



December 10, 2017

Dear Mayor and Council,

RE: Cannabis Temporary Use Permit Application for 1040 North Park

We understand that there is a temporary use permit application for cannabis retail at 1040 North Park.

We would urge Council to reject this application out of consideration for a VIHA residential project which is planned for 1046 North Park. The VIHA project will serve a vulnerable mental health population and a buffer from this type of use would be wise.

Regards,

Pam Hartling
Chair, NPNA Land Use Committee

Lacey Maxwell

From: Iaina t [REDACTED]
Sent: February 13, 2018 4:48 PM
To: Victoria Mayor and Council
Subject: Keeping Trees Dispensary 1040 North Park Within the North Park Community

February 2nd, 2018

Dear Mayor and Council,

I would like to voice my support for 1040 North Park's application for a temporary use permit, and for their continued existence within the North Park community; I understand that their presence in that particular location is a benefit for those who require the medicine they provide, yet have limited mobility.

Trees Dispensary offers many services that benefits residents of the North Park community, such as a subsidy program for folks with low income, charity boxes in store, as well as a small donation box where those in need can pick up necessary supplies such as deodorant, toothpaste, etc. The staff there are compassionate and knowledgeable, and I am always impressed with the level of customer service I receive at this location. The store is tidy and I believe the welcoming and safe atmosphere that this business maintains is the right fit for the community.

Their operating in the North Park community, has caused no disturbances or obnoxious odors. In fact, I appreciate the increased security the business has provided to my neighborhood through monitoring the streetscape. I believe the proposed zoning application for Trees Dispensary at 1040 North Park Street is suitable for myself and my community, and I ask you to please approve the application so I may continue to obtain my medical cannabis in a safe and friendly environment.

2226-3 Shelbourne Street
Adam Proulx

Lacey Maxwell

From: Katia Lubchenko [REDACTED]
Sent: February 13, 2018 8:23 PM
To: Victoria Mayor and Council
Subject: North Park Trees
Attachments: 23427A71-FA7B-435D-9169-6CB8275E7417.jpeg

Kailey Lubchenko.
C-1133 North Park Street.

Dear Mayor and Council,

I have been informed that 1040 North Park Street, the location of Trees Dispensary - Island Grown, is now moving through the City's process to be rezoned to retail medical cannabis. I am a patient of this dispensary would like to voice my support in their application for rezoning that building as a medical cannabis storefront.

While I am not a resident of the North Park community, I believe that this location is vital to my easy access of high grade medical cannabis. Their operating in my community has caused no disturbances and produced no obnoxious odours. In fact, I appreciate the increased security the business has provided to my neighbourhood through monitoring the streetscape and have found Trees North Park to be active community members, with multiple donation boxes placed in store, and general goods such as toothbrushes, shampoo, and other necessities available for anyone in need to take.

I am always appreciative of the level of professionalism and knowledge that the Trees North Park staff are able to provide for me. Accessing my medicine in a safe and warm environment is important to me, and I believe that the compassion and expertise demonstrated at this location are benefits to myself and my community.

I believe the proposed zoning application for Trees Dispensary at 1040 North Park Street is suitable for myself and my community, and I ask you to please approve the application so I may continue to obtain my medical cannabis in a safe and friendly environment.

<Name>

<Address>

Lacey Maxwell

From: Nona Hess [REDACTED]
Sent: February 13, 2018 8:37 PM
To: Victoria Mayor and Council
Subject: trees dispensary

Dear Mayor and Council,

I have been informed that 1040 North Park Street, the location of Trees Dispensary - Island Grown, is now moving through the City's process to be rezoned to retail medical cannabis. I, as a patient of this dispensary would like to voice my support in their application for rezoning the building as a medical cannabis storefront.

While I am not a resident of the North Park community, I believe that this location is vital to my easy access of high grade medical cannabis. Their operating in my community has caused no disturbances and produced no obnoxious odours. In fact, I appreciate the increased security the business has provided to my neighbourhood through monitoring the streetscape and have found Trees North Park to be active community members, with multiple donation boxes placed in store, and general goods such as toothbrushes, shampoo, and other necessities available for anyone in need to take.

I am always appreciative of the level of professionalism and knowledge that the Trees North Park staff are able to provide for me. Accessing my medicine in a safe and warm environment is important to me, and I believe that the compassion and expertise demonstrated at this location are benefits to myself and my community.

I believe the proposed zoning application for Trees Dispensary at 1040 North Park Street is suitable for myself and my community, and I ask you to please approve the application so I may continue to obtain my medical cannabis in a safe and friendly environment.

<Name>

<Address>

Wynona Balaam Hess
1133 north park

We, the members of Trees Dispensary, petition the city to approve their rezoning application for 1040 North Park St.

Trees Dispensary provides reasonable access to Canadians that choose medical cannabis to treat their ailments and/or symptoms instead of opiates, narcotics or other pharmaceutical drugs.

They have provided me with a unique, safe and welcoming environment to access my constitutional right of medical cannabis.

Name	Postal Code *required	Phone #	Signature
George Smith	V8T 3N5	203-839-4444	George Smith
Shawn Cathbert	V8T 3N4		Shawn Cathbert
Siobhan McLaren	V8R 4L5	NO PHONE	Siobhan McLaren
Jimmy Brown	V8R 3V2		Jimmy Brown
Sarah McConnery	V8R 3V2		Sarah McConnery
STEVEN KLOTZ	V8V 3P5	—	Steven Klotz
Penelope Thompson	V8T 1A3	—	Penelope Thompson
Angelic Church	V8T 1C4	—	Angelic Church
Lydia Harris	V8V 3Y5	—	Lydia Harris
James Brumbach	V8T 3N4	—	James Brumbach
Bryan Sherburne	V8W 4A3	—	Bryan Sherburne
ALISSA MACINTYRE-JEN	V8W 3N4	—	Alissa MacIntyre-Jen
SUSAN FETTERKIND	V8T 4B8		Susan Fetterkind
Cynthia Newman	V9B 3X7		Cynthia Newman
Shelley Rowan	V8T 1C1		Shelley Rowan
TONY SPARKES	V8T 1L6		Tony Sparkes
Kiana Chamberland	V8T 2P5		Kiana Chamberland
K. Kelly	V8T 5A1	—	K. Kelly
Chelene Ryan	V8T 1P4		Chelene Ryan

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Name	Postal Code *required	Phone #	Signature
George Smith	V8T 3N5	203-839-4444	Georgesmith
Mike Jackson	V8R T2T	---	Mike Jackson
V. Plessner	VON 2M1	---	V. Plessner
Johnny Tomlin	V8V 1S5	---	Johnny Tomlin
David Lynch	VON 1H0	---	David Lynch
AIDAN DUNSMUIR	V8X 5L1	---	Aidan Dunsmuir
Mike Davies	V8T 3S1	---	Mike Davies
Greer Olsen	V8R 6N9	---	Greer Olsen
Colette Parlee	V8T 4Z6	---	Colette Parlee
Jimmy Simmons	Beacon Hill Park	---	Jimmy Simmons
JOSHUA MCGOWAN	V8R 4L5	---	Josh McGowan
Ian Schmidt	V8V 1H0	---	Ian Schmidt
MARIS RAISKA	V9N 7P2	---	Maris Raika
Alex G	V70 3A	---	Alex G
Tom Dorsett	V8R 1E4	---	Tom Dorsett
N. Plessner	V8R 1M6	---	N. Plessner
JACKIE WILDE	V8T 3A3	---	Jackie Wilde
Cohen Vapors	V8T 1P2	---	Cohen Vapors
Tiarnan Mackin	V8T 1P2	---	Tiarnan Mackin

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Name	Postal Code *required	Phone #	Signature
George Smith	V8T 3N5	203-839-4444	Georgesmith
Ralph M. Luckie	V8T-3N5	-	R. Luckie
Laurel Reynolds	V9B 3A1	-	L. Reynolds
BRIAN BARKMAN	V9A 2T3	-	BB
B. Goy	V8L 3B3	-	B. Goy
C. Bodd	V8V 9V5R5	-	C. Bodd
Pacock S.	V8L-5R3	-	P. S.
Thomas House	V9B-127	-	Thomas House
Brian House	V9B-5T5	-	Brian House
Carmen Portillo	V8T1C4	-	C. Portillo
Gio Johnson	V8V 1B3	-	G. Johnson
Eric Whiffen	V8N 3X4	-	E. Whiffen
Jenny Cook	V8S 1M2	-	J. Cook
Jeffery Hollead	V9A 9K6	-	J. Hollead
Eva-Jessie Smith	V8N 3X4	-	E. Smith
L. Bails	V8T AB4	-	L. Bails
JUDY SMITH	V8R 1M2	-	Judy Smith
Sam Dark	V9A 2V1	-	S. Dark
Olavgy	V8S 5J6	-	Olavgy

We, the members of Trees Dispensary, petition the city to approve their rezoning application for 1040 North Park St.

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Name	Postal Code *required	Phone #	Signature
George Smith	V8T 3N5	203-839-4444	George Smith
Shanna FR 10P	V8V 3J3		Shanna
1404A S. Parkis	V4C 4T6		1404A S. Parkis
Christina Woodiwiss			Christina Woodiwiss
MILK DUNE	V8W 2L7		MILK DUNE
Jennifer Egan	V8T 1C7		Jennifer Egan
Bonnie Shih	V8V 1J2		Bonnie Shih
Chris Hooks	V8T 1A8		Chris Hooks
MIKEORR ^{BC MARZS DANA PARTY}	V8T 1C7		MIKEORR
DON FREED	V8V 3A9		DON FREED
Natasha S.	V8T 1C4		Natasha S.
Gord Perrin	V8T 1C4		Gord Perrin
R. DALL READ	V8T 5A1		R. DALL READ
Amele Asselin	V8V 3R3		Amele Asselin
K-GLOVER	V8T 3P9		K-GLOVER
Liza Gibson	V8T 3Z9		Liza Gibson
MICHAEL S. HAW	V8T 3P4		MICHAEL S. HAW
Amber Brown			Amber Brown
Baxter St. Vincent	V8R 4G2		Baxter St. Vincent

Lacey Maxwell

From: Alex Robb [REDACTED]
Sent: February 14, 2018 12:07 PM
To: Victoria Mayor and Council
Subject: On the TUP application of Trees Dispensary at 1040 North Park at Thursday's CoTW
Attachments: NP Rezoning Support Petitions.pdf

Dear Mayor Lisa Helps and City Council,

I am writing to provide an update on our Temporary Use Permit for cannabis retail at 1040 North Park Street prior to tomorrow morning's CoTW meeting.

The staff is recommending a decline of the application, but I believe there are very good reasons to move forward to a public hearing so the community can provide direct input on whether this is an appropriate land use in the area.

It seems to me that the reasons offered by the city staff to decline this application are examples of urban planning done without adequate community consultation, in spite of the reality on the ground, and in spite of the expressed wishes of the neighbourhood.

The main reason the staff are recommending to decline the application is because the most recent Official Community Plan seeks to change the use of the property from its existing zoning of 'North Park Commercial/Residential' to 'Urban Residential' zoning. The building on the site is a commercial building that has hosted businesses for several decades, and normally this would not be impacted by a change in the OCP unless there was a demolition and a new development project. However, because the rezoning of the site for cannabis retail is understood as a rezoning like any other development, this triggers compliance with the OCP, and so the City Staff are recommending to decline.

This is the reason why I altered the application to a TUP rather than a permanent rezoning, so as to not trigger compliance with the OCP (as the building is not actually being torn down and its use as a commercial site is not actually being changed). The other reason for a TUP rather than a rezoning is to provide additional time for the North Park Neighbourhood Plan to guide development in the community and answer the question of whether the community really wants these smaller commercial units to become residential units. Personally, I think the mix of commercial and residential units, and the ability of small businesspeople to work and live in the same building, compliments the area's unique character and appeal.

The current landlord of 1040 North Park has no immediate plans to demolish the building to create urban residential dwellings, and so the result of declining this application would likely be an empty commercial building in the area.

The other reason proffered for declining this application - that VIHA intends on building residential units at 1046 North Park Street - also seems to me to be a spurious one. 1046 North Park is an empty lot, and ground has not yet been broken for the new project. Leaving aside the question of whether a cannabis retail storefront would be appropriate next to this facility (and I personally think it would, if the facility is indeed meant for people dealing with anxiety), I find it hard to believe that this project will be completed for a very long time when construction has not even begun yet.

If the VIHA project is a factor in deciding the appropriateness of this land use, then I think it is incumbent on

the City Council to request a timeline from VIHA on when the facility will be constructed and when residential tenants will actually be moving in, before making a decision to decline this application for a TUP. It is likely that a TUP for cannabis retail for two years would not pose a problem to the VIHA project, and in that time we would have a better sense of the landlord's intentions for the development of the property at 1040 North Park, and Trees could find a more appropriate location if the neighbourhood did indeed wish to convert the site to urban residential dwellings.

Trees Dispensary has a very sizable member base in the community as our business has been in operation there for over five years. I have attached petitions that were collected over the last week. And according to our digital membership and inventory tracking system, that storefront had an average of 131 visits per day over the last month. Most of these people live in the immediate area, and many of people in the low-income seniors housing complex across the street are members of Trees. These people, many of whom have lived in the community for decades, did not know about the CoTW meeting this week. If they were given the opportunity of a public hearing to express their support, I think the Council would be persuaded that there is adequate need in the community to support two cannabis storefronts on either side of Cook Street in North Park Village.

Thank you very much for your time and consideration. I look forward to seeing you at the meeting tomorrow.

Alex



Alex Robb

Trees Dispensary

[778-265-8733](tel:778-265-8733)

www.treesdispensary.com

Lacey Maxwell

From: harold stanley [REDACTED]
Sent: February 14, 2018 9:33 AM
To: Victoria Mayor and Council
Subject: Temporary Use Permit App 00010 1040 North Park Trees Dispensary

Dear Mayor and Council

I have been informed that the Committee of the Whole will be considering continuing the Temporary Use Permit of the Trees Dispensary at 1040 North Park on Feb. 15. I live behind the Dispensary at #12 - 1043 Caledonia, which has been my residence for the past 12 years. During the time that Trees has been in the neighbourhood, about 4 years, I have heard no complaints from neighbours or members of my strata, on whose board I have served, regarding the dispensary.

I walk past the dispensary several times a week and rarely notice it. The dispensary is innocuous to say the least. I have never noticed unsavory characters lingering outside, or any noise or other distractions coming from the dispensary. My current interest only came about as a result of the sign posted on the property regarding a rezoning application and the NPNA's (I'm a member of the NPNA) letter of Dec. 10, 2017 to Council objecting to the extension of the dispensary's Temporary Use Permit.

As a neighbouring resident I wasn't informed of the NPNA's CALUC meeting at which the Temporary Use Permit was discussed or given any opportunity for input. I was notified of, and did attend, the NPNA CALCUC meeting at which the proposed VIHA residence for people with anxiety disorders was discussed for 1046 North Park. At this meeting myself and a neighbour had no issue with the VIHA building's design but did raise concerns over why VIHA thought the location a good fit for people with anxiety disorders. The architect who attended the meeting on behalf of VIHA had no response.

1046 North Park is within easy ear shot of busy Cook Street, with its attendant traffic noise, sirens day and night, and noise that extends late into the night from people congregating outside Logan's Pub, not to mention street people, many of whom have mental health and addiction issues, who frequent the North Park neighbourhood. There's also noise coming from the Royal Athletic Park with ball games, the beer festival, Rifflandia, fireworks etc. That the NPNA would consider Trees to be a bad influence for people with anxiety disorders boggles the mind considering these other influences. If anything, having a cannabis dispensary located near the VIHA facility might be of benefit to residents of the VIHA project as cannabis, to my understanding, is often prescribed to people with anxiety issues. It also seems unfair that a use that hasn't been a concern to the neighbourhood should have been discontinued because of a use that has yet to be implemented.

One of the attractions of living in North Park is its eclectic mix of land uses, which to me gives it the feel of a small town. North Park Street, for example, has Garside Signs, the MS Society, James Bay Auto, Canadian Linen, Quadra Books, and other uses and shops all mixed with residential uses. The building at 1040 North Park is, and looks to have always been, a commercial building. Extending the Temporary Use Permit for Trees at this location, at least until the property is rezoned for some other use, would not alter the look or feel of the street. At the very least this application should be allowed to proceed to a Public Hearing so that Council can consider the views and opinions of adjacent residents and property owners when reviewing this application.

In closing I think that Trees is an innocuous use that fits in well with the eclectic mix of existing uses along North Park Street. I disagree with the NPNA CALUC's views as expressed in its letter of Dec. 10, 2017 as well as VIHA's proposed use of 1046 North Park as a residence for people with anxiety disorders.

I should also mention that although I am a planning consultant I did not receive any compensation from Trees for writing this email and approached them first regarding my support of their application.

Regards

Harold Stanley

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Harold Stanley

M. Env. Design

Community Planning Consultant

Lacey Maxwell

From: Scott Li [REDACTED]
Sent: February 14, 2018 7:53 AM
To: Victoria Mayor and Council
Cc: nparkm@treesdispensary.com
Subject: Trees Dispensary North Park Location

Dear Mayor and Council,

I have been informed that [1040 North Park Street](#), the location of Trees Dispensary - Island Grown, is now moving through the City's process to be rezoned to retail medical cannabis. I am a patient as well as the supervisor of this dispensary and would like to voice my support in their application for rezoning that building as a medical cannabis storefront.

While I am not a resident of the North Park community, this location is not only vital to my easy access of high grade medical cannabis, but this is how I provide a home and everything in it for my two young children. Trees operating in the community has caused no disturbances and produced no obnoxious odours. In fact, I appreciate the increased security the business has provided to the neighbourhood through monitoring the streetscape and have found Trees North Park to be active community members, with multiple donation boxes placed in store, and general goods such as toothbrushes, shampoo, and other necessities available for anyone in need to take.

I am always appreciative of the level of professionalism and knowledge that the Trees North Park staff are able to provide for me and anyone who enters the North Park location. Accessing my medicine in a safe and warm environment is important to me, and I believe that the compassion and expertise demonstrated at this location are benefits to myself and my community.

I believe the proposed zoning application for Trees Dispensary at [1040 North Park Street](#) is suitable for myself and my community, and I ask you to please approve the application so I may continue to obtain my medical cannabis in a safe and friendly environment and continue to support my family.

Warm regards.

Scott Li

308 Beckley Avenue, James Bay.

Lacey Maxwell

From: Victoria Mayor and Council
Subject: FW: Trees rezoning

From: Scott Raddysh [mailto: [REDACTED]]
Sent: February 14, 2018 7:37 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Trees rezoning

My support for Trees dispensary

Dear Mayor and Council,

I have been informed that 1040 North Park Street, the location of Trees Dispensary - Island Grown, is now moving through the City's process to be rezoned to retail medical cannabis. I am a patient of this dispensary would like to voice my support in their application for rezoning that building as a medical cannabis storefront.

While I am not a resident of the North Park community, I believe that this location is vital to my easy access of high grade medical cannabis. Their operating in my community has caused no disturbances and produced no obnoxious odours. In fact, I appreciate the increased security the business has provided to my neighbourhood through monitoring the streetscape and have found Trees North Park to be active community members, with multiple donation boxes placed in store, and general goods such as toothbrushes, shampoo, and other necessities available for anyone in need to take.

I am always appreciative of the level of professionalism and knowledge that the Trees North Park staff are able to provide for me. Accessing my medicine in a safe and warm environment is important to me, and I believe that the compassion and expertise demonstrated at this location are benefits to myself and my community.

I believe the proposed zoning application for Trees Dispensary at 1040 North Park Street is suitable for myself and my community, and I ask you to please approve the application so I may continue to obtain my medical cannabis in a safe and friendly environment.

<Name>
<Address>

Scott Raddysh
590 Simcoe St
Victoria, BC

Lacey Maxwell

From: Wulfgang Zapf [REDACTED]
Sent: February 14, 2018 10:54 AM
To: Victoria Mayor and Council
Subject: Rezoning for Trees Dispensary

Dear Mayor and Council,

I am writing this letter to support the application of Trees Dispensary located at [1040 North Park](#) for rezoning or a temporary use permit for cannabis retail.

I have been a resident of 1016 North Park for 3 years, before that I lived at 1141 North Park st and before that at 1018 North Park. In total I have been a resident of this neighbourhood for just under a decade. This neighbourhood means a lot to me and this is not the first time I have taken action to protect aspects of it that I think make it great. The amount of services in this neighbourhood, the diversity of it's people and the kindness I experience each time I am on North Park's sidewalks or in my front food garden is incredible.

I am not a cannabis user myself, but I think that the Trees Dispensary has been a valuable presence in the community. I live in poverty as do the people I live with. We accessed the food bank at Trees in times of need. My partner lives with debilitating chronic pain and the only thing that makes it so she can go about her day is the medicinal cannabis that the knowledgeable staff at Trees provide. I have found this business to be professional, respectful, kind and truly interested in the needs of their clients and the community around them.

Let me be absolutely clear about an important point. The North Park Neighbourhood Association in no way or form represents me or the people I live with. I have gone to their meetings over the years, I have heard their prejudice against people living in poverty, street involved people, folks with mental health issues and youth. Their meetings were so painful I chose not to return.

The recent letter from the NPNA Land use Committee is rather appalling. The NPNA is wrongfully situating themselves as medical or mental health experts and the letter makes it clear they do not know what they are talking about. As someone who both lives with mental illness and has worked professionally in a support roll with people struggling with severe mental health I can tell you that Trees Dispensary is not of concern to a VIHA facility. The NPNA's continued stigmatization and willful lack of knowledge about the lived realities of the people living in the neighbourhood they claim to represent is embarrassing at best and dangerous at its worst.

Also, I might point out, the address the letter references as a VIHA facility is still an empty lot.

In conclusion, based on my experience, Trees Dispensary provides a health service to my neighbourhood and has done so with compassion and exemplary professionalism. I am in unreserved support of their zoning application.

Sincerely,

Wulfgang Zapf

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"It is possible to be autonomous and interdependent in ways that are liberating for all people"