

To the City of Victoria,

***Please approve this application for a Pacificanna cannabis retail store at 425 Simcoe St, in James Bay, Victoria, BC as soon as possible.***

***Long overdue, in a neighborhood with countless drinking establishments and two liquor stores.***

Sincerely,

**Stephen J Ison**

James Bay/Victoria, BC

On Mon, Apr 19, 2021 at 9:26 AM S Ison wrote:

To the City of Victoria,

***Please approve this application for a Pacificanna cannabis retail store at 425 Simcoe St, in James Bay, Victoria, BC as soon as possible.***

***Long overdue, in a neighborhood with countless drinking establishments and two liquor stores.***

Sincerely,

**Stephen J Ison**

James Bay/Victoria, BC

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

From: **S Ison**

Date: Mon, Apr 19, 2021 at 9:23 AM

Subject: 425 Simcoe

To: <>

Cc: Stephen Andrew (Councillor) Rebekah Hutchison

Darren,

I hope this note finds you and your family well and safe!

This morning I read, in the JBNA monthly director's report circular, about your application for a cannabis retail store at 425 Simcoe - **HOORAY!**

This is long overdue. For too long we've passed the James Bay liquor stores, marvelling at their legal ability to deliver alcohol, while we have to walk 45-60 mins to purchase a healthier (by an order of magnitude) product.

Please let Rebekah and I know if you need an email sent, a phone call made, our masked presence felt, in support of this project. Until the childish, unscientific stigma fades away, we fear you may have to do battle with the ignorant to open the store.

(We are also members of the Vic Chamber of Commerce.)

All the best,

**Stephen J Ison**

James Bay

[REDACTED]

---

**From:** Bill Appledorf [REDACTED]  
**Sent:** Monday, July 26, 2021 5:40 PM  
**To:** Public Hearings  
**Subject:** 425-475 Simcoe Street

Dear Mayor and Council,

I live at 415 Michigan Street in James Bay and am writing to voice my SUPPORT for permitting a storefront cannabis retailer at 425-475 Simcoe Street.

At present there is no storefront cannabis retailer in James Bay. Permitting one to operate here will save James Bay residents who use cannabis from either having to pay for shipping from BC Cannabis or walk downtown to purchase cannabis.

Bill Appledorf

[REDACTED]

---

**From:** Daniel Parsloe [REDACTED]  
**Sent:** Tuesday, July 27, 2021 11:40 AM  
**To:** Public Hearings  
**Subject:** Zoning Regulation Bylaw, Amendment Bylaw (No. 1259) - No. 21-073

Dear City of Victoria,

I have no objection to the proposed rezoning for the purpose stated.

Best Regards,  
Daniel Parsloe  
450 Simcoe Street

--

This email has been checked for viruses by Avast antivirus software.

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.avast.com%2Fantivirus&data=04%7C01%7Cpublichearings%40victoria.ca%7Cfcdf16423b2247470d8208d9512de10d%7Cd7098116c6e84d2a89eedb15b6c23375%7C0%7C0%7C637630079771949778%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLjBtIiI6IjEkaWwiLCJXVCi6Mn0%3D%7C2000&sdata=XpeZPefKARAcphjDQkLVmpKqua5EMuhGT7hxDfSztWA%3D&reserved=0>

[REDACTED]

---

**From:** Gord [REDACTED]  
**Sent:** Tuesday, July 27, 2021 2:53 PM  
**To:** Public Hearings  
**Subject:** Zoning Regulation Bylaw, Amendment Bylaw (No. 1259) - No.21-073

I approve of this rezoning proposal.

Gord Warrenchuk  
202-406 Simcoe St.

[REDACTED]

---

**From:** Julia Marina [REDACTED]  
**Sent:** Tuesday, July 27, 2021 12:44 PM  
**To:** Public Hearings  
**Subject:** Zone Regulation Bylaw, Amendment Bylaw (No. 1259) - No. 21-073

I am writing to express my position toward the proposed changes regarding the permission of a storefront cannabis retailer that impacts 425-475 Simcoe St. in James Bay. **I strongly oppose** the plan to rezone for this purpose.

I live at 450 Simcoe St. and have researched the number of existing cannabis retailers within a few kilometers range and there are at least 12 between James Bay and the downtown Victoria area--an area that is within walking, biking, or transit distance for most. I do not see a need to implement this type of business in a densely populated residential area.

James Bay is a neighbourhood community that would not benefit from this type of business. It is unnecessary to insist that cannabis be a substance that is marketed in every suburb when there is plenty of access to it already existing in the city. I would be very disappointed to see this proposed plan come to fruition in my front yard. I do not encourage the use of cannabis in my own life, and personally have some trauma and suspicions surrounding it's usage in general, and would not want this store to taint the neighbourhood that I have grown to love for it's simplicity, welcoming nature, and more importantly safety that it provides.

This area is also one of high foot passenger traffic, growing families, and the community school is right around the corner; rezoning to include this specific type of business increases the risk of incidences of driving under the influence and therefore would put our community members safety at risk as a result.

Thank you for taking these thoughts under serious consideration.

Take care,  
Julia Parmar  
450 Simcoe St. (Lord Simcoe Apartments)  
Victoria, B.C.

[REDACTED]

---

**From:** Joe Vroom [REDACTED]  
**Sent:** Tuesday, July 27, 2021 12:00 PM  
**To:** Public Hearings  
**Subject:** Re: Proposed changes to C1-JB Zone

As a resident at 450 Simcoe Street, I think the installation of a storefront cannabis retailer will significantly diminish the appeal by which the neighbourhood has long since been characterized. If it were put to a vote, I would vote against it.

Thank you,

JLV

**From:** Paul Chan [REDACTED]  
**Sent:** Tuesday, July 27, 2021 12:44 PM  
**To:** Public Hearings  
**Subject:** Zoning Regulation Bylaw, Amendment Bylaw (No. 1259) - No. 21-073

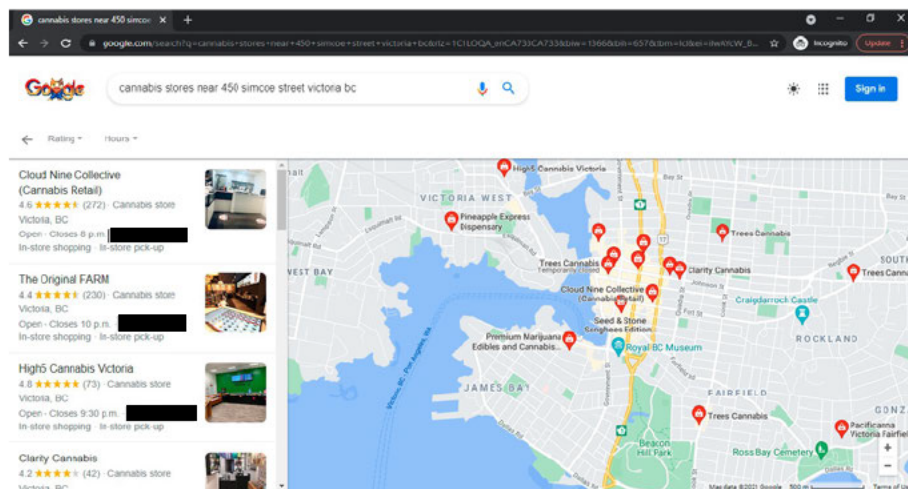
I strongly oppose the rezoning of 425-475 Simcoe Street to permit a Cannabis Retailer.

There are currently 12 cannabis stores within 3km of 450 Simcoe Street where I live. There is also a retailer at 425 Quebec Street ("Premium Marijuana Edibles and Cannabis Delivery Victoria") in James Bay.

425-475 Simcoe Street is in a highly dense residential neighbourhood of James Bay where there are currently many stores within easy walking distance downtown. It would be foolish to believe that the addition of a Cannabis retail store would not change our residential neighbourhood. You will see that many high density residential neighbourhoods do not have cannabis stores (Oak Bay as an example).

Residents are not asking for Cannabis retail stores to be in our neighbourhood. Having a retail store in the neighbourhood will no doubt increase the likelihood of drivers under the influence in our neighbourhood where there is a large amount of pedestrian traffic.

Cannabis is very easy to obtain for James Bay residents as evidenced by the high density of nearby retail stores (see attached map).



I strongly oppose this bylaw amendment and I would challenge anyone to say how this will positively add to our community.

Regards,

Paul Chan  
Lord Simcoe Apartments - 450 Simcoe Street  
Victoria, BC

[REDACTED]

---

**From:** Rose Laurine [REDACTED]  
**Sent:** Thursday, July 29, 2021 2:32 PM  
**To:** Public Hearings  
**Subject:** ZONING REGULATION BYLAW AMENDMENT (No. 1259) - No. 21-073

I am in favour of the proposed amendment at 425-475 Simcoe Street, Victoria, BC

My address is 212-180 Croft Street, Victoria, BC

Sincerely,

Jaci Washington

## Madison Heiser

---

**From:** Stephen Rothfels [REDACTED]  
**Sent:** Wednesday, July 28, 2021 7:36 PM  
**To:** Public Hearings  
**Subject:** Zoning Regulation Bylaw, Amendment Bylaw (No. 1259) - No. 21-073

Dear Sir:

I am AGAINST rezoning the land known as 425-475 Simcoe St. by amending the C1-JB Zone, James Bay Extended Commercial District to permit a storefront cannabis retailer.

Yours truly,  
Stephen Rothfels  
Unit 302, 180 Croft St.  
[REDACTED]