

Pamela Martin

From: Talya Christbason [REDACTED]
Sent: Thursday, March 30, 2017 8:31 PM
To: Victoria Mayor and Council
Subject: 1010 cook st zoning application - concerns

Good evening,

I am writing to express concern about the potential use of 1010 cook st for cannabis sale.

This commercial building is located roughly a block from an elementary and middle school – Christchurch cathedral, as well as the recently opened transition home, of which many residents are recovering from substance use.

I think this is too close a proximity . I understand the city has a 200m distance requirement and this store is just outside this - i believe vancouver is 1000 to 2000m which seems more reasonable.

As a parent of school age child, I am deeply concerned about this business being located so close to a school.

in addition, the proposed store would sit beside a long term bakery which many families frequent. having a cannabis store in within steps takes away from the welcoming feeling of this block.

there is also another location on cook st at grant, and other springing up all over town - it feels like we are quite saturated.

Many thanks!

Talya

Lacey Maxwell

From: Mary Brockman [REDACTED]
Sent: May 31, 2017 1:52 PM
To: Victoria Mayor and Council
Subject: rezoning 1010 Cook ST

This is a terrific little business run by truly helpful people and so the application to rezone should be approved.

[REDACTED]
mary brockman

Pamela Martin

From: james west [REDACTED]
Sent: Wednesday, July 05, 2017 8:28 AM
To: Public Hearings
Subject: Vote NO: Regulation Bylaw, Amendment Bylaw (No. 1091) No. 17-029

City of Victoria

We are strongly opposed to this rezoning, there is a grammar school a few blocks up Fort Street and this is a quiet residential neighborhood: we want to keep it that way. The proper place for these cannabis shops is downtown Victoria, where there is the primary demand, and I believe many rezoning applications already on file to sell this drug.

James West, Denise Shields
204-1115 Rockland Ave
Victoria V8V 3H8
[REDACTED]
[REDACTED]

Reference: Rezoning application REZ00537 – 1010 Cook Street
Application to rezone the property to allow for the retail sale of cannabis.

I am opposed to the rezoning of the above location to permit a retail cannabis storefront for the following reasons:

1) This is not a compatible use in a largely-residential area.

The city's business regulation bylaw require a security plan, video surveillance camera and alarm system; this clearly demonstrates that council is aware of the risks presented by cannabis retailers, such as the June 27 armed robbery of a marijuana storefront. Residents could be subject to intrusive or criminal behaviours, alarms, sirens and emergency responses.

2) This is a destination business in a largely-residential neighbourhood.

The majority of the observed patrons of the existing retailer (male, aged 19 to 35) are not in keeping with the demographics of the surrounding neighbourhood, which has a large percentage of residents aged 50 and older. This indicates a customer base drawn from afar to a retail outlet with inadequate parking, resulting in illegal use of adjacent private parking. There is very little available parking both on and off the street within a 200m radius from the subject property, and it is already in great demand for patrons of existing businesses.

3) The loss of neighbourhood commercial opportunity.

Most residents in the surrounding area seek to purchase products and services within a reasonable walk. Redevelopment has changed the surrounding commercial character with higher rents driving out the suppliers and services residents once relied on, or enjoyed, in favour of enterprises that do not specifically serve the neighbourhood.

Cannabis retailers sell variations of a single product to clients who are unlikely to reside in the neighbourhood, thus eliminating a retailer or service that may do so. While the city cannot direct what services are to be available in a commercial area, it can decide that cannabis retailing is better suited to locations with a higher density of shops and services and not surrounded by homes.

4) The future impact of a cannabis retailer in a residential area.

It is unknown how the provincial government will regulate cannabis, therefore it is premature to permit – and 'grandfather' – storefront retailers, when another distribution means may be approved.

Apart from the above-noted concerns, I have no complaint with the current operations of "Herb's Victoria." However, there's no guarantee that business practices during a period of a rezoning application will not change once a business is legitimized.

Sincerely
Kate Trotter
1052 Rockland Avenue, Victoria

Pamela Martin

From: [REDACTED]
Sent: Thursday, July 06, 2017 2:17 PM
To: Public Hearings
Subject: Zoning Regulation Bylaw, Amendment Bylaw (No.1091) No. 17-029

July 06, 2017

This email is my response to proposed zoning Bylaw per above subject.

I am against changing the current zoning to C1-C2 Zone commercial (small cannabis) District.

Amongst my reasons are:

- 1) Cannabis is a drug
- 2) The proliferation of these type of businesses and their exposure to children in family neighborhoods is not acceptable.
- 3) Second hand smoke is very unhealthy and will be a major problem in apartment buildings.
- 4) Colorado, USA has seen an increase in traffic accidents as a result of Cannabis use.

This is a change in law that should have gone to a plebiscite, unfortunately once again a law that the people didn't vote for.

Please do not disclose my email.

Respectfully yours,

Esperanza Forbes

#506, 1061 Fort st

Victoria, BC V8V 5A1

Sent from my Samsung device

Pamela Martin

From: Robin Shonfield [REDACTED]
Sent: Thursday, July 06, 2017 9:44 AM
To: Public Hearings
Subject: Zoning Regulation Bylaw, Amendment Bylaw (No. 1091) No. 17-029 - Re. Proposed Changes to 1010 Cook Street

I am very much opposed to the amendment to permit a storefront cannabis retailer. I feel it will change the character of the street.

The proposed site is very close Bubby Rose, a favourite bakery and coffee shop in the area. This is a popular site but I personally would be less likely to go there if I must pass a cannabis retailer to get there.

Name: Robin Shonfield

Lucas De Amaral

From: Ellen Henry [REDACTED]
Sent: Friday, July 07, 2017 9:46 AM
To: Victoria Mayor and Council
Subject: Zoning Application - 1010 Cook Street

Hello,

I am writing to express my concern about this rezoning application. As a resident of Meares Street, I am concerned about the growing number of dispensaries in our neighbourhood. I don't feel they add value to the community. This location in particular is questionable as it is part of a very small group of commercial businesses in an otherwise residential area. Other nearby dispensaries are at least part of a larger group of businesses, lessening the overall negative impact.

I encourage you to deny this rezoning application.

Thank you,
Ellen

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Ellen Henry

Mobile: [REDACTED]
Email: [REDACTED]

Pamela Martin

From: Isabel Hansen [REDACTED]
Sent: Friday, July 07, 2017 11:31 AM
To: Public Hearings
Subject: Zoing Regulation Bylaw, Amendment Bylaw (No. 1091) No. 17-029

We are in receipt of the information regarding the proposed changes to 1010 Cook Street.

My husband and I live at 1052 Rockland Ave., so are direct neighbours to the proposed storefront cannabis retailer. We have no objection to the sale of cannabis, but as another store was recently opened just around the corner on Fort Street a further new location appears unnecessary.

I don't know the total number of cannabis retailers now operating in Victoria, but general observation would suggest they vie with coffee shops for storefront space!

Isabel and Gordon Hansen