

## Madison Heiser

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**From:** Robert William Friesen [REDACTED]  
**Sent:** Wednesday, February 10, 2021 6:42 PM  
**To:** Public Hearings  
**Subject:** Submission re: Zoning Regulation Bylaw, Amendment Bylaw (No 1247) - No 21-022

Re: Rezone Land known as 730-736 Tyee Road and 131-137 Sinner Street to permit a storefront cannabis retailer.

Thank you for the opportunity to indicate that we are opposed to the rezoning application to permit a storefront cannabis retailer at the above indicated location. We reside at Unit 16, 791 Central Spur Road, which is within close proximity of the land where the proposed retail operation would be located. Given our close proximity, we believe our interest in the property is affected by the proposed bylaw.

A cannabis retail outlet is similar to a retail liquor outlet in that it sells a drug to members of the public. Its profits are driven by the volume of customers who come to the outlet and purchase its products. Thus, its business model is aimed at generating a significant number of customers. This will lead to an increase of non-resident people in the vicinity.

Although some customers would come from the local residences, it is suggested that to generate sufficient profit, customers would need to be attracted from outside walking distance and outside the Railyards. In essence, if successful, there will be an increase in vehicle traffic as well as an increase in pedestrian traffic. However, parking in the vicinity of the retail outlet is very limited; and therefore, the nearby streets, including our own street, could potentially be even more unreasonably challenged in terms of available parking space. In addition, another by-product of having more people in the area, whether on foot or by vehicle, is that it will likely result in an increase in noise within the area. Much of the noise may not be prevented or stopped by the city's noise bylaws, because it will be traffic-related. This will be a nuisance.

In short, a cannabis retail outlet is not compatible with the Railyards – in particular, the high density, family friendly residential units that comprise a significant segment of this locale. Similar to liquor retail outlet, situating either type of outlet in such close proximity to a high density residential area that houses young families and children is not desirable. In essence, a cannabis retail outlet does not belong in a residential area. It belongs in an area characterized by a number of high volume retail outlets, such as restaurants, grocery stores, clothing stores, pharmacies, etc. Alternatively, a cannabis retail outlet could be a standalone operation in an area without any residential units within close proximity.

There are many other locations in Vic West with other retail store fronts and any retail cannabis establishment should be co-located with them – not in a residential neighbourhood like the Railyards.

Thank you for your consideration.

Bob Friesen  
Liz Gilliland

## Madison Heiser

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**From:** Chari Down [REDACTED]  
**Sent:** Monday, February 8, 2021 9:27 PM  
**To:** Public Hearings  
**Subject:** Re: proposed changes to 730-736 Tyee Rd & 131-137 Skinner Street

City of Victoria Council,

I am completely opposed to a storefront cannabis retailer at 730-736 Tyee Rd & 131-137 Skinner Street.

I live in the Railyards on Central Spur Rd with 2 small children in our home. There are at least 40 children under 8 years old that live in the Railyards. This is a family neighbourhood. Children are walking/biking on their own or with their parents to the park or school all the time.

For this reason it is totally inappropriate to have a storefront cannabis retailer in this dense family-oriented neighbourhood. Children should not have to walk by a cannabis retailer on their way to school. There should absolutely not be a cannabis retailer one block from where 40 plus children live and play. I don't want to have to worry about my or any other children getting their hands on cannabis products that look like baked goods or candy.

I am angry this is even being proposed in this neighbourhood. Please City of Victoria council deny this application. There are more appropriate places for a cannabis store. This is a neighbourhood where kids are always playing outside, running and riding their bikes. Let's keep this area a safe, family-oriented neighbourhood.

Thank you for your consideration.  
Sincerely,

Chari Down, Registered Nurse

Zoning Regulation Bylaw – Amendment Bylaw (No. 1247) – No. 21-022

I am totally AGAINST permitting a storefront cannabis retailer.

Name: Henry Wolski

Address: Owner of Unit 404 797 Tyee Road, Victoria

Address: Owner of Unit 316 90 Regatta Landing, Victoria

OPPOSED to the item.

A handwritten signature in black ink, appearing to read 'H. Wolski'.

Henry Wolski 2021/02/09

# It's Your Neighbourhood



1 Centennial Square, Victoria, BC V8W 1P6 | 250.361.0571

## NOTICE OF PUBLIC HEARING January 29, 2021

**The City of Victoria is seeking your input on the proposed changes to 730-736 Tyee Road & 131-137 Skinner Street:**

### Zoning Regulation Bylaw, Amendment Bylaw (No. 1247) - No. 21-022:

To rezone the land known as 730-736 Tyee Road & 131-137 Skinner Street from the M2-S Zone, Songhees Light Industrial District, to the M2-SC Zone, Songhees (Cannabis) District, to permit a storefront cannabis retailer.

**New Zone:** M2-SC Zone, Songhees (Cannabis) District

**Legal description:** PID: 003-120-589, Lot 181, District Lot 119, Esquimalt District, Plan 13755

**Existing Zone:** M2-S Zone, Songhees Light Industrial District

This application will be considered at a public hearing by City Council on:

**Date:** Thursday, February 11, 2021

**Time:** 6:30 p.m.

**Location:** Council Chambers, Victoria City Hall, 1 Centennial Square, Victoria, BC

Due to the COVID-19 pandemic, public access to City Hall is not permitted. Meetings may be viewed on the City's live stream webcast at [www.victoria.ca](http://www.victoria.ca).

All persons who believe their interest in property is affected by the proposed bylaw will be given a reasonable opportunity to be heard. You may indicate your support or opposition to a Public Hearing item in one of the following ways:

#### 1. **Submit written comments to Council:**

You can provide your submission by email to [publichearings@victoria.ca](mailto:publichearings@victoria.ca) or by mail to Legislative Services, #1 Centennial Square, Victoria, BC V8W 1P6 or drop your submission in the mail slot on the right side of the Pandora Avenue entrance to City Hall. The deadline to receive submissions is by **2:00 p.m. the date of the meeting**. Written submissions will be published on the agenda at the meeting of Council at which this application will be considered.

#### 2. **Pre-recorded Video**

Pre-recorded video submissions up to 5 minutes in length can be submitted and will be played at the Public Hearing. The video should include:

- The Public Hearing item
- Your first and last name
- Your address
- Whether you are in support of or opposed to the item

For further instructions email [publichearings@victoria.ca](mailto:publichearings@victoria.ca) or phone 250.361.0571. **The deadline to receive videos submissions is by 2pm the Tuesday before the meeting.**



### 3. Register to Speak Live

You can register to speak live via phone for up to 5 minutes. Once registered, you will be provided with a phone number to call to join the live meeting. To register to speak live and to receive further instructions, email [publichearings@victoria.ca](mailto:publichearings@victoria.ca) or phone 250.361.0571. The deadline to register to speak live at the meeting is 2pm the day before the meeting.

If you miss pre-registering, please watch the live meeting as there will be an opportunity for you to call in at the end of the list of registered speakers. Please only call if you wish to speak to this application by calling 778-698-2440 then participation code 1551794#.

Please note that the opinions you express orally and any presentations you submit will be webcast live and will be recorded to form a part of the public record. Correspondence you submit will form part of the public record and will be published on the agenda when this matter is before Council. The City considers your address relevant to this matter and will disclose this personal information, as it informs Council's consideration of your opinion in relation to the subject property and is authorized under section 26(c) of FOIPPA Act. Your phone number and email will not be disclosed. For more information on the FOIPPA Act please email [foi@victoria.ca](mailto:foi@victoria.ca).

Relevant documents, the proposed bylaw, and information about this application will be published and available for public inspection on the City of Victoria's website within the online Council agenda at <http://www.victoria.ca/EN/main/city/mayor-council-council-committees/council-committee-meetings.html> the Friday prior to the meeting.

You may also inspect the documents at City Hall by making an appointment by phoning 250.361.0571 or by emailing [legislative@victoria.ca](mailto:legislative@victoria.ca).

Copies of relevant documents and information are also available on the City's Development Tracker online tool at [victoria.ca/devtracker](http://victoria.ca/devtracker) from the date of this notice to and including the date of the Council meeting. The Development Tracker will also allow you to see milestones on the proposal, and view related documents and information.

## Madison Heiser

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**From:** Chanel Mandap [REDACTED]  
**Sent:** Thursday, February 11, 2021 11:28 AM  
**To:** Public Hearings  
**Subject:** Hearing: Zoning Regulation Bylaw, Amendment bylaw (No. 1247) - No. 21-022

To whom it may concern,

I am emailing you in regards to the storefront cannabis retailer on 730-736 Tyee Road & 131-137 Skinner Street: Zoning Regulation Bylaw (No. 1247) - No. 21-022, and we are opposed to this item.

Our family lives on 900 Alston Street (V9A 3S4) and would be living in close proximity to this proposed establishment. Our street has been aiming to create a family-oriented community, and we believe that this would deter from that goal. Also, there are many children and youth who may be vulnerable to additional exposure with a physical store being so close by. For instance, on our street, there is a daycare and an elementary school only blocks away. Additionally, research conducted by Freisthler et al. (2017) in the *Journal of Primary Prevention* has shown that marijuana outlets led to similar levels of property crime as bars and liquor stores. Specifically, adjacent areas saw approximately 84% more property crimes per year than neighborhoods without a nearby marijuana store. Considering the numbers of young people in our vicinity and from a safety perspective, we are concerned about having a marijuana outlet near our home.

Thank you so much for your time!  
Take care,

Chanel Mandap & Lourdes De Guzman

## Madison Heiser

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**From:** ELEANOR BERIO [REDACTED]  
**Sent:** Thursday, February 11, 2021 11:40 AM  
**To:** Public Hearings  
**Subject:** As stated

To whom it may concern,

I am emailing you in regards to the storefront cannabis retailer on 730-736 Tyee Road & 131-137 Skinner Street: Zoning Regulation Bylaw (No. 1247) - No. 21-022, and we are opposed to this item.

Our family lives on 900 Alston Street (V9A 3S4) and would be living in close proximity to this proposed establishment. Our street has been aiming to create a family-oriented community, and we believe that this would deter from that goal. Also, there are many children and youth who may be vulnerable to additional exposure with a physical store being so close by. For instance, on our street, there is a daycare and an elementary school only blocks away. Additionally, research conducted by Freisthler et al. (2017) in the Journal of Primary Prevention has shown that marijuana outlets led to similar levels of property crime as bars and liquor stores. Specifically, adjacent areas saw approximately 84% more property crimes per year than neighborhoods without a nearby marijuana store. Considering the numbers of young people in our vicinity and from a safety perspective, we are concerned about having a marijuana outlet near our home. Thank you so much for your time! Take care,  
Chanel Mandap & Lourdes De Guzman

We live in 737 Craigflower road, Victoria BC

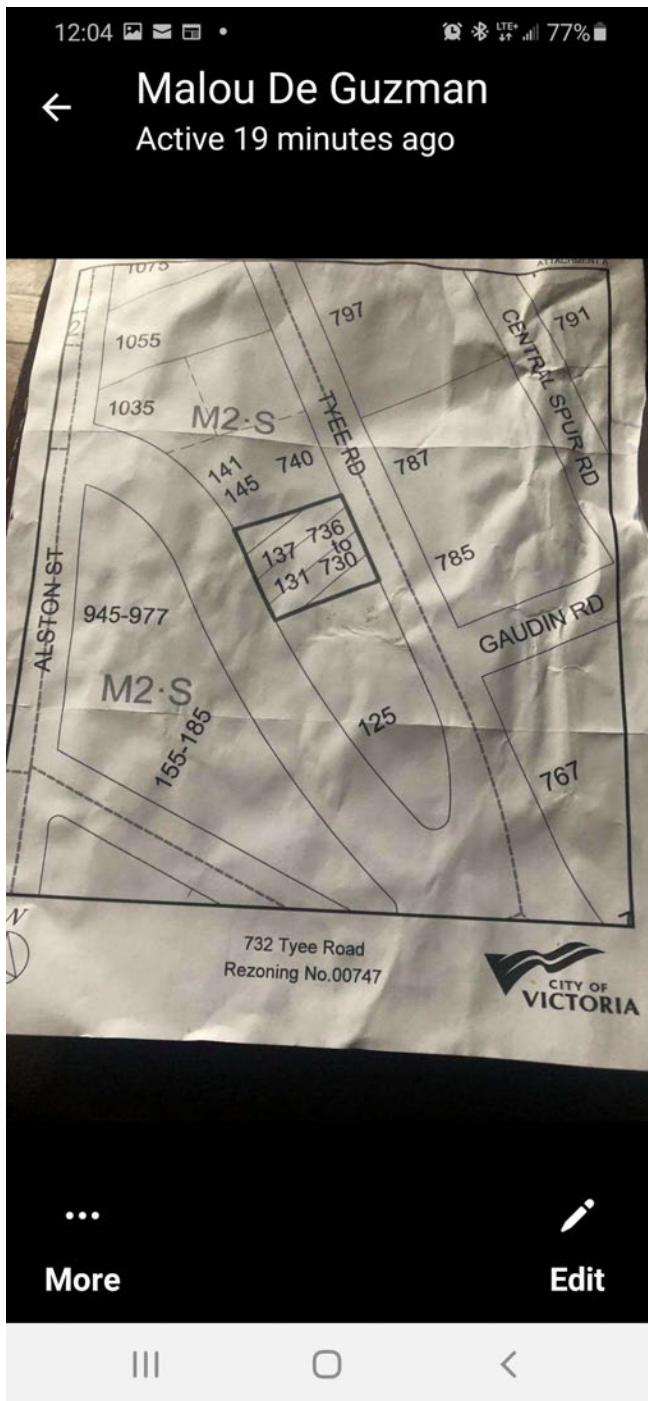
We opposed on this plan. Very dangerous to our kids.

Marlon & Eleanor Berio

[Sent from Yahoo Mail on Android](#)

From: ELEANOR BERIO [REDACTED]  
Sent: Thursday, February 11, 2021 12:09 PM  
To: Public Hearings  
Subject: We are opposed on this plan

Please hear our cry.. for the better future of the youth. We are opposed on this plan.





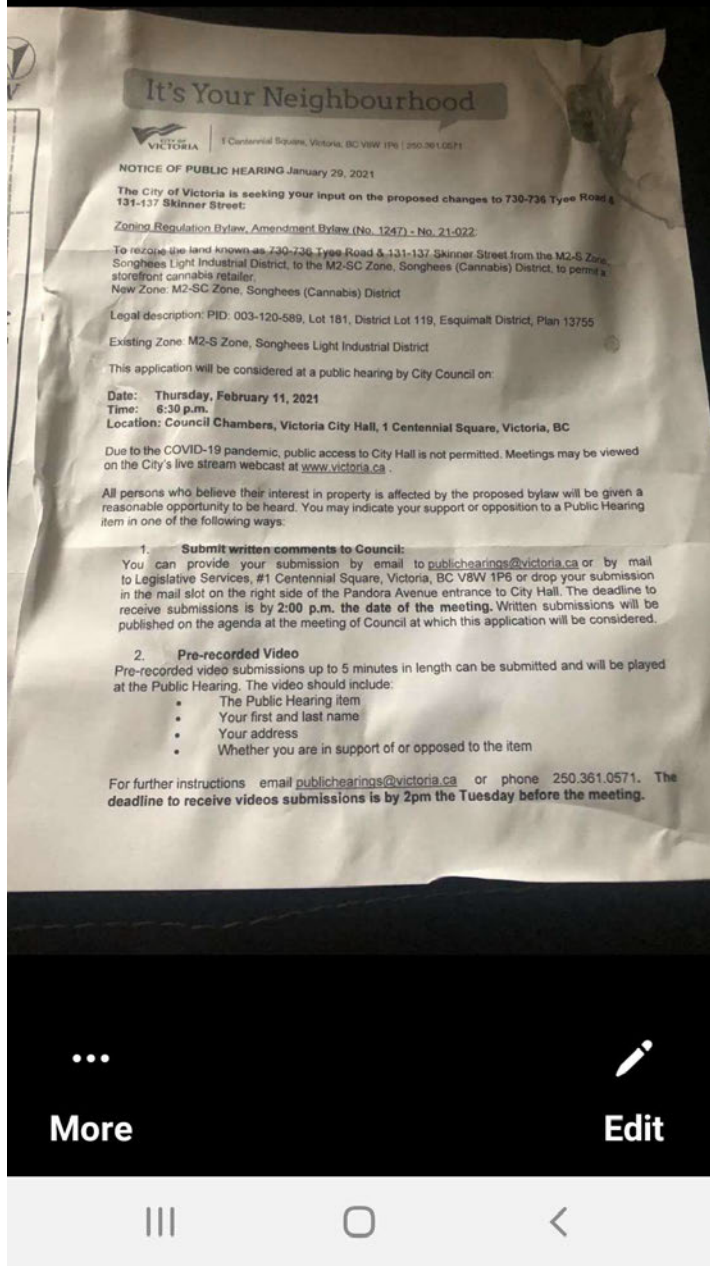
12:04

LTE+ 77%



Malou De Guzman

Active 19 minutes ago



Marlon & Eleanor Berio  
737 Craigflower road

## Madison Heiser

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**From:** malou de guzman [REDACTED]  
**Sent:** Thursday, February 11, 2021 12:34 PM  
**To:** Public Hearings  
**Subject:** Zoning Regulation Bylaw storefront cannabis retailer

To whom it may concern,

I am emailing you in regards to the storefront cannabis retailer on 730-736 Tyee Road & 131-137 Skinner street. Zoning Regulation Bylaw(1247) -No22-022 and we are opposed to this item.

The following reasons are as follows:

1. Close to elementary school
2. Close to Daycare in corner Langford and Catherine Street
3. Close to Galloping goose trail at the foot of Alston Street
- 4 close to St. Michael rowing club

There are many children and youth who may be vulnerable to exposure of a storefront cannabis retailer.

We are hoping for your kind understanding.

Sincerely,

Oscar & Erlinda Desiderio

735 Craigflower Road V9A2W6

[REDACTED]