

## Pamela Martin

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**From:** Public Hearings  
**Subject:** FW: 1881 Fort Street Rezone (no. 20-009)

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**From:** Kathleen Laird <[REDACTED]>  
**Sent:** October 5, 2020 11:31 AM  
**To:** Public Hearings <PublicHearings@victoria.ca>  
**Subject:** Fwd: 1881 Fort Street Rezone (no. 20-009)

I would like to submit these photos to go with my email last Friday. This is an example of what the residents on Davie Street get to look at when walking in the neighborhood and that I get to look at from my front entrance. This is the standard level of maintenance that the owner of this building keeps. I can't imagine it will improve with the addition of a cannabis storefront. The images are the side entry of this building, the garbage area, and some parking area.







----- Forwarded message -----

From: **Kathleen Laird** [REDACTED] >

Date: Mon, Oct 5, 2020 at 11:05 AM

Subject: 1881 Fort Street Rezone (no. 20-009)

To: Kathleen Laird [REDACTED] >

Sent from my iPhone

**Pamela Martin**

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**From:** Kelvan [REDACTED]  
**Sent:** October 6, 2020 1:12 PM  
**To:** Public Hearings  
**Subject:** RE: Proposed changes to 1881 Fort Street

Dear City Council,

I am writing to support the idea of our area getting a Cannabis retailer. A cannabis dispensary at 1881 Fort Street will be a great addition to the current commercial landscape at this location, and will better serve this community by eliminating the need to travel all the way downtown to access cannabis. Whether the cannabis user purchases cannabis products for medicinal or recreational use, having the retailer here eases access and makes the South Jubilee neighbourhood more complete.

Regards,

Kelvan Iverson

20-39 Ontario St, Victoria BC, V8V 1M7

## Pamela Martin

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**From:** Matt Dell [REDACTED]  
**Sent:** October 7, 2020 10:48 PM  
**To:** Public Hearings; Marianne Alto (Councillor); Councillors  
**Subject:** : Support for Rezoning No. 00713 at 1881 Fort Street  
**Attachments:** 1881 Fort Street\_Mailout.pdf; SJNA Support Letter.pdf

Hello Mayor and Councillors,

I'm writing in regard to support the proposed Rezoning No. 00713 at 1881 Fort Street . The South Jubilee Neighborhood Association has discussed this development numerous times over the past year and I have heard no concerns from any residents about the proposal. We most recently discussed this at our AGM in October 2020 and there were no concerns. I can confirm that SJNA is happy to have another business in our area, rather than a vacant building. I provided supportive comments in December, 2019 (below), which I still stand behind. We have no other input at this time.

-Matt Dell  
SJNA President  
[REDACTED]  
1525 Fell Street

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**From:** Matt Dell [REDACTED] >  
**Sent:** December 9, 2019 9:01 PM  
**To:** [publichearings@victoria.ca](mailto:publichearings@victoria.ca); Marianne Alto (Councillor) <[MAalto@victoria.ca](mailto:MAalto@victoria.ca)>; [councillors@victoria.ca](mailto:councillors@victoria.ca)  
**Subject:** Support for Rezoning No. 00713 at 1881 Fort Street

Hello Mayor Helps and Victoria City Councillors,

My name is Matt Dell, I am the current president of South Jubilee Neighbourhood. I am writing in support of the Rezoning Application No. 00713 for 1881 Fort Street.

Myself, and many others in our community, are excited that a vacant commercial space will become utilized by a new local business. We have a small commercial base in the Jubilees, so it's important all spaces are used to help build a vibrant community. 1881 Fort has been vacant for a long time, so it's fantastic Pacificanna wants to come to South Jubilee.

Cannabis was legalized in Canada in 2018 and has since become a very important medical and recreational substance for many Canadians, including those in our community. It is vital that local people have a safe, legal dispensary, especially for those who use THC/CBD for medical conditions. Many folks with mobility issues need a local source. We used to have an illegal Trees location on Fort/Oak Bay corner that was extremely popular with folks of all ages.

I've spent some time researching this application and I believe it conforms with all local requirements:

- The property complies with every single aspect of the Storefront Cannabis Retailer Rezoning Policy.
- The property is located within a 'large urban village' as identified in the Official Community Plan (where the rezoning policy suggests cannabis stores should be located)
- Next closest store is almost 1km away (former illegal "Trees" location that has been shut down at the Oak Bay junction, and whether or not it re-opens is questionable). If not then next closest stores would be Farm on Hillside or downtown.
- Supports business growth along the Fort corridor which is part of the strategic plan of the city's OCP.
- The province completes an extensive background check on all individuals related to the business. Pacificanna has two retail cannabis stores operating successfully in the north Island.

The South Jubilee Neighbourhood Association has been soliciting feedback on this application for a few months and has not received much community input. Most folks I talk to are supportive, considering cannabis is now legal. SJNA CALUC has not received any comments on this application. We have solicited feedback on our website, but not received anything.

City staff have also recommended that council support this proposal.

If you have any questions, don't hesitate to get in touch.

-Matt Dell  
1525 Fell Street  
  
South Jubilee Neighbourhood President

## Darren Saunders

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**From:** Matt Dell [REDACTED]  
**Sent:** Monday, December 9, 2019 9:01 PM  
**To:** publichearings@victoria.ca; Marianne Alto (Councillor); councillors@victoria.ca  
**Subject:** Support for Rezoning No. 00713 at 1881 Fort Street

Hello Mayor Helps and Victoria City Councillors,

My name is Matt Dell, I am the current president of South Jubilee Neighbourhood. I am writing in support of the Rezoning Application No. 00713 for 1881 Fort Street.

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City staff have also recommended that council support this proposal.

If you have any questions, don't hesitate to get in touch.

-Matt Dell  
1525 Fell Street  
[REDACTED]  
South Jubilee Neighbourhood President

## Pamela Martin

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**From:** janine bandcroft [REDACTED]  
**Sent:** October 8, 2020 12:46 PM  
**To:** Public Hearings  
**Subject:** zoning regulation bylaw amendment #1213 No. 20-009

Hello, I'm writing to express my approval and support for a storefront cannabis retailer at 1881 Fort St.

Thanks.

Janine Bandcroft  
#407, 1939 Lee Ave  
Victoria BC  
V8R 4W9

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With gratitude for the opportunity  
to live, work, and create  
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**Pamela Martin**

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**From:** Nick Stinson [REDACTED]  
**Sent:** October 8, 2020 10:49 AM  
**To:** Public Hearings  
**Subject:** Zoning Regulation Bylaw, Amendment Bylaw (No. 1213) No. 20-009

To whom it may concern, with reference to the following:

New Zone: C1-4 Zone, Fort Street Commercial (Cannabis) District  
Legal description: PID: 003-483-495, Lot 1, Section 76, Victoria District, Plan 26670  
Existing Zone: C-1 Zone, Limited Commercial District

I am a resident in the South Jubilee neighbourhood and I support this rezoning to include a permit for a storefront cannabis retailer.

Thank you,

Nick Stinson

## Pamela Martin

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**From:** Ben Finkelstein [REDACTED]  
**Sent:** October 2, 2020 1:12 PM  
**To:** Public Hearings  
**Subject:** 1881 Fort Street - C1-4 Zone Cannabis District

Thanks for this opportunity. I am Ben Finkelstein of 1830 Davie Street. I have lived on Davie Street for well over 20 years. A few comments on this rezoning.

1. I thought Cannabis shops were not supposed to be too close to schools and kids. Davie street over the past 5 years has fortunately seen the growth of families and kids move on to the street. Last informal count has well over 20 under the age of 16 now calling this street home. Not counting the new born a few doors down. It's awesome!
2. No one wants to see Wrap and Roll go. I get it, it's business, but if the Cannabis folks wanted to win over the neighbourhood they really should have figured out something with the landlord that did not have this emerging multi-culture establishment leave. You would think that having Victoria's best middle eastern take out next to a "weed" shop would be a no-brainer. Guess not.
3. The storefront will be busy, lots of clients coming and going. This will be a problem with a narrow street, limited parking and lots of kids accessing the street, - their homes and front yards - and the likely new bike lines on Oak Bay Ave. driving more traffic onto side streets, like Davie We already have issues with delivering vans, tenant street parking, hospital staff and visitors using our street for parking. The Cannabis shop is not going to help this at all.
4. I get the complexities of city planning / zoning / transit / small business / sustainability. It's my career. I also get walkable communities, diversity and local economy. Sure I am willing to support the new Cannabis District but I need to see some serious considerations coming from them and the City on how this will add to my community not make it more dangerous for the residents and in particular the kids who I encourage to take over the streets whenever I can!
5. How about we close off Davie Street except to residential traffic at Fort street. That will create headaches for all the delivery vans but this too needs to be dialed back. It will though allow the Cannabis district to truly be part of a high walk score, low carbon, kid friendly neighborhood that we all talk about but are challenged to pull off. Here's your chance.

## Pamela Martin

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**From:** Kathleen Laird [REDACTED]  
**Sent:** October 2, 2020 11:38 AM  
**To:** Public Hearings  
**Subject:** comments about Fort St Cannabis Rezoning (No.20-009)

I would like to submit some comments with regard to the above proposed changes to this space. I don't oppose the nature of what is going into this space, I just want to ensure that it stays in the one unit and not take over all three and have comments about the site in general.

My house (1923 Davie St) faces the side of this commercial building and the owner does not care about the appearance or operation of this site. I have owned this house for 15yrs and called bylaw enforcement many times.

The landscaping is appalling and always looks unkept. The garbage area is unsecured and always dirty and unlocked. Parking is frequently a problem in this high traffic area and left turns on to Fort a driving hazard. If this cannabis store moves in, I am concerned about an increase in parking issues, deliveries, garbage accumulation as well as the continued landscaping issues.

Davie Street closer to Fort St does not emit the same neighborly feeling as the rest of the street. In such high traffic, visible areas I would like to see more respect from both the building owner and the renters the impact they have on our neighborhood.

Thank you for the opportunity to express my thoughts on this and I hope you will keep them in mind during the process.

Kathleen Laird  
[REDACTED]