venues (plus several other smaller performance related spaces nearby), and a high density population, The City of Victoria would be well served to focus on the Harris Green as a culture hub for downtown and to encourage complementary businesses into this neighbourhood.

Thanks for your consideration.

Holly Vivian
Resident, 834 Johnson Street, #1202
[REDACTED]

Could we ever know each other in the slightest without the arts?
-Gabrielle Roy