

Sian Maichen

From: Legislative Services email
To: Legislative Services email
Subject: RE: Vic West neighbourhood input: Rezoning application at 340 Mary St (storefront cannabis)

From: Brian/Danielle <speedrp@yahoo.com>
Sent: Monday, April 10, 2023 8:09 PM
To: Michael Angrove <mangrove@victoria.ca>; Jeremy Caradonna (Councillor) <jcaradonna@victoria.ca>
Subject: Vic West neighbourhood input: Rezoning application at 340 Mary St (storefront cannabis)

Hello Michael,

For a number of reasons, we are opposed to the proposed rezoning for the industrial building between Mary and Russell streets in Vic West.

These reasons include

Location:

- There is already an existing cannabis dispensary across the street on Esquimalt Rd - within 400m.
- BC Housing and the City recently established a transition house doors away from this proposed development. This centre has and will house a hard-to-house population with significant mental health and addictions issues.
- The proposed location is across the street from a family-oriented housing co-op, several members of whom have already expressed significant concern about impacts of the transitional housing operation.
- While Vic West could use additional retail and commercial services, another cannabis or liquor venforis not one of them.
- This location is not currently aligned with Victoria's policy statements to guide consideration of cannabis storefront rezoning applications, which states that it should be in "an established or planned retail location to minimize nuisance to nearby residential neighbours. This may be within a large urban village or town centre as identified in the Official Community Plan, within a commercial area identified in a neighbourhood plan or in a location zoned for other retail use."

Neighbourhood Plan Alignment

- Along with the recent removal of commercial and recreational services provided on Catherine at Langford to make way for a supportive housing project, and the change from industrial to high-impact transitional housing on Russell St, when BC Housing purchased these two properties, this seems another misalignment with the neighbourhood plan and identified mix of land uses and services for a complete community. The plan was based on significant public engagement, and residents participated in good faith with the understanding that this would be a guiding document for city actions and decisions.

We also have a few related questions:

1. How does the existing cannabis processing fall within the current allowable uses for the M1-Limited Light Industrial? We have noted regular strong odours of cannabis from this site as we cycle and walk past.

2. We are unable to find a business license on the City of Victoria's website. Can you direct us to where we would find this?

We look forward to hearing from you and trust that this input will be considered in the City's review of this rezoning application.

Sincerely,
Danielle Lukovich and Brian Bedford