

**METRO VANCOUVER REGIONAL DISTRICT  
ELECTORAL AREA COMMITTEE**

**REGULAR MEETING**

**June 9, 2022**

**9:15 am**

**Meeting conducted electronically/in-person pursuant to the Procedure Bylaw  
28<sup>th</sup> Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia**

**Webstream available at <http://www.metrovancouver.org>**

**REVISED AGENDA<sup>1</sup>**

**1. ADOPTION OF THE AGENDA**

**1.1 June 9, 2022 Regular Meeting Agenda**

That the Electoral Area Committee adopt the agenda for its regular meeting scheduled for June 9, 2022 as circulated.

**2. ADOPTION OF THE MINUTES**

**2.1 April 7, 2022 Regular Meeting Minutes**

That the Electoral Area Committee adopt the minutes of its regular meeting held April 7, 2022 as circulated.

**3. DELEGATIONS**

**3.1 Steve Dowsley, Co-Founder and President, Burb Cannabis Corporation**

Subject: Burb Cannabis Corporation Store in UEL

**3.2 Minister David Eby, MLA, Vancouver Point Grey**

Subject: Burb Cannabis Corporation Store in UEL

**3.3 Guangrui (Maggie) Xia, Associate Professor, UBC**

Subject: Burb Cannabis Corporation Store in UEL

**3.4 Ming Sally Geng**

Subject: Burb Cannabis Corporation Store in UEL

**3.5 Randy Lines, RBL Innovations**

Subject: Burb Cannabis Corporation Store in UEL

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<sup>1</sup> Note: Recommendation is shown under each item, where applicable.

**3.6 Rishavraj Das, AMS Student Society of UBC Vancouver**

Subject: Burb Cannabis Corporation Store in UEL

**3.7 Connie Chen**

Subject: Burb Cannabis Corporation Store in UEL

**Added**

**3.8 Claire Huxtable, UEL ADP Community Representative and Area Resident**

Subject: Burb Cannabis Corporation Store in UEL

**3.9 Bert Hick, Rising Tide Consultants**

Subject: Burb Cannabis Corporation Store in UEL

**4. INVITED PRESENTATIONS**

**5. REPORTS FROM COMMITTEE OR STAFF**

**5.1 Cannabis Retail Store Licence Application in the UEL (Burb Cannabis Corporation)**

1. That the MVRD Board accept/reject:

- a) recommend to the BC Liquor and Cannabis Regulation Branch that the licence for a non-medical cannabis retail store submitted by Burb Cannabis Corporation and proposed to be located at 5784 University Boulevard in the University Endowment Lands not be issued for the following reason: based on an evaluation of nearby residents' views gathered, the proposed store is not supported; and
- b) direct staff to forward the report dated May 18, 2022, titled "Cannabis Retail Store Licence Application in the UEL (Burb Cannabis Corporation)" to the BC Liquor and Cannabis Regulation Branch as supporting documentation.

Or

2. That the MVRD Board accept/reject:

- a) recommend to the BC Liquor and Cannabis Regulation Branch that the licence for a non-medical cannabis retail store submitted by Burb Cannabis Corporation and proposed to be located at 5784 University Boulevard in the University Endowment Lands be issued for the following reason: to align with the University Endowment Lands approved rezoning; and
- b) direct staff to forward the report dated May 18, 2022, titled "Cannabis Retail Store Licence Application in the UEL (Burb Cannabis Corporation)" to the BC Liquor and Cannabis Regulation Branch as supporting documentation.

**5.2 UBCM Emergency Preparedness Grant Application for Electoral Area A (UBC)**

That the MVRD Board endorse the grant application totaling \$25,000 from the Union of BC Municipalities to enhance emergency preparedness capacity in Electoral Area A (UBC).

**5.3 Electoral Area A Community Works Fund – 2022 Projects (UNA/UBC)**

That the MVRD Board approve funding from the Electoral Area A Community Works Fund as described in the report dated May 18, 2022, titled “Electoral Area A Community Works Fund – 2022 Projects (UNA/UBC)” for:

- a) Electric vehicle charging stations up to \$195,824;
- b) Solid waste (recycling) receptacle replacement up to \$139,276.50; and
- c) Acadia neighbourhood active transportation improvements up to \$100,000.

**5.4 Manager’s Report – Electoral Area**

That the Electoral Area Committee receive for information the report dated May 17, 2022, titled “Manager’s Report – Electoral Area”.

**6. INFORMATION ITEMS**

**7. OTHER BUSINESS**

**8. BUSINESS ARISING FROM DELEGATIONS**

**9. RESOLUTION TO CLOSE MEETING**

*Note: The Committee must state by resolution the basis under section 90 of the Community Charter on which the meeting is being closed. If a member wishes to add an item, the basis must be included below.*

**10. ADJOURNMENT/CONCLUSION**

That the Electoral Area Committee adjourn/conclude its regular meeting of June 9, 2022.

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Membership:

McCutcheon, Jen (C) – Electoral Area A  
Hocking, David (VC) – Bowen Island  
Clark, Carolina – Belcarra  
De Genova, Melissa – Vancouver

Long, Bob – Langley Township  
Martin, Gayle – Langley City  
McLaughlin, Ron – Lions Bay

Patton, Allison – Surrey  
Puchmayr, Chuck – New Westminster  
Wang, James – Burnaby

**METRO VANCOUVER REGIONAL DISTRICT  
ELECTORAL AREA COMMITTEE**

Minutes of the Regular Meeting of the Metro Vancouver Regional District (MVRD) Electoral Area Committee held at 9:15 a.m. on Thursday, April 7, 2022 in the 28<sup>th</sup> Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia.

**MEMBERS PRESENT:**

Chair, Director Jen McCutcheon, Electoral Area A  
 Vice Chair, Councillor David Hocking\*, Bowen Island  
 Councillor Carolina Clark\*, Belcarra  
 Councillor Melissa De Genova\*, Vancouver (arrived at 9:16 a.m.)  
 Councillor Bob Long\*, Langley Township  
 Councillor Gayle Martin\*, Langley City  
 Mayor Ron McLaughlin\*, Lions Bay  
 Councillor Allison Patton\*, Surrey  
 Councillor Chuck Puchmayr, New Westminster  
 Councillor James Wang\*, Burnaby

**MEMBERS ABSENT:**

None.

**STAFF PRESENT:**

Sean Galloway, Director, Regional Planning and Electoral Area Services  
 Jerry W. Dobrovolny, Chief Administrative Officer  
 Morgan Mackenzie, Legislative Services Coordinator, Board and Information Services

**1. ADOPTION OF THE AGENDA**

**1.1 April 7, 2022 Regular Meeting Agenda**

**It was MOVED and SECONDED**

That the Electoral Area Committee adopt the agenda for its regular meeting scheduled for April 7, 2022 as circulated.

**CARRIED**

9:16 a.m. Councillor De Genova arrived at the meeting.

\*denotes electronic meeting participation as authorized by Section 3.6.2 of the *Procedure Bylaw*

## 2. ADOPTION OF THE MINUTES

### 2.1 February 4, 2022 Regular Meeting Minutes

#### It was MOVED and SECONDED

That the Electoral Area Committee adopt the minutes of its regular meeting held February 4, 2022 as circulated.

CARRIED

## 3. DELEGATIONS

No items presented.

## 4. INVITED PRESENTATIONS

### 4.1 **Marc-André Brideau, Ph.D., Senior Engineering Geologist, BGC Engineering Inc. Matthias Jakob, Ph.D., Principal Geoscientist, BGC Engineering Inc.**

Marc-André Brideau, Ph.D., Senior Engineering Geologist, BGC Engineering Inc. and Matthias Jakob, Ph.D., Principal Geoscientist, BGC Engineering Inc., spoke to the Electoral Area Committee regarding the Electoral Area A Geohazard Mapping project, potential climate change impacts on geohazards and the impacts of the 2021 atmospheric rivers.

Presentation material titled “Geohazard Mapping – Electoral Area A” is retained with the April 7, 2022 Electoral Area Committee agenda.

#### **Request of Staff**

Staff were requested to:

- a) distribute the paper on modelled future magnitude and duration of atmospheric rivers by Dr. Alex Cannon to Committee members once available; and
- b) liaise with Marc-André Brideau, Ph.D., Senior Engineering Geologist, BGC Engineering Inc., and Matthias Jakob, Ph.D., Principal Geoscientist, BGC Engineering Inc. to present at an upcoming MVRD Board regarding the potential climate change impacts on geohazards in the region.

## 5. REPORTS FROM COMMITTEE OR STAFF

### 5.1 **Electoral Area A Geotechnical Study – Phase One Report**

Report dated March 7, 2022, from Tom Pearce, Regional Planner, Regional Planning and Housing Services, providing the Electoral Area Committee with the recently completed phase one portion of the Electoral Area A Geotechnical Study and describing planned phase two work.

**It was MOVED and SECONDED**

That the Electoral Area Committee receive for information the report dated March 7, 2022, titled “Electoral Area A Geotechnical Study – Phase One Report”.

**CARRIED**

**5.2 Electoral Area A Emergency Response Reimbursement Temporary Policy**

Report dated March 8, 2022, from Marcin Pachcinski, Division Manager, Electoral Area and Implementation Services Regional Planning and Housing Services, providing the Electoral Area Committee and MVRD Board with the opportunity to consider a temporary policy to reimburse adjacent local governments for responding to disasters and emergencies in areas of Electoral Area A outside of UBC and the University Endowment Lands (UEL) while continuing to seek a permanent solution.

Members discussed the potential solutions for fire services in the large rural areas and for the communities outside of UBC and UEL, including the possibility of agreements with neighbouring member jurisdictions on a permanent basis.

**It was MOVED and SECONDED**

That the MVRD Board:

- a) approve the Electoral Area A Emergency Response Reimbursement Temporary Policy as presented in the report dated March 8, 2022, titled “Electoral Area A Emergency Response Reimbursement Temporary Policy”; and
- b) approve payment in the amount of \$25,000 from the 2022 Electoral Area Services budget to reimburse the City of Surrey for costs related to responding to a barn fire on Barnston Island in late 2021.

**CARRIED**

**5.3 Manager’s Report – Electoral Area**

Report dated March 8, 2022, from Sean Galloway, Director, Regional Planning and Electoral Area Services, Regional Planning and Housing Services, providing the Electoral Area Committee with the 2022 Work Plan, updates on the virtual town hall meeting, the fire protection services feasibility study for Howe Sound and the elections and voting procedures bylaw amendment.

**It was MOVED and SECONDED**

That the Electoral Area Committee receive for information the report dated March 8, 2022, titled “Manager’s Report – Electoral Area”.

**CARRIED**

**6. INFORMATION ITEMS**

No items presented.

**7. OTHER BUSINESS**

No items presented.

**8. BUSINESS ARISING FROM DELEGATIONS**

No items presented.

**9. RESOLUTION TO CLOSE MEETING**

No items presented.

**10. ADJOURNMENT/CONCLUSION**

**It was MOVED and SECONDED**

That the Electoral Area Committee conclude its regular meeting of April 7, 2022.

**CARRIED**

(Time: 10:41 a.m.)

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Morgan Mackenzie,  
Legislative Services Coordinator

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Jen McCutcheon, Chair

51957304 FINAL

**Proposed new non-medical cannabis retail store in the University Endowment Lands  
Presentation to the Metro Vancouver Electoral Area Committee**

Thursday June 9, 2022

Presentation by Steve Dowsley, Co-founder & President, Burb Cannabis Corporation

**About Burb Cannabis**

As a BC-based private retailer of recreational cannabis, we are legacy minded and committed to ensuring that high quality craft cannabis continues to define the culture of BC both regionally and on a global level. We are inclusive, authentic and promote diversity and culture in all endeavours, and we are a living wage employer.

Burb currently operates four stores in Metro Vancouver three in the Tri-Cities, and one in Vancouver. We have operated for three years without incident and are a strong community member, demonstrated by letters of reference from the Mayors of Port Coquitlam and Port Moody, community associations, neighbouring businesses, residents, and others. We also have former RCMP officer, Randy Lines as our security consultant.

Steve Dowsley, the Co-founder and President of Burb is a father to four-year-old Ava and one year old Theo, and husband to Andrea. Steve has a proven track record of founding and operating successful businesses since 2007. His first business was a steel fabrication company, followed by a power distribution business. In 2018 Steve sold both businesses to start Burb Cannabis.

**Pillars of Legalization**

1. Provides safe access to cannabis products
2. Eliminates the black market - Legal cannabis (only available to those over 19 years of age) undermines the illegal cannabis trade. The illicit market is not regulated and is accessible to anyone, regardless of age.
3. Helps protect our youth – Legal cannabis retail requires ID checks, safe tested supply, and has strict rules to prevent product from getting in the hands of our youth. Illicit supply has no such regulations.

**Proposed Retail Location**

Our proposed retail location is at 5784 University Boulevard within the University Endowment Lands. In 2021, based on feedback from the community, the Minister of Municipal Affairs amended the UEL Official Community Plan to explore permitting a maximum of one Cannabis Retail Store within the University Hill Village area, subject to an approved application for rezoning. Earlier this year the Minister enacted bylaws to support cannabis retail in the UEL. Our proposed location is within the only area that is contemplated for cannabis retail in the Official Community Plan.

Many consumers rely on licensed cannabis retail stores for access to cannabis for therapeutic reasons and to improve their quality of life. In fact, you have received correspondence from at least one such individual who says that having a cannabis dispensary in his neighborhood would be a cost savings, an improvement on his quality of life, and would help him to avoid situations which could exacerbate his pain levels for weeks or months. There are no walkable cannabis dispensaries near the UEL (or within 2-1/2 km's). Our dispensary would be the only location that serves those with mobility issues.



### **Support in the Community**

We recognize that some community members are opposed to cannabis, there are many community members, however who support our application. 2,029 people have signed a petition supporting Burb's efforts to bring a safe, accessible, education based legal retail outlet to the University Endowment Lands. Additionally, the UBC Alma Mater Society, the largest student union in Canada, has said that opening dispensaries on university grounds can encourage safe usage of cannabis as well as opportunities for education on cannabis. Cannabis is a legal and regulated recreational substance, similar in many ways to alcohol.

### **Community Safety**

It is our top priority to provide a safe environment for our staff and customers and we take every possible precaution. As licensed retailers we are bound by the Cannabis Control and Licensing Act and the Liquor & Cannabis Regulation Branch's terms and conditions. Failure to comply with the provincial laws or terms and conditions may result in enforcement action including, but not limited to, a monetary penalty, suspension, or cancellation of our licence.

Here some examples of the precautions we take to ensure community safety:

- Cannabis, cannabis accessories and packaging and labelling of cannabis and cannabis accessories must not be visible to minors from outside the store.
- Youth under 19 years of age are banned from entering cannabis stores and cannot work in the cannabis industry.
- It is an offence to sell or supply non-medical cannabis to individuals under 19 and there are strict penalties.
- All packaging and labelling for cannabis is regulated by the federal government. Strict limits on the look and feel are intended to make it less appealing to youth.
- All of our display cases are locked – only our employees are permitted to handle our products
- In terms of store security, we have an audible fire alarm, intruder alarm, locked storage cases and security cameras running 24/7.
- Cannabis use is not permitted in-store.
- We must take all measures to prevent disturbances. This means taking measures like:
  - Installing adequate lighting outside the store and in the parking lot
  - Supervising parking areas
  - Posting signs asking patrons not to disturb the neighbours.
- When an incident occurs in or adjacent to a retail store or while delivering an order, the details must be recorded in an incident log. All incidents that adversely affect patrons, staff, people who live or work in adjacent buildings, or that affect the operation of the store must be recorded in the log and be available to an inspectors or peace officers.
- Unlawful cannabis is not allowed in our stores. We use a cannabis register and product transfer procedures to secure our products.

Cannabis is a legal and regulated recreational substance. Burb has operated for three years without incident in other cities, and we are a strong community member. It is our top priority to provide a safe environment for our staff and customers and we take every possible precaution. We also have the support of over 2000 community members. With these facts in mind, we are asking the Metro Vancouver Electoral Area Committee to approve our proposal for a new non-medical cannabis retail store in the University Endowment Lands.

**Community Office:**  
2909 West Broadway  
Vancouver, BC V6K 2G6  
Phone (604) 660-1297  
Fax (250) 387-4680



David Eby, MLA  
(Vancouver-Point Grey)

February 16, 2022

To:  
Electoral Area A Director McCutcheon [areaajen@gmail.com](mailto:areaajen@gmail.com)

CC:  
Metro Vancouver Chair Dhaliwal [chair@metrovancover.org](mailto:chair@metrovancover.org)  
Manager Dobrovolny [jerry.Dobrovolny@metrovancover.org](mailto:jerry.Dobrovolny@metrovancover.org)  
UEL CAC and UEL Area D ADP [uelcac@gmail.com](mailto:uelcac@gmail.com), [areadueladp@gmail.com](mailto:areadueladp@gmail.com)

**Re: Cannabis store in the UEL**

Dear Director McCutcheon,

Please accept this letter from me in my role as the Member of the Legislative Assembly for the constituency of Vancouver Point Grey, which includes the University Endowment Lands section of Metro Vancouver's Electoral Area A. I write to share background on provincial government policy related to cannabis retail stores, and negative feedback I have heard from the community about a proposed cannabis retail store in the UEL community.

*Background on cannabis policy*

Under our province's cannabis policy, local governments make the decision about whether or not to permit cannabis stores in their communities. In the case of the UEL, the local government is Metro Vancouver. For communities that decide not to allow retail cannabis stores, cannabis can still be legally purchased by their residents through an online government store with delivery through Canada Post, or more recently, through a private cannabis store with delivery in their local service area. The policy aim of this approach is to respect community feedback about the desirability of local retail cannabis sales, while enabling local access to legal cannabis regardless of retail availability.

*Local government is the decision maker about whether to allow cannabis retail stores*

The UEL administration included the possibility of zoning for a cannabis store for a recent Official Community Plan for Area D of the University Endowment Lands, a mixed commercial/residential area. They did so fully aware that any decision on whether a store would actually be licensed to operate would be in the hands of Metro Vancouver as the relevant local government. The approach of the UEL administration is consistent with the provincial approach of enabling cannabis stores generally, while leaving the operational decision about whether to allow any particular store to the local decisionmaker. Further consistent with provincial policy of enabling local government choice, I understand that the Minister for Municipal Affairs recently approved site-specific rezoning for a cannabis store in Area D, conditional again on Metro Vancouver approval as the relevant local government.

*Negative community feedback*

As the decision about whether to permit this particular store in the UEL sits with Metro Vancouver, I wanted to share with Metro Vancouver consistent feedback I have heard from the community about this store proposal. I could summarize in two words the community reaction: extremely negative. Even constituents who themselves are participating in cannabis-related business opportunities and otherwise supportive of legal cannabis are not in favour of this proposed retail store in the UEL.

Constituents give an array of reasons for opposing a retail store. I will do my best to summarize this feedback I have received in person and in writing briefly here. Although there may be limited exceptions, I wish to underline that everyone I am aware of who has contacted me or my office has been opposed to this store. I have heard rumours of the proponent collecting UBC student signatures on a petition in favour of the store, but such a petition has not been shared with me if it in fact exists. The themes of the negative feedback I have received include:

- *Public health concerns* – Constituents are concerned that the well-established public health principle that correlates increased use with ease of access will apply to UBC students. Generally, with all legalized controlled substances, including tobacco, alcohol and cannabis, public health policy favours legal but restricted access to reduce consumption especially among vulnerable (younger) populations. A number of constituents articulated this principle in opposing the location of this store in a high traffic area for UBC students.
- *Overservice of market* – Currently UBC and UEL residents can access legal cannabis through online delivery, and through a retail store located in the Point Grey Village on 10<sup>th</sup> Avenue near Blanca. This store is 2.6km from the proposed site and 2km from campus. This store delivers to the entire UBC peninsula including the UEL “in 90 minutes or less” for free. Another store 5.8km from the proposed site advertises free same day delivery within 2 hours, 7 days a week. There are five cannabis stores west of Macdonald Street and North of King Edward on the West side of the City of Vancouver. Vancouver has established a policy of unlimited cannabis stores so long as the location meets certain requirements, so it is likely that even more stores will be approved on the west side in the years to come.
- *Other retail needs opportunity cost* – A number of constituents pointed out the limited number of retail spaces in a growing population area of campus. In particular, UBC has added hundreds of new student housing units in the immediate proximity of this retail strip mall, and the Area D community plan anticipates hundreds more student and non-student residents in the area. Taking up space for a cannabis store in a community that already has five cannabis stores serving residents means that space would not be available for some conspicuously missing service and retail areas in Area D and the UEL (and in some instances the entire UBC peninsula generally) including: hairstyling/nail salon; hardware; pet services; bike service/sales; furniture/home furnishings; toys/children’s goods/educational; and so on.

As a result of my constituents’ unambiguous advice to me, I do not support the establishment of yet another cannabis store for our community for the reasons listed above.

Yours truly,



David Eby MLA, Vancouver Point Grey

## Reasons to object the license application of Burb Cannabis

Guangrui (Maggie) Xia

UNA resident and UBC faculty member since 2008

I strongly object to a grant of a non-medical cannabis retail license to Burb Cannabis at 5748 University Blvd, UEL. Here are my reasons.

1. The UEL and UNA residents have expressed unprecedented and strongest objections to the proposed cannabis retail. The public opinions should be respected.
2. UNA+UEL are twice as much concentrated with minors compared to the city of Van.
  - 26.8% of the UEL + UNA population, about 4,033 out of 15,027, are 0-18 aged minors.
  - This is 2.0 times of that of the city of Vancouver
  - ~8,000 out of 15,027 (53%) are or live with 0-18 minors.
3. Children and youth are on top of our list to protect. 19+ adults are able to vote, live alone, work and study, and they are certainly able to go to a cannabis store elsewhere.
4. UBC community has been developed for families in the past decades, to which many homes are sold to.
  - In analogy, why does a Disney channel air R-rated contents? Do you still want to subscribe it for your kids if it does?
5. Property value decreases with the proximity of a cannabis store. Real estate industry is the biggest industry in Metro Van. and especially in the UBC community.
6. UBC is a popular destination for international students and tourists. Diverse cultures and believes should be respected. Non-medical cannabis is illegal in most of countries around the world. In analogy, should there be a butcher's shop next to a Buddhist temple?
7. Burb Cannabis used the drawing of \$1000 cash prize to collect signatures to their change.org petition. A petition operated by a cash incentive is not credible.

Randy Lines

██████████ Langley BC, ██████████  
██████████

May 30, 2022

Attn : Electoral Area Committee, Board

Dear Board Members

I am writing a quick letter of support for Burb Cannabis who I understand has submitted an application for a retail cannabis store at 5784 University Blvd in the University Endowment Lands (UEL). As a former police officer, I am aware of the concerns for these businesses. I can assure you I had them as well. I can also advise you that my perception of the Cannabis industry has changed significantly over the past few years. I would like to quickly share three experiences that have changed my perception.

I work as a security consultant. When the Government of Canada legalized Cannabis, they provided strict regulations on security. My role was to ensure that Licensed Producers built and operated their security systems and operations in full accordance with Health Canada. I met Clayton Chessa, co-founder of Burb, in 2015 when he was responsible for compliance with the Narcotics Control Act and the transition to the Cannabis Act. I found Clayton to have a much higher than average attention to the regulations and a willingness to be fully compliant with all laws and regulations. I continued to work with Clayton and his team at Burb Cannabis when they entered the retail space. I have worked on approximately 25 retail applications all over the Province for many clients including successful retail stores in Vancouver. I have found Burb's attention to detail and compliance to be well above average.

One area, outside of compliance, where the Burb team stands out is in their community engagement. They have a licensed store in Port Coquitlam. My wife happens to work at an extended care home in PoCo and advised that Burb has been a valued supporter and donor to the elder care industry in PoCo. My understanding is that Burb is passionate about the communities they serve and have made donations to many of the smaller elder care facilities.

Finally, I have an elderly relative who has advanced MS. She fractured her hip however she is too fragile for surgery. The result is that she has experienced significant discomfort when trying to sleep. Traditional pain medication, although effective for the pain caused other side effects which resulted in her just living with the pain. My wife attended to the Burb Store in Port Coquitlam and after an informed conversation with staff, purchased a small quantity of edibles. Our relative was very reluctant to try and was very skeptical however she found she had the best sleep that she has had in months. She has become a return customer now for several months. I know that a single testimonial is far from definitive science however I can say that due to the informed information and service provided by Burb, that one senior citizen has a higher quality of life.

In short, I believe that you will find Burb Cannabis to be a store that prides itself on compliance, community engagement and professional service to clients. Please do not hesitate to call me should you wish to discuss further.

Have a Great Day



Randy Lines

Attn: Electoral Area Committee, Board

This letter of support is for Burb Cannabis in their application for a non-medical cannabis retail at 5784 University Blvd.

The AMS believes that it is important for our student community to have easy access to a safe and trusted cannabis supply, and Burb Cannabis employs a responsible retail model that will benefit our UBC community. When it comes to cannabis retailers, the AMS believes that education around responsible substance use is the most important consideration when evaluating community fit. We believe that the application from Burb Cannabis adequately meets our desired expectations for a retail operation of this nature.

In our opinion, Burb Cannabis is not like your stereotypical “pot shop”. Their store design is welcoming and inviting; and most importantly, they employ a diverse group of people that put education and health awareness at the forefront of their operations. Additionally, we also expect that a retail store like Burb will provide additional employment opportunities for students on campus. Burb also supports a wide range of community activities through their social charitable initiatives and event driven sponsorships; most notably supporting the annual AMS Block Party and the AMS Welcome Back BBQ in 2019 - which are huge community events and the largest university music festivals in Western Canada. Burb can reach many diverse groups, provide education, and sell trusted and tested government sealed products.

In a time where inclusivity and accessibility are more important considerations than ever, this application will create substantially better access to responsible cannabis use for over 60,000 young people. Right now, the nearest retailer to UBC is off campus, and off the University Endowment Lands. The proposed location at 5784 University Boulevard will significantly cut student travel times to access cannabis, and will additionally provide a local hub for cannabis-related education which currently does not exist in the University Endowment Lands. The area is in a commercial shopping centre where all kinds of retail businesses exist, including a liquor store.

The UBC student body deserves to have a safe space nearby, where purchasing cannabis is an accessible stress-free environment. Burb’s retail-model is also a community-friendly one, and we expect that this location will provide responsible access to cannabis with minimal risk to families and underage youth. Locations like these also further reduce illegal activity, which in turn creates a safer UEL community for us all.

The AMS is proud to support any operation that advances the collective interests of our membership. While cannabis use is not universal - education, responsible access, and safe communities are priorities that benefit everyone. We believe that this proposed development will bring collective benefits to students, families, and beyond.

Kind regards,

Rishavraj Das

AMS Events Manager

AMS Student Society of UBC Vancouver | [ams.ubc.ca/leadership](https://ams.ubc.ca/leadership)

Summary of my presentation to Electoral Area Committee meeting on June 9<sup>th</sup>, 2022

Name and about me: Connie Chen, UBC resident for 13 years, an active member of the Parent Advisory Council and Strata Council, Initiator of petition: Objection of the Cannabis retail at 5784 University Blvd. at UBC.

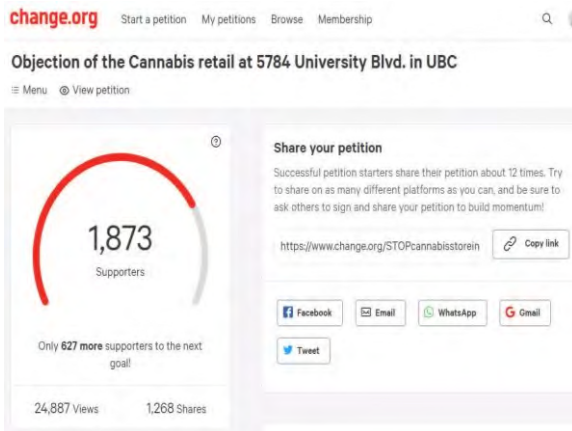
(<https://www.change.org/STOPcannabisstoreinUBC>)

Email: [REDACTED]

Subject: Please do not issue a non-medical cannabis retail store licence to Burb Cannabis Corporation at UEL.



a. My family has been living in UBC for 13 years, I am an active member of the Parent Advisory Council and Strata Council caring about many community issues. We, and many of our neighbors move to UBC for admiring its unique reputation of Education, Multiculturalism and Nature surroundings.



b. A petition was initiated on May 6, 2021 to oppose the opening of the cannabis retail store at the great UBC area (includes UBC Campus, University Endowment Lands and University Neighbourhood association Lands)

c. This petition was spread SPONTANEOUSLY amongst UBC related networks such as UBC students, residents and alumni, through emails and

social media. Since it was work/study from home time, signatories may be signed at the location rather than UBC. Whereas Burb cannabis used a \$1000 prize incentive for people to sign their petition.



d. On the public comment submission deadline June 09, 2021 for Change of Land use ( Rezoning) application of the Cannabis retail store, the petition has collected 1263 signatures and 55 comments.

e. When the Rezoning application was approved on Feb. 21, 2022, another 142 new signatures were furiously added within 5 days.

f. Up to May 30, 2022, there are 1863 signatures and 80 comments, PDF files are attached in this email for your reference.

g. 1863 signatures represents 10% of 18296 UBC/UEL of Electoral Area A population (2021 Census, [http://www.metrovancouver.org/services/electoral-area-](http://www.metrovancouver.org/services/electoral-area-a/about/Pages/default.aspx)

**Appendix 1**

Feedback on University Endowment Lands Change of Land Use District Application #1/20  
Burb Cannabis Corporation 5784 University Boulevard, Vancouver, BC

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Other	Page 538

a/about/Pages/default.aspx), this community engagement is not insignificant.

h. On the Appendix 1: there are 480 pages (Page 49-528) feedbacks of Opposition whereas only 28 pages (Page 21-48) feedbacks of In favour/ No objection on cannabis store change of land use application. Referrals (UEL CAC, UEL ADP UBC) and Local MLA David Eby has **NO positive Recommendation.**

i. In short, the community members has stated **EXTREMELY NEGATIVE responses** to this cannabis store loud and clearly! According to BC liquor and cannabis regulation, to approve and issue a non-medical Cannabis Retail Store (CRS) licence, the general manager of the Liquor and Cannabis Regulation Branch (LCRB) must have a positive recommendation from the Local government (<https://www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing/local-gov-indigenous-nations/role-of-local-governments-and-indigenous-nations-in-cannabis-retail-licensing>). **As our elected politician and decision maker, we are looking upon you to truly reflect the community's voice and have a negative recommendation on Burb Cannabis License application.**



## Summary of presentation to Electoral Area Committee Meeting

Claire Huxtable, UEL ADP Community Representative and area resident

June 9, 2022

### Slides:

#### 1 – Recommendations from the University Endowment Lands Advisory Design Panel.

- The panel highlighted to the Minister of Municipal Affairs and the Liquor and Cannabis Regulation Branch (LCRB) that the Advisory Design Panel (ADP)'s comments on the referral do not equate to the ADP's support of the bylaw amendments or of cannabis retail in the UEL.
- The panel asked that the Minister provide guidance on future cannabis applications regarding Change of Use application for cannabis retail.
- The panel recommended that the Minister hear out the community's viewpoint and make a decision based on public input that is in the best interest of the community. As the Advisory Design Panel did not have access to all community feedback, it was not able to comment on that aspect but **extended its support to public input.**

#### 2 – Basis of decision for granting a cannabis retail licence.

- The intent of the Provincial regulation is to give the **local** community a voice in licencing decisions
- To approve and issue a non-medical Cannabis Retail Store (CRS) licence, the general manager of the Liquor and Cannabis Regulation Branch (LCRB) **must have a positive recommendation** from the local government with **jurisdiction in the area of the proposed store**
- There has been **NO positive recommendation** from any level of government with jurisdiction in the area of the proposed store
  - Respecting and reflecting the overwhelmingly negative response from community members, there has been **NO positive recommendation from:**
    - The University Endowment Lands Community Advisory Council
    - The University Endowment Lands Advisory Design Panel
    - The University Endowment Lands Administration Office
    - Any of the three Ministers of Municipal Affairs who have touched this issue
    - Our local MLA David Eby
  - Additionally, there has been **NO positive recommendation** from UBC

### Further notes:

- There are no mechanisms for bylaw enforcement in the UEL – no ticketing, no bylaw enforcement officers. **Our community is uniquely vulnerable.**
- There may be a view that acceptance of cannabis is part of a process of “education”. The Provincial regulation does not describe acceptable and not acceptable reasons to object to licencing, it simply says the applicant **must** have a positive recommendation from local

government. The applicant has failed to secure support within my community. If the applicant believed “education” was needed, that effort should have been made earlier in this process.

- Our community has never given permission for cannabis retail. The community only agreed – in good faith - to **explore** the possibility of cannabis retail, a type of retail that had not previously been included in the list of permitted uses. The topic has been explored through this process, and the community has given an overwhelmingly negative response.
- **We ask that the EAC respect the community’s response and NOT recommend that this licence be granted.**

Thank you.

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To: Electoral Area Committee

From: Marcin Pachcinski, Division Manager, Electoral Area and Implementation Services,  
Regional Planning and Housing Services

Date: May 18, 2022 Meeting Date: June 9, 2022

Subject: **Cannabis Retail Store Licence Application in the UEL (Burb Cannabis Corporation)**

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**FOR CONSIDERATION**

1. That the MVRD Board accept/reject:
  - a) recommend to the BC Liquor and Cannabis Regulation Branch that the licence for a non-medical cannabis retail store submitted by Burb Cannabis Corporation and proposed to be located at 5784 University Boulevard in the University Endowment Lands not be issued for the following reason: based on an evaluation of nearby residents' views gathered, the proposed store is not supported; and
  - b) direct staff to forward the report dated May 18, 2022, titled "Cannabis Retail Store Licence Application in the UEL (Burb Cannabis Corporation)" to the BC Liquor and Cannabis Regulation Branch as supporting documentation.

Or

2. That the MVRD Board accept/reject:
  - a) recommend to the BC Liquor and Cannabis Regulation Branch that the licence for a non-medical cannabis retail store submitted by Burb Cannabis Corporation and proposed to be located at 5784 University Boulevard in the University Endowment Lands be issued for the following reason: to align with the University Endowment Lands approved rezoning; and
  - b) direct staff to forward the report dated May 18, 2022, titled "Cannabis Retail Store Licence Application in the UEL (Burb Cannabis Corporation)" to the BC Liquor and Cannabis Regulation Branch as supporting documentation.

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**EXECUTIVE SUMMARY**

Metro Vancouver is the local government responsible for making recommendations to the BC Liquor and Cannabis Regulation Branch on cannabis retail store licence applications in Electoral Area A, including in the University Endowment Lands (UEL). Burb Cannabis Corporation (the applicant) applied for a licence to the Branch for a non-medical cannabis retail store to be located at 5784 University Boulevard in the UEL, and at the same time submitted a rezoning application for the same purpose to the UEL, which is responsible for local planning decisions. The UEL rezoning was approved by the Minister of Municipal Affairs in April 2022, and now Metro Vancouver's role as the local government is to consider the views of residents, comment on the general impact the store would have on the community, and provide a recommendation with reasons to the Branch on whether or not it should issue the licence.

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While the UEL rezoning was approved, an evaluation of nearby residents' views (217 opposed versus 22 in favour/no objections) indicates the proposed store is not supported. Therefore, the MVRD Board is provided with two options for consideration, either:

- that the Branch not issue the licence based on an evaluation of nearby residents' views gathered; or
- that the Branch issue the licence based on the rezoning approval.

### **PURPOSE**

To provide the MVRD Board with the opportunity to consider and make a recommendation to the BC Liquor and Cannabis Regulation Branch regarding a non-medical cannabis retail store licence application in the UEL.

### **BACKGROUND**

Under the *Cannabis Control and Licensing Act* Cannabis Licensing Regulation (B.C. Reg. 296/2021), Metro Vancouver is the local government responsible for making recommendations to the BC Liquor and Cannabis Regulation Branch on cannabis retail store licence applications in Electoral Area A, including in the UEL.

Following the recent approval by the UEL of a concurrent rezoning application for this store, the next step in the process is for the MVRD Board to consider recommending that the BC Liquor and Cannabis Regulation Branch either issue or not issue the cannabis retail store licence, which is the subject of this report.

### **APPLICATION AND JURISDICTIONAL ROLES**

In October 2020, the BC Liquor and Cannabis Regulation advised Metro Vancouver that Burb Cannabis Corporation (the applicant) had made an application for a non-medical cannabis retail store licence to be located at 5784 University Boulevard, in the UEL. Concurrently, the applicant submitted a rezoning application to the UEL, for the same purpose. On April 14, 2022, the BC Minister of Municipal Affairs, who is the Minister responsible for the UEL, approved the rezoning by signing a ministerial order to amend the UEL zoning bylaw. No UEL staff report with recommendations or reasons for the Minister's decision have been made public.

(See Attachment 1 for a summary of the application, including location details. See Attachment 3 for an email dated March 22, 2022 from Steve Dowsley (the applicant) with key points that the applicant lists as benefits of the proposed cannabis retail store application.)

Whereas the UEL has jurisdiction for local land use planning decisions (e.g. official community plan, zoning, development and building permits, etc.), Metro Vancouver's role as the local government under the Cannabis Licensing Regulation is to make comments and recommendations to the BC Liquor and Cannabis Regulation Branch on whether or not the Branch should issue a licence for, in this case, a non-medical cannabis retail store at the proposed location.

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The Cannabis Licensing Regulation *requires* that a local government considering a cannabis retail store licence application:

- provide comments and recommendations in writing;
- include the views of the local government on the general impact on the community in its comments;
- include the views of residents and a description of the method used to gather those views in its comments;
- recommend whether a licence be issued or amended, or not be issued or amended; and
- include the reasons on which any recommendations are based.

Assessing the impacts of the cannabis retail store from a land use perspective rests with the UEL, as it is the local planning jurisdiction. This report evaluates the general impact of the cannabis retail store licence application on the community by considering the gathered views of residents, in line with the Cannabis Licensing Regulation requirements for Metro Vancouver as the local government.

It should be noted that this separation of jurisdictions, with one entity (UEL) considering land use impacts of a cannabis retail store via typical local planning processes (e.g. zoning), while another entity (Metro Vancouver) considers ‘general community impacts’ without being able to consider land use impacts at the same time, is unlike most local government processes in the rest of the Province. It is a result of the current governance model that exists for the UEL, which has the Minister of Municipal Affairs as the decision maker for local land use matters, but not as the local government for the purposes of considering liquor and retail cannabis applications, which remains with Metro Vancouver. And unlike liquor licensing requirements where a local government can opt-out of providing comments (as Metro Vancouver has done on many occasions), the BC Liquor and Cannabis Regulation Branch cannot issue a retail cannabis store licence unless the local government provides a positive recommendation that the licence be issued.

Further, since local land use decisions in the UEL made by the Minister are done via ministerial orders, Metro Vancouver staff do not have information such as a UEL staff report with recommendations that would allow it to consider and understand what the UEL and Minister considered when, in this case, they approved the rezoning. For these reasons, Metro Vancouver’s evaluation relies on assessing the gathered views of nearby residents.

#### **METHODS USED TO GATHER THE VIEWS OF RESIDENTS**

Because of the concurrent nature of the rezoning (UEL) and local government (Metro Vancouver) licence application process, the public was advised that any comments received as part of the UEL rezoning would be considered as gathering residents’ views for Metro Vancouver and would be used to inform Metro Vancouver’s comments and recommendations to the BC Liquor and Cannabis Regulation Branch on the licence application. This was done to avoid residents having to submit their comments through two separate processes, given the application for both the rezoning and licence is for the same purpose: to operate a non-medical cannabis retail store at 5784 University Boulevard in the UEL.

As described in Attachment 1, the UEL collected written community feedback on the application for a period of 30 days (plus 4 days to allow for delivery of neighbour notification letters). Notification signage was placed on the subject property and the application package was also referred to the UEL

Community Advisory Council, the UEL Advisory Design Panel, UBC Campus & Community Planning, and UBC External & Legal Affairs. The notification period ended at 4:00pm on June 9, 2021, but Attachment 1 also contains feedback received after this date.

In addition, after the UEL rezoning was approved in April 2022 and after the package of information including comments received as part of the UEL rezoning was provided to Metro Vancouver (Attachments 1 & 2), a notice was placed on the Metro Vancouver website on May 12, 2022. The website notice included the application summary and all comments received to date and provided the public with the opportunity to submit additional comments directly to Metro Vancouver up to 4:00pm on May 30, 2022 (Attachment 3).

Notice of opportunities to provide comments as part of the UEL rezoning process and directly to Metro Vancouver were also disseminated to residents of the UEL, UNA, and UBC through the Electoral Area A Director’s Update bulletins and direct emails from the Electoral Area A Director to community residents and organizations.

**PUBLIC INPUT**

The table below presents the number of submissions either in favour/no objection or opposed to the proposed cannabis retail store received up to 4:00pm May 30, 2022. If an individual submitted more than one comment, it was only counted once. The numbers in the table do not include the applicant, nor do they include nearby organizations, elected representatives, surveys, or petitions, which are listed separately below.

**Number of Submissions (Attachments 2 and 3)**

	<b>In Favour / No Objection</b>	<b>Opposed</b>
<b>Nearby residents and businesses (UEL, UNA, UBC)</b>	22	217
<b>Other (unspecified address or not nearby)</b>	0	151

Of the total 239 submissions from nearby residents and businesses, 22 (10%) were in favour or had no objection, while 217 (90%) were opposed to the proposed store.

**Nearby Organizations and Elected Representatives**

Below is a list organizations and elected representatives in the UEL, UNA and UBC communities with a summary of feedback received or comments made related to the application.

1. Alma Mater Society of UBC Vancouver  
In support, see letter sent via email on June 8, 2021 in Attachment 2.
2. Electoral Area A Director  
In the May 2022 Director’s Update bulletin, the Electoral Area A Director stated: “The vast majority of residents within the UEL that I have spoken or emailed with have been in strong opposition of this store in their small community.”

3. Minister of Municipal Affairs

On April 14, 2022, the Minister of Municipal Affairs approved the bylaw amendments (rezoning) to allow the proposed cannabis retail store.

4. MLA for Vancouver-Point Grey

See letter dated February 16, 2022 in Attachment 3. The letter states: "As a result of my constituents' unambiguous advice to me, I do not support the establishment of yet another cannabis store for our community for the reasons listed above."

5. St. Mark's Parish Council

Opposed, see email dated June 9, 2021 in Attachment 2.

6. UEL Advisory Design Panel

At its June 15, 2021 meeting, the UEL Advisory Design Panel passed the following resolution (see Attachment 2):

*That, when making a decision on the rezoning application #1/20 for cannabis retail from Burb Cannabis Corporation on behalf of Mandial Holdings Ltd., Inc, The Minister of Municipal Affairs consider the Advisory Design Panel's discussion along with the following specific recommendations:*

- *Addition of a design pattern on the exterior window film to elevate the look from the front street view;*
- *The Minister should hear out the community's viewpoint and make a decision based on public input that is in the best interest of the community. As the Advisory Design Panel did not have access to all community feedback, it is not able to comment on that aspect but extends its support to public input.*

7. UBC

See letter dated June 3, 2021 in Attachment 2.

8. UEL Community Advisory Council

Opposed, see letter dated June 8, 2021 in Attachment 2.

**Petitions and Surveys**

Three petitions and one survey were provided as feedback as part of this application process, described below.

1. Change.org Petition in Support

A Change.org petition titled "Essential service sale of cannabis that's safe, legal, and tested to underserved UEL/UBC" received 2,029 signatures. (Reference 1)

2. Change.org Petition in Opposition

A Change.org petition titled "Objection of the Cannabis retail at 5784 University Blvd. in UBC" received 1,836 signatures as of May 23, 2022. (Reference 2)

3. University Hill Secondary School Parent Advisory Council Survey

According to the Co-chair of the University Hill Secondary School Parent Advisory Council, a survey of current parents conducted on April 20, 2022 found that out of 116 surveys collected, 114 were against and 2 were in favour. See email dated April 21, 2022 in Attachment 3.

4. Nearby Residents' Petition in Opposition

A google document petition titled "Oppose Cannabis license at UBC/UNA/UEL on Electoral Area A Committee Meeting" with 26 signatures was submitted by email on May 30, 2022 and is included in Attachment 3.

**EVALUATION OF PUBLIC INPUT**

According to guidance from the BC Liquor and Retail Cannabis Branch, a local government's assessment of the views on the general impact of the proposed licence on the community can include an evaluation of public input and potential impacts to nearby residents and businesses. Because Metro Vancouver is the local government for Electoral Area A, which includes both UEL and UNA/UBC communities, and because the location of the proposed store is in proximity to UEL, UNA, and UBC residents, staff consider input from these communities as being from 'nearby' residents and businesses. Collectively, these communities are considered 'the community' for the purposes of considering general impact.

As previously noted, of the total 239 submissions from nearby residents and businesses, 21 (10%) were in favour or had no objection, while 217 (90%) were opposed to the proposed store.

Common reasons cited in favour of or no objection to the proposed cannabis retail store include:

- benefits of having a legal cannabis supply within walking distance of UEL/UBC, in particular for UBC students;
- positive comments regarding Burb Corporation as a business/store operator and the economic benefits that a cannabis retail store will bring to the community; and
- recreational cannabis use is legal in Canada and is used by some therapeutically.

In their letter of support, the Alma Mater Society of UBC Vancouver states that "it is important for our student community to have easy access to a safe and trusted cannabis supply, and Burb Cannabis employs a responsible retail model that will benefit our UBC community."

The Minister of Municipal Affairs approved the UEL rezoning application in April 2022, but as previously mentioned, no UEL staff report with recommendations or reasons for the Minister's decision have been made public.

Common reasons cited in opposition to the proposed cannabis retail store include:

- concern for the health impact on children and youth, including university students.
- another cannabis retail store is accessible a few kilometres away in the City of Vancouver.
- potential negative impact on UBC's academic reputation, in particular internationally as recreational cannabis use is not decriminalized in many countries.

In their letter opposing both the rezoning and licence application, the UEL Community Advisory Council states in relation to the licence application that "since the proposed outlet is a short walk



from the heart of UBC's Campus, we are of the view that licensing cannabis retail close to campus would be contrary to the public interest when UBC has made a decision not to entertain such applications."

The Electoral Area A Director and MLA for the area have confirmed that the feedback they have received from nearby residents has been in opposition to the proposed cannabis retail store by a large margin.

### **ALTERNATIVES**

1. That the MVRD Board accept/reject:
  - a) recommend to the BC Liquor and Cannabis Regulation Branch that the licence for a non-medical cannabis retail store submitted by Burb Cannabis Corporation and proposed to be located at 5784 University Boulevard in the University Endowment Lands not be issued for the following reason: based on an evaluation of nearby residents' views gathered, the proposed store is not supported; and
  - b) direct staff to forward the report dated May 18, 2022, titled "Cannabis Retail Store Licence Application in the UEL (Burb Cannabis Corporation)" to the BC Liquor and Cannabis Regulation Branch as supporting documentation.

Or

2. That the MVRD Board accept/reject:
  - a) recommend to the BC Liquor and Cannabis Regulation Branch that the licence for a non-medical cannabis retail store submitted by Burb Cannabis Corporation and proposed to be located at 5784 University Boulevard in the University Endowment Lands be issued for the following reason: to align with the University Endowment Lands approved rezoning; and
  - b) direct staff to forward the report dated May 18, 2022, titled "Cannabis Retail Store Licence Application in the UEL (Burb Cannabis Corporation)" to the BC Liquor and Cannabis Regulation Branch as supporting documentation.
3. That the MVRD Board receive for information the report dated May 18, 2022, titled "Cannabis Retail Store Licence Application in the UEL (Burb Cannabis Corporation)".

### **FINANCIAL IMPLICATIONS**

There are no financial implications for Metro Vancouver associated with this report.

If the Board chooses Alternative 1, the BC Liquor and Cannabis Control Branch will not issue the licence, as it would indicate that the proposed store would have a negative general impact on the community, and therefore the licence application will not be approved. If the Board chooses Alternative 2, the BC Liquor and Cannabis Control Branch must take the local government's recommendation into account in deciding whether or not to issue the licence. If the BC Liquor and Cannabis Control Branch issues the licence, then the applicant will continue the permitting process with the UEL (e.g. development and building permits, business licences, etc.). If the Board chooses Alternative 3, the BC Liquor and Cannabis Regulation Branch will not consider the application any further, because the Branch cannot issue a retail cannabis store licence unless the local government provides a positive recommendation.

## **CONCLUSION**

Burb Cannabis Corporation applied concurrently to the UEL for a rezoning and to the BC Liquor and Cannabis Regulation Branch for a licence to operate a cannabis retail store in the UEL. The UEL rezoning was approved, but the nearby residents' views gathered, which Metro Vancouver evaluated in its role as the local government responsible for making a recommendation to the Branch, were in opposition by a large margin. Therefore, two options are provided to the MVRD Board for consideration.

## **Attachments**

1. Application summary provided by the UEL
2. Comments received as part of the UEL rezoning process (Appendix 1)
3. Comments received directly by Metro Vancouver

## **References**

1. [Change.org petition: Essential service sale of cannabis that's safe, legal, and tested to underserved UEL/UBC](#)
2. [Change.org petition: Objection of the cannabis retail at 5784 University Blvd. in UBC](#)

52993369



# MEMORANDUM

**TO:** Metro Vancouver Regional District

**FROM:** University Endowment Lands Administration

**DATE:** May 3, 2022

**SUBJECT:** Summary of feedback received on Change of Land Use District Application # 1/20  
Burb Cannabis Corporation  
5784 University Boulevard, Vancouver BC V6T 1K6

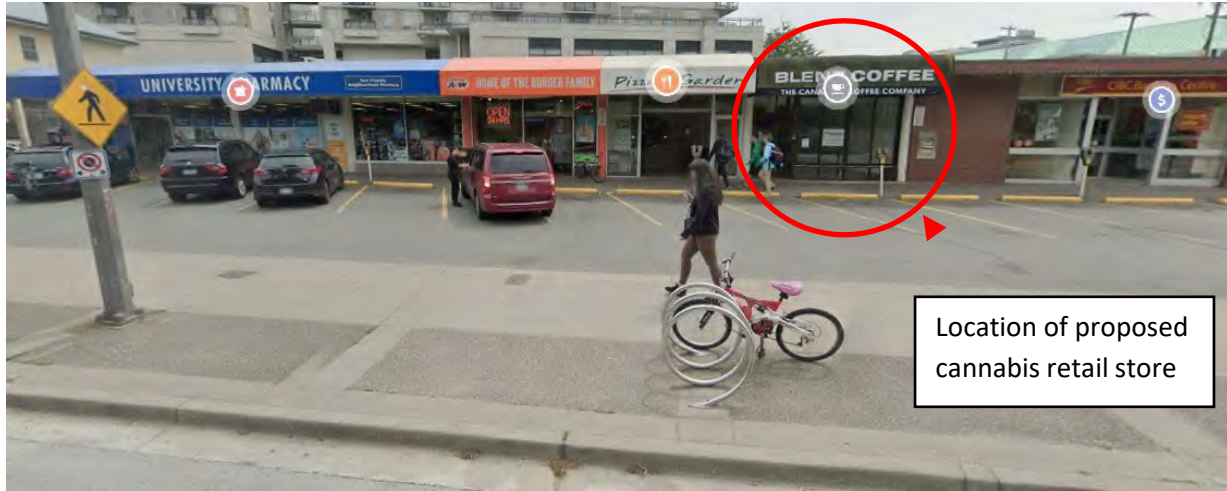
## APPLICATION DETAILS

**Plan in Effect:** UEL Area D Neighbourhood Plan  
**Land Use District:** Comprehensive District 1  
**Current Use:** Retail (previously, Copy Smart)  
**Proposed Use:** Cannabis Retail Store  
**CRU size:** 114.9 square metres (1236.68 square)  
**Location:** 5784 University Boulevard  
**Parking:** no change in parking requirements

Burb Cannabis Corporation (Applicant) submitted an application to the University Endowment Lands (UEL) on behalf of Mandial Holdings Ltd. for an amendment to the UEL Land Use, Building and Community Administration Bylaw (LUB). The Applicant proposed a site-specific Change of Land Use District (i.e. rezoning) to add a new conditional use (cannabis retail store) to the existing CD-1 zone for the CRU located at 5784 University Boulevard.

Per the Applicant's proposal: "the purpose of rezoning is to allow for the land use and operation of a cannabis retail store...[Burb] will do significant tenant improvements (in excess of \$300,000) to ensure [Burb] provide[s]an inviting, warm and West Coast space."





## BACKGROUND AND CONTEXT

The University Endowment Lands (UEL) is a small unincorporated community with an approximate population of 3,000, within Electoral Area A of the Metro Vancouver Regional District (MVRD), bordered by the City of Vancouver to the east and UBC to the west. The UEL is administered by the Ministry of Municipal Affairs under the provisions of the UEL Act and various bylaws which regulate development in a fashion similar to, but not exactly the same as, that of local



governments. As an unincorporated area, the UEL does not have an elected municipal council. Instead, the provincial government, through the Minister of Municipal Affairs (MUNI), governs the UEL under the authority of the UEL Act. Per the UEL Act, the MUNI Minister is the decision-maker for Change of Land Use District applications.

UEL Administration recently completed the Area D Neighbourhood Plan process for its only commercial mixed-use neighbourhood (also known as U Hill Village). The Area D Neighbourhood Plan was adopted by Ministerial Order in April 2021 and includes Policy 5.4.31 which states:

*5.4.31 Explore permitting a maximum of one Cannabis Retail Store within the U Hill Village area, subject to an approved application for a Change of Land Use District (i.e. rezoning).*

A Change of Land Use District is a Ministerial decision. Subsequent approvals required to operate a Cannabis Retail Store in the UEL include a UEL Development Permit, UEL Building Permit, and UEL Business Licence, all of which are regulated by the UEL's LUB; operation of a cannabis retail store in the

UEL would also be contingent on the applicant receiving a valid licence from the LCRB through a separate process.

## **COMMUNITY FEEDBACK ON THE APPLICATION**

Per the UEL's LUB and Change of Land Use District application process, the UEL collected written community feedback on the application for a period of 30 days (plus 4 days to allow for delivery of neighbour notification letters). Notification signage was placed on the subject property and the application package was also referred to the UEL Community Advisory Council (CAC), the UEL Advisory Design Panel (ADP), UBC Campus & Community Planning, and UBC External & Legal Affairs. The notification period ended at 4pm on June 9, 2021.

It should be noted that the UEL received a second Change of Land Use District application by Atheneum Cannabis Corp at Unit 102/202 5728 University Boulevard. This application has subsequently been cancelled; however as there was some overlap in the notification period for both cannabis retail applications, some of the feedback refers to both applications.

The following provides a summary of the feedback received on the subject application. Copies of all feedback received are provided in Appendix 1 to this document.

### **UEL Advisory Bodies**

The UEL's Official Community Plan (OCP) bylaw establishes two community advisory bodies: the Community Advisory Council (CAC) and the Advisory Design Panel (ADP).

- ***UEL Community Advisory Council (CAC) Feedback:*** the CAC's role is to provide advice to the Manager on revisions or amendments to bylaws as well as items likely to have a significant effect on community services. Per the UEL's OCP, members of the CAC are to be elected to the volunteer position on a neighbourhood-only basis (vacancies may be filled by appointment); the CAC is currently comprised of appointed members (none elected).

The application was referred to the CAC which responded via letter - see Appendix 1 after the CAC flysheet.

- ***UEL Advisory Design Panel (ADP) Feedback:*** the UEL ADP provides recommendations to the Manager on land use issues (principally development permit and land use applications) and is comprised of seven professional members (three architects, two landscape architects and two engineers) and two community representatives from whichever of the four UEL neighbourhoods in which the development will occur.

The application was referred to the ADP; a copy of the ADP's minutes and recommendations can be found in Appendix 1 after the ADP flysheet.

### **University of British Columbia (UBC)**

The application was referred to UBC Campus & Community Planning as well as UBC External & Legal Affairs. A letter was received in response from Robin Ciceri, Vice-President, External Relations – see Appendix 1.



**Property Owner/Resident/Other Feedback:**

Property owners, residents, student groups and the general public submitted feedback on the proposal in the form of letters and emails submitted to the UEL Administration office.

A total of 353\* written comments were received prior to the comment period deadline (June 9, 2021, 4pm PST), 14% of which were self-identified as being from UEL residents, businesses, or groups.

*\*Commenters who provided duplicate or identical comments in separate submissions (e.g. same name and/or email address) were counted as one item of feedback; however, all feedback (including duplicate or identical comments) has been provided in Appendix 1 to this document.*

A change.org petition in opposition to the application was also received. Signatories did not provide street addresses, and were from communities across the Lower Mainland, Canada, and the world, including China, the U.S., Singapore, Hong Kong, Taiwan, Indonesia, and Australia.

# Appendix 1

Feedback on University Endowment Lands Change of Land Use District Application #1/20

Burb Cannabis Corporation 5784 University Boulevard, Vancouver, BC

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# Referrals

1. UEL Community Advisory Council
2. UEL Advisory Design Panel
3. UBC



## 1. UEL Community Advisory Council

**From:** [Community Advisory Council](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** s.22 ; s.22 ; s.22 ; s.22 ; s.22 ; [Eby,MLA, David](#)  
[LASS:EX; Jen McCutcheon](#)  
**Subject:** Objection to Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village)  
**Date:** June 9, 2021 2:48:50 PM  
**Attachments:** [Objection to Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd.pdf](#)

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear the UEL,

Please find the attached letter re: Objection to Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village) from the UEL CAC.

Thank you.

UEL CAC

University Endowment Lands Community Advisory Council (UEL CAC)  
Suite #300 - 5755 Dalhousie Road  
Vancouver, BC, V6T 1W4

June 8, 2021

Mr. Jonn Braman (Manager, UEL Administration Office)

Sent via email: PlanUEL@gov.bc.ca

5495 Chancellor Boulevard

Vancouver, BC, V6T 1E2

Dear Mr. Braman,

**Re: Objection to Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village)**

On behalf of the University Endowment Lands Community Advisory Council (UEL CAC), we are writing this letter to provide comments for two processes, namely rezoning by the University Endowment Lands (UEL) and licensing recommendations by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch (LCRB).

Under the current UEL Land Use, Building and Community Administration Bylaw, the intent of land use in the UEL Commercial District (i.e. U-Hill Village area) is to provide for a wide range of commercial activities and services that require central locations to serve nearby neighbourhoods and the University of B.C. non resident day population.

The proposed rezoning would not serve the University of British Columbia (UBC) non-resident day population since they should not need cannabis during the daytime when they are on campus for work or classes. Therefore, the only relevant question is whether it would serve nearby neighbourhoods.

Some residents of nearby UBC neighbourhoods, such as those living in Gage neighbourhood student housing, may welcome non-medicinal retail cannabis in the UEL Village. However, for the nearby UEL neighbourhoods, there are much better ways to serve their commercial needs. The newly adopted Area D Neighbourhood Plan provides for a significant population increase in the immediate neighbourhood and this alone will create demand for many services and amenities which, in our view, would contribute more to the life of Area D and surrounding neighbourhoods than a cannabis retail outlet. This is especially so given that there is already a cannabis retail outlet conveniently nearby on West Tenth Avenue at Sasamat (which is a short B Line bus ride away) for those who wish to use it.

Accordingly, we oppose the proposed rezoning.

With regard to licensing, UBC's current land use rules do not permit cannabis retail on its campus lands. In other words, cannabis retail is not an approved use on UBC

Campus lands and UBC does not entertain applications for cannabis retail. It is my understanding that UBC's position was carefully considered and is motivated by a duty of care to its students. Since the proposed outlet is a short walk from the heart of UBC's Campus, we are of the view that licensing cannabis retail close to campus would be contrary to the public interest when UBC has made a decision not to entertain such applications.

Please note that in our area, in addition to UBC students many of whom are 17 and 18 year olds, the proposed site for Cannabis retail is surrounded by minor children, and this is evidence by a survey around the area for the proposed Cannabis retail site, for example:

- Little Mountain Learning Academy which serves Kindergarten to Grade 12 remains in the area (located at the second floor above Starbucks with the access point near Starbucks).
- Youth or children under 19 gather throughout the Village passageways with their friends and certainly are joining their friends at the various fast food outlets sprinkled throughout the Village after school or on the weekends to hang out. Some of these popular stores include Pearl Fever Tea House, McDonalds, Subway, and Starbucks.
- In addition, Jim Everett Memorial Park serves as a playground for children and we foresee it as being an attractive place for potential future cannabis purchasers to smoke.

Aside from our objection, many UEL residents, and other residents nearby (including University Neighbourhoods Association (UNA), for example), have also voiced their strong objections and concerns regarding the proposed cannabis retail store.

Furthermore, extensive research has been done with regards to the effects of cannabis on health issues, particularly on youth and young people, who make up a majority of the population in the UEL and UBC area. For example, Associate Professor Meldon Kahan, MD, Department of Family Medicine, University of Toronto, and Medical Director of the Substance Use Service at Women's College Hospital, Toronto, Ontario, Canada. stated "We are in the midst of a huge epidemic of young people using marijuana." Studies have also shown that use of cannabis leads to a significant increase of being diagnosed with schizophrenia or psychotic disorder or even loss of IQ. Moreover, Professor Meldon Kahan has stated that this epidemic of cannabis use "is driven partially by changed attitudes toward its use and by legalization, but is driven largely, at least in Canada, by cannabis companies that are pushing it to this age group and claiming it's safe, while in reality, it's anything but safe." All the studies we have researched are current and definitely not in favour of exposing people under the age of 25 to cannabis. However, as previously stated in our letter, UBC is a university composed of many students, mostly under the age of 25, let alone the schools and children that are from the neighbourhood who would be attending classes or extracurricular activities steps away from the potential cannabis shop.

Thus, we strongly ask you to not approve **the Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village)**.

Sincerely,

UEL CAC

Meng Yu Qi (President and Area A Representative of the UEL CAC)  
Rolf Brulhart (Vice President and Area D Representative of the UEL CAC)  
Vanessa Young (Secretary and Area A Representative of the UEL CAC)  
Patricia Silva (Treasurer and Area D Representative of the UEL CAC)  
Teddy O'Donnell (Area C Representative of the UEL CAC)

cc. Jen McCutcheon, Director Electoral Area A, [areaajen@gmail.com](mailto:areaajen@gmail.com)  
Minister David Eby, [david.eby.mla@leg.bc.ca](mailto:david.eby.mla@leg.bc.ca)

## 2. UEL Advisory Design Panel

**From:** [Rawat, Deepti MUNI:EX](#)  
**To:** [Shay, Heather MUNI:EX](#)  
**Subject:** June 15 ADP - Approved recommendations  
**Date:** July 6, 2021 10:32:20 AM  
**Attachments:** [ADP June 15 2021 Final Recommendations Rezoning 1-20 5784 University Boulevard .pdf](#)

---

Hi Heather,

Final recommendations attached.

Thanks,



**Deepti Rawat • Municipal Clerk**

University Endowment Lands

5495 Chancellor Boulevard, Vancouver, BC V6T 1E2

(O): 604-660-1808 Direct: 604-398-6147

[www.universityendowmentlands.gov.bc.ca](http://www.universityendowmentlands.gov.bc.ca) • [Deepti.Rawat@gov.bc.ca](mailto:Deepti.Rawat@gov.bc.ca)

**From:** s.22  
**To:** [Rawat, Deepti MUNI:EX](mailto:Deepti.Rawat@munivancouver.ca)  
**Subject:** Re: ADP June 15, 2021 - Panel Recommendations  
**Date:** July 6, 2021 10:28:22 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi Deepti it is ok yes .

**Sanaz Mani**  
Architect- AIBC  
[www.bouthousearchitect.com](http://www.bouthousearchitect.com)  
Cell: s.22

On Jul 6, 2021, at 10:02 AM, Rawat, Deepti MUNI:EX  
<[Deepti.Rawat@gov.bc.ca](mailto:Deepti.Rawat@gov.bc.ca)> wrote:

Hi Sanaz,

Please see the recommendations below.

Thanks,

<image003.jpg>

**Deepti Rawat • Municipal Clerk**  
University Endowment Lands  
5495 Chancellor Boulevard, Vancouver, BC V6T 1E2  
(O): 604-660-1808 Direct: 604-398-6147  
[www.universityendowmentlands.gov.bc.ca](http://www.universityendowmentlands.gov.bc.ca) • [Deepti.Rawat@gov.bc.ca](mailto:Deepti.Rawat@gov.bc.ca)

---

**From:** Paul Sangha s.22  
**Sent:** June 18, 2021 1:12 PM  
**To:** Rawat, Deepti MUNI:EX <[Deepti.Rawat@gov.bc.ca](mailto:Deepti.Rawat@gov.bc.ca)>  
**Subject:** Re: ADP June 15, 2021 - Panel Recommendations

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Good with me.

PAUL SANGHA BLA, BCSLA, CSLA  
LANDSCAPE ARCHITECT

TEL s.22



<image001.png>

s.22 VANCOUVER BC s.22

s.22

<image002.png>

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---

**From:** "Rawat, Deepti MUNI:EX" <Deepti.Rawat@gov.bc.ca>

**Date:** Friday, June 18, 2021 at 11:58 AM

**To:** 'Sanaz Mani' s.22 'Sherri Han' s.22

Paul Sangha s.22, 'Karin England' s.22

**Subject:** ADP June 15, 2021 - Panel Recommendations

Hello ADP Panel,

Following were the recommendations made by the ADP Panel during the June 15, 2021 meeting, for the Change of Land Use (Rezoning) Application #1/20 at 5784 University Boulevard. Please review and confirm if these can be added to the final meeting minutes:

#### **RECOMMENDATION**

It was Moved (Paul Sangha) and Seconded (Claire Huxtable):

That, when making a decision on the rezoning application #1/20 for cannabis retail from Burb Cannabis Corporation on behalf of Mandial Holdings Ltd., Inc, The Minister of Municipal Affairs consider the Advisory Design Panel's discussion along with the following specific recommendations:

- Addition of a design pattern on the exterior window film to elevate the look from the front street view;
- The Minister should hear out the community's viewpoint and make a decision based on public input that is in the best interest of the community. As the Advisory Design Panel did not have access to all community feedback, it is not able to comment on that aspect but extends its support to public input.

Thanks,

<image006.jpg>

**Deepti Rawat • Municipal Clerk**

University Endowment Lands

5495 Chancellor Boulevard, Vancouver, BC V6T 1E2

(O): 604-660-1808 Direct: 604-398-6147

[www.universityendowmentlands.gov.bc.ca](http://www.universityendowmentlands.gov.bc.ca) • [Deepti.Rawat@gov.bc.ca](mailto:Deepti.Rawat@gov.bc.ca)

**From:** s.22  
**To:** [Rawat, Deepti MUNI:EX](#)  
**Subject:** RE: ADP June 15, 2021 - Panel Recommendations  
**Date:** June 18, 2021 2:44:49 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi Deepti, this looks good to me. Thanks,

Sherri Han  
Associate Director, Campus Planning and Capital Projects  
Vancouver Community College  
t: 604.871.7000; 8513 c: 604.202.2475

---

**From:** Rawat, Deepti MUNI:EX <Deepti.Rawat@gov.bc.ca>  
**Sent:** Friday, June 18, 2021 11:59 AM  
**To:** 'Sanaz Mani' s.22; Sherri Han s.22; 'Paul Sangha' s.22; 'Karin England' s.22  
**Subject:** ADP June 15, 2021 - Panel Recommendations  
**Importance:** High

CAUTION ⚠ External Sender! Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello ADP Panel,

[Following were the recommendations made by the ADP Panel during the June 15, 2021 meeting, for the Change of Land Use \(Rezoning\) Application #1/20 at 5784 University Boulevard. Please review and confirm if these can be added to the final meeting minutes:](#)

## RECOMMENDATION

It was Moved (Paul Sangha) and Seconded (Claire Huxtable):

That, when making a decision on the rezoning application #1/20 for cannabis retail from Burb Cannabis Corporation on behalf of Mandial Holdings Ltd., Inc, The Minister of Municipal Affairs consider the Advisory Design Panel's discussion along with the following specific recommendations:

- Addition of a design pattern on the exterior window film to elevate the look from the front street view;
- The Minister should hear out the community's viewpoint and make a decision based on public input that is in the best interest of the community. As the Advisory Design Panel did not have access to all community feedback, it is not able to comment on that aspect but extends its support to public input.

Thanks,



**Deepti Rawat • Municipal Clerk**

University Endowment Lands

5495 Chancellor Boulevard, Vancouver, BC V6T 1E2

(O): 604-660-1808 Direct: 604-398-6147

[www.universityendowmentlands.gov.bc.ca](http://www.universityendowmentlands.gov.bc.ca) • [Deepti.Rawat@gov.bc.ca](mailto:Deepti.Rawat@gov.bc.ca)

**From:** s.22  
**To:** [Rawat, Deepti MUNI:EX](#)  
**Subject:** Re: ADP June 15, 2021 - Panel Recommendations  
**Date:** June 18, 2021 1:11:36 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Good with me.

PAUL SANGHA BLA, BCSLA, CSLA  
LANDSCAPE ARCHITECT

TELS.22

**PAUL SANGHA CREATIVE**

s.22 VANCOUVER BC s.22  
s.22 

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**From:** "Rawat, Deepti MUNI:EX" <Deepti.Rawat@gov.bc.ca>  
**Date:** Friday, June 18, 2021 at 11:58 AM  
**To:** 'Sanaz Mani' s.22, 'Sherri Han' s.22 Paul Sangha  
s.22, 'Karin England' s.22  
**Subject:** ADP June 15, 2021 - Panel Recommendations

[Hello ADP Panel.](#)

[Following were the recommendations made by the ADP Panel during the June 15, 2021 meeting, for the Change of Land Use \(Rezoning\) Application #1/20 at 5784 University Boulevard. Please review and confirm if these can be added to the final meeting minutes:](#)

## RECOMMENDATION

It was Moved (Paul Sangha) and Seconded (Claire Huxtable):

That, when making a decision on the rezoning application #1/20 for cannabis retail from Burb Cannabis Corporation on behalf of Mandial Holdings Ltd., Inc, The Minister of Municipal Affairs consider the Advisory Design Panel's discussion along with the following specific recommendations:

- Addition of a design pattern on the exterior window film to elevate the look from the front street view;
- The Minister should hear out the community's viewpoint and make a decision based on public

input that is in the best interest of the community. As the Advisory Design Panel did not have access to all community feedback, it is not able to comment on that aspect but extends its support to public input.

Thanks,



**Deepti Rawat • Municipal Clerk**

University Endowment Lands

5495 Chancellor Boulevard, Vancouver, BC V6T 1E2

(O): 604-660-1808 Direct: 604-398-6147

[www.universityendowmentlands.gov.bc.ca](http://www.universityendowmentlands.gov.bc.ca) • [Deepti.Rawat@gov.bc.ca](mailto:Deepti.Rawat@gov.bc.ca)

**From:** [Rawat, Deepti MUNI:EX](#)  
**To:** s.22  
**Subject:** ADP June 15, 2021 - Panel Recommendations  
**Date:** June 18, 2021 11:58:00 AM  
**Importance:** High

---

Hello ADP Panel,

Following were the recommendations made by the ADP Panel during the June 15, 2021 meeting, for the Change of Land Use (Rezoning) Application #1/20 at 5784 University Boulevard. Please review and confirm if these can be added to the final meeting minutes:

## **RECOMMENDATION**

It was Moved (Paul Sangha) and Seconded (Claire Huxtable):

That, when making a decision on the rezoning application #1/20 for cannabis retail from Burb Cannabis Corporation on behalf of Mandial Holdings Ltd., Inc, The Minister of Municipal Affairs consider the Advisory Design Panel's discussion along with the following specific recommendations:

- Addition of a design pattern on the exterior window film to elevate the look from the front street view;
- The Minister should hear out the community's viewpoint and make a decision based on public input that is in the best interest of the community. As the Advisory Design Panel did not have access to all community feedback, it is not able to comment on that aspect but extends its support to public input.

Thanks,



**Deepti Rawat • Municipal Clerk**

University Endowment Lands

5495 Chancellor Boulevard, Vancouver, BC V6T 1E2

(O): 604-660-1808 Direct: 604-398-6147

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3.UBC

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Jen McCutcheon](#); [White, Michael](#)  
**Subject:** Letter from Robin Ciceri, UBC Vice-President, External Relations  
**Date:** June 3, 2021 3:07:01 PM  
**Attachments:** [2021-06-03 Heather Shay, UEL.pdf](#)

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Ms. Shay, please find attached a letter from Robin Ciceri, UBC Vice-President, External Relations regarding UEL Change of Land Use District Application #1/20, Non-Medical Cannabis Retail Store at 5784 University Boulevard. Thanks. Ida





June 3, 2021

Sent via email: [planUEL@gov.bc.ca](mailto:planUEL@gov.bc.ca)

Heather Shay  
Planning Officer  
University Endowment Lands  
Ministry of Municipal Affairs  
5495 Chancellor Blvd  
Vancouver, BC V6T 1E2

Dear Ms. Shay,

UEL Change of Land Use District Application #1/20,  
Non-Medical Cannabis Retail Store at 5784 University Boulevard

This letter provides the University of British Columbia's response to the University Endowment Land's call for public comments on a proposed change of land use district application to enable a cannabis retail store at 5784 University Boulevard. Thank you for the opportunity to comment on the proposal.

The proposed cannabis retail store is in close proximity to the UBC campus. UBC prioritizes the health and wellbeing of our students, faculty, staff, and residents. When classes are in session, we have more than 50,000 students on campus, the vast majority of which are young adults between 18-25 years of age. Many of these students come from countries where cannabis use is neither legal nor decriminalized.

UBC recognizes the importance of the comprehensive federal and provincial legislative framework regulating retail cannabis sales. Many local governments have also developed robust policies to guide consideration of applications for retail cannabis use. In considering the current application, UBC encourages the University Endowment Lands administration to ensure consistency with the provincial and federal frameworks, and to look to local government best practices with respect to considerations such as operating hours, appropriate licensing fees, and proximity to schools, community facilities, and other youth services.

Thank you again for the opportunity to comment. Should you have any questions about the University's input, the lead in my portfolio for this matter is Michael White, Associate Vice President, Campus and Community Planning, who can be contacted at [michael.white@ubc.ca](mailto:michael.white@ubc.ca).

Yours truly,

Robin Ciceri  
Vice-President, External Relations

Copy: Jen McCutcheon, Director, Electoral Area A, Metro Vancouver Regional District  
Michael White, UBC AVP Campus and Community Planning

General comment received  
during feedback period  
May 5th – June 9th 2021

## In favour/no objection

1. UEL residents or groups
2. UBC residents or groups
3. Other

In favour/no objection

1. UEL residents or groups

**From:** [UEL MUNI:EX](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** FW: Cannabis Retail - University Village  
**Date:** June 7, 2021 8:44:15 AM

---

**From:** Susan Wilkinson s.22  
**Sent:** June 6, 2021 4:51 PM  
**To:** UEL MUNI:EX <uel@gov.bc.ca>  
**Subject:** Cannabis Retail - University Village

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

One cannabis retail outlet in the UEL is sufficient at this time.

Susan Wilkinson

s.22 Vancouver, BC

Sent from [Mail](#) for Windows 10

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Proposed Cannabis store in University Village  
**Date:** May 8, 2021 3:37:18 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Good afternoon, Ms. Shay,

I am a resident of the UEL (s.22 ) and mother to two young sons (s.22 ). I am in full support of this cannabis shop being approved. Balancing the safety of all UBC community members is dear to my heart and I believe that current zoning restrictions and regulations satisfy what's necessary to protect minor children from any risks associated with legal cannabis stores. What's more, easy, reliable access to legal cannabis for UBC students and other community members will go a long way to protecting cannabis users because of the inherently greater safety of legal cannabis supply.

Thank you very much,  
Jocelyn Pitsch

- - -

PhD Candidate, UBC Theatre & Film  
she/her

I am living and working on the traditional, ancestral, and unceded territory of the Coast Salish peoples—Sḵwx̱wú7mesh (Squamish), Stó:lō and Səl̓ílwətaʔ/Selilwitulh (Tsleil-Waututh) and xʷməθkʷəy̓əm (Musqueam) Nations.

**From:** UEL MUNI-EX  
**To:** Mark Kameli MUNI-EX; Shay, Heather MUNI-EX  
**Cc:** UEL Planning MUNI-EX  
**Subject:** FW: The change of the land use at 5784 University Blvd.  
**Date:** April 8, 2021 12:43:12 PM

Hi Kameli and Heather,

Please see the email below from Mr. Mohammadi in regard to Cannabis Retail at 5784 University Blvd. Mr. Mohammadi indicated that he has been advised by the Cannabis retail to send his consent to the UEL.

Thanks,



**Deepti Rawat • Municipal Clerk**  
University Endowment Lands  
5495 Chancellor Boulevard, Vancouver, BC V6T 1E2  
(3) 604-660-1838 Direct: 604-398-6147  
[www.universityendowmentlands.gov.bc.ca](http://www.universityendowmentlands.gov.bc.ca) • [Deepti.Rawat@gov.bc.ca](mailto:Deepti.Rawat@gov.bc.ca)

**From:** Copy Smart Printing Services <[info@copysmart.ca](mailto:info@copysmart.ca)>  
**Sent:** April 8, 2021 12:34 PM  
**To:** UEL MUNI-EX <[uel@gov.bc.ca](mailto:uel@gov.bc.ca)>  
**Subject:** The change of the land use at 5784 University Blvd.

**This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Copy Smart Printing Services <[info@copysmart.ca](mailto:info@copysmart.ca)>

12:22 (9 minutes ago)

to UEL

To: UEL administration,

To whom it may concern,

Copy Smart agrees with the change of the land use for the area D Plan Policy 5.4.31 in order UEL will permitting one Cannabis Retail at 5784 University Blvd.

Copy Smart owner and manager

Mahmoud Shir Mohammadi

--

[Sales & Marketing Dep.](#)

5784 University Blvd., V6T 1K6  
Tel : 604-222-3189

3387 Wesbrook Mall, V6S 0B1  
Tel : 778-330-0944  
[www.copysmart.ca](http://www.copysmart.ca)  
[info@copysmart.ca](mailto:info@copysmart.ca)

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** In support of Change of Land Use District Application #1/20, 5784 University Boulevard  
**Date:** May 7, 2021 8:26:30 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi

I am a resident of s.22, Vancouver s.22.

This is to register my support of the Change of Land Use District Application #1/20, 5784 University Boulevard, Vancouver, BC, V6T 1K6, Lot 13, Block 97, DL 140, Plan 8743 to a non-medical cannabis retail store.

Kind regards  
Saattvic



In favour/no objection

2. UBC residents or groups

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** UEL Rezoning Public Comments  
**Date:** May 8, 2021 11:07:12 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi Heather,

I am a UNA resident and would like to express my support for the re-zoning application for the cannabis retail store location.

Thank you.

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Cannabis store on university blvd  
**Date:** May 26, 2021 11:53:13 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I came across a petition recently opposing the operation of a cannabis store on the UBC campus: [https://www.change.org/p/uel-administration-office-objection-of-the-cannabis-retail-at-5784-university-blvd-in-ubc?source\\_location=topic\\_page](https://www.change.org/p/uel-administration-office-objection-of-the-cannabis-retail-at-5784-university-blvd-in-ubc?source_location=topic_page)

One argument made by the organizer of the petition was that it would draw “non-relevant” people to campus. Presumably this would be because people would travel to UBC to purchase cannabis products. Perhaps the organizers didn’t realize that there are at least 2 stores already close to campus: one on west 10 and Tolmie, and one on Dunbar near 16 Ave. There are too many to list in the kitsilano area.

UBC campus is for everyone with facilities available to the lower mainland and beyond whether it be for educational, research, recreational or medical purposes

Cannabis is now legal in Canada and it’s use and products are government regulated. Surely this is better than street level supply and purchasing?

The organizers of the petition also mention the proximity of the Cannabis store to schools and the presence of children. I see Cannabis in the same vein as I see a liquor store. Illegal for anyone under 19 and regulated by government legislation. Children are currently living close to 2 liquor stores on campus: wesbrook and university village and there seems to be no objection to their presence on campus.

Anecdotally, I purchased CBD oil with small amounts of THC for my dog to control the pain of osteosarcoma (bone cancer). It greatly improved the quality of his remaining months. I use cbd and thc topically for nerve pain in my hands. There are many great applications for cannabis. I believe the petition is largely fear-based in its arguments. I was disappointed that the organizers, who might study/work at UBC (and therefore consider themselves academically “relevant”), didn’t have any arguments supported by an evidence-base.

Thank you

Janet Campbell  
UNA resident

Sent from my iPhone

**From:** [OtherSide Creative House](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Burb's UBC Application  
**Date:** June 6, 2021 7:43:54 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

This is a letter of no objection for **Burb Cannabis** and their attempt at being approved for a non-medical cannabis retail at *5784 University Blvd.*

As a student start-up made up of current UBC Students and situated on the UBC Campus, this letter is regardless of our stance on cannabis and its use, but because of the implications Burb will have on student life; on and around campus.

Our letter of no objection is based on the tenants of accessibility, employment, and community enhancement. As of now, the nearest cannabis retailer is off campus, posing accessibility and safety limitations on students who may choose to indulge. With the introduction of Burb within our University Village, we are assured of a trusted and responsible cannabis retailer who prioritizes education and healthy awareness as indicated in their brand pillars.

Secondly, Burb will be replacing a Copy Smart whose service offerings are outdated and are currently being supplemented by others such as Staples. Additionally, this business does not hire any students, therefore reducing its impact and value within our student community. Alternatively, Burb promises to ensure ample student employment, which in itself improves the wellbeing of some, while ensuring that their business is student friendly and student-centric; whereby positively impacting the community at large.

Lastly, Burb has been a trusted partner of the UBC Community since its inception, making its relocation necessary in further supporting student activities and programs that help improve the shared university experiences of all. From the recent past, Burb's association with our two campus festivals, Welcome Back BBQ and Block Party, in collaboration with AMS Events, has been noticeable and has greatly improved the festival experiences enjoyed by over 10,000 UBC students - all within a given academic year. Additionally, their provisioning of financial support and event activations for diverse groups will ensure the enhancement of our community, further empowering our ability as students and student groups in carrying out our respective mandates and revitalizing student life on campus.

It is for the reasons stated above that OtherSide Club presents this letter of no objection for Burb Cannabis, and their attempt at being approved for a non-medical cannabis retail at *5784 University Blvd.*

Thank you very much for the consideration and we hope you have a great day!

Best regards,  
Sylvester Mensah Jr

Founder of OtherSide Club

--

**OtherSide Creative House Inc.**



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Burb's UBC Application  
**Date:** June 6, 2021 8:03:26 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

This is a letter of no objection for **Burb Cannabis** and their attempt at being approved for a non-medical cannabis retail at *5784 University Blvd.*

As a campus resident and recent grad, I am submitting this letter because of the implications that a Burb retail store will have on campus life, of which I have had the pleasure of serving over the past 3 years through organizations such as UBC Recreation, UBC Camps, AMS Events, the Vancouver School of Economics Undergraduate Society, and most recently, the AMS of UBC.

My letter of no objection is based on the tenants of accessibility, employment, and community enhancement. As of now, the nearest cannabis retailer is off campus, posing accessibility and safety limitations on students who may choose to indulge. With the introduction of Burb within our University Village, students are assured of a trusted and responsible cannabis retailer who prioritizes education and healthy awareness as indicated in their brand pillars.

Secondly, Burb will be replacing a business whose service offerings are both outdated and fail to impact student wellbeing, due to their inability to hire students. With a promise of ensuring ample student employment, its store will improve the wellbeing of some, while ensuring that their business is student friendly and student-centric; whereby positively impacting the community at large.

Lastly, I have had the privilege of working alongside Burb and hence my knowledge of them being a trusted partner of the UBC Community. In particular, their previous partnerships with AMS Events during our yearly music festivals have proven to greatly improve the shared university experiences of all. Adding on, their provisioning of financial support and event activations for diverse groups will ensure the enhancement of our community, further empowering our ability as students in carrying out our respective mandates in revitalizing student life across the UBC campus.

It is for the reasons stated above that I present this letter of no objection for Burb Cannabis, and their attempt at being approved for a non-medical cannabis retail at *5784 University Blvd.*

Thank you very much for the consideration and I hope you have a great day!

Best regards,

--

**Sylvester Mensah Jr.**

Bachelor of International Economics '21  
Vancouver School of Economics | UBC



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Zoning Inquiry  
**Date:** June 8, 2021 8:20:33 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi there,

Just reaching out to support the new opportunity surrounding the Burp dispensary. As a student I find it important that other students have access to something that will not only increase UBC revenue but also enhance safety surrounding cannabis. Students are going to make such purchases regardless, might as well have the university takes advantage of such opportunities and use it towards enhancing education and creating new opportunities for other students.

Kind regards,  
Pouya Arian s.22



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** s.22  
**Subject:** Letter of Support from AMS of UBC  
**Date:** June 8, 2021 3:31:19 PM  
**Attachments:** [AMS Letter of Support for Burb Application.pdf](#)

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To Metro Vancouver Regional District (MVRD),

I have attached a Letter of Support from the Alma Mater Society of UBC Vancouver putting forward our opinions regarding the retail application from Burb Cannabis. We are in support of their application and have listed our reasons behind it in this letter. We are happy to answer any questions that you may have.

Regards,  
Rish

**Rishavraj Das**

Events Manager

Alma Mater Society of UBC Vancouver

6133 University Boulevard, V6T 1Z1

**M:** 604-726-7641 | **T:** 604-822-5336

To whom it may concern,

This letter of support is for Burb Cannabis in their application for a non-medical cannabis retail at 5784 University Blvd.

The AMS believes that it is important for our student community to have easy access to a safe and trusted cannabis supply, and Burb Cannabis employs a responsible retail model that will benefit our UBC community. When it comes to cannabis retailers, the AMS believes that education around responsible substance use is the most important consideration when evaluating community fit. We believe that the application from Burb Cannabis adequately meets our desired expectations for a retail operation of this nature.

In our opinion, Burb Cannabis is not like your stereotypical “pot shop”. Their store design is welcoming and inviting; and most importantly, they employ a diverse group of people that put education and health awareness at the forefront of their operations. Additionally, we also expect that a retail store like Burb will provide additional employment opportunities for students on campus. Burb also supports a wide range of community activities through their social charitable initiatives and event driven sponsorships; most notably supporting the annual AMS Block Party and the AMS Welcome Back BBQ in 2019 - which are huge community events and the largest university music festivals in Western Canada. Burb can reach many diverse groups, provide education, and sell trusted and tested government sealed products.

In a time where inclusivity and accessibility are more important considerations than ever, this application will create substantially better access to responsible cannabis use for over 60,000 young people. Right now, the nearest retailer to UBC is off campus, and off the University Endowment Lands. The proposed location at 5784 University Boulevard will significantly cut student travel times to access cannabis, and will additionally provide a local hub for cannabis-related education which currently does not exist in the University Endowment Lands. The area is in a commercial shopping centre where all kinds of retail businesses exist, including a liquor store.



The UBC student body deserves to have a safe space nearby, where purchasing cannabis is an accessible stress-free environment. Burb's retail-model is also a community-friendly one, and we expect that this location will provide responsible access to cannabis with minimal risk to families and underage youth. Locations like these also further reduce illegal activity, which in turn creates a safer UEL community for us all.

The AMS is proud to support any operation that advances the collective interests of our membership. While cannabis use is not universal - education, responsible access, and safe communities are priorities that benefit everyone. We believe that this proposed development will bring collective benefits to students, families, and beyond.

Kind regards,

**Cole Evans**

AMS President

AMS Student Society of UBC Vancouver | [ams.ubc.ca/leadership](https://ams.ubc.ca/leadership)

T 604 822 3972

**From:** [Kalith Nanayakkara](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Letter of Support | ThePlug UBC, Burb Cannabis  
**Date:** June 8, 2021 5:25:24 PM  
**Attachments:** [1600979560276000\\_1145633681.png](#)

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

My name is Kalith Nanayakkara, I'm a full-time student at UBC Vancouver, former AMS Executive, and the founder and president of ThePlug UBC, a student-run events and media start up based on campus.

This letter of no objection is for Burb Cannabis in their attempts of being approved for non-medical cannabis retail at 5784 University Blvd, and is written on behalf of ThePlug organization as a whole. A large number of our team members live, work, and study on the UEL.

We as a student group think that it is important to be surrounded by trusted and responsible cannabis retailers, especially during times like this.

Research has shown an increase in cannabis use over the pandemic. Cannabis is commonly consumed and enjoyed by students and others within the UEL for both medicinal and recreational purpose. Thus, having a safe, accessible and reliable source on campus is vital to the health, wellbeing and success of our community. Right now, the nearest retailer to us is off campus, and off the University Endowment Lands, however, having a more accessible and inclusive location on UEL lands surrounded by other businesses such as restaurants and a liquor store, would allow our community members to easily access a government-regulated store over turning to the illegal street market, which is often tied to gang violence.

Having visited other Burb locations, we feel that Burb is not your typical "pot shop," but rather is a welcoming and inviting place that prioritizes their community and consumers first. Burb also employs a diverse group of people that put education and healthy awareness at the forefront of company pillars. Burb supports a wide range of communities through their social charitable initiatives and event driven activations; and bringing a responsible organization such as them to the UEL would be very beneficial. We strongly believe that Burb can reach many diverse groups, provide education, and sell trusted and tested government sealed products.

The possibility of Burb coming nearby to our campus and on the UEL, we can be optimistic in knowing that Burb plans to hire students and other people from our community which will help ease student financial stress with more employment opportunities on campus.

We look forward to the possibility of a new and safe Burb Cannabis location opening up at 5784 University Blvd.

Please do not hesitate to reach out to us for more information or consultation.

Cheers,

Kalith Nanayakkara  
President | [ThePlugUBC](#)

+1 (604) 379-4394

[kalith@theplugvancouver.com](mailto:kalith@theplugvancouver.com)

**THE PLUG**  
VANCOUVER

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Kappa Sigma Letter of Support for Burb  
**Date:** June 9, 2021 10:41:59 AM  
**Attachments:** [Letter of Support - Burb.pdf](#)

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

This is a letter of support for Burb.

Best regards,

**Markus Lee**

President | Kappa Sigma Fraternity

This letter of no objection is for Burb Cannabis with regards to their attempt to be approved for non-medical cannabis retail at 5784 University Boulevard.

Kappa Sigma would like to make it clear that we are neither in support nor in objection of cannabis and its uses, but we would like to highlight the positive impact of having a responsible cannabis retailer on campus for the students.

Burb has two main traits that sets them apart from stereotypical “weed shops”. Firstly, their employment of a diverse group of individuals, which reflect their company’s pillars of: education and healthy awareness. Secondly, their support of charitable initiatives and scholarships, and further events is beneficial to the community around.

Accessibility is also something to be taken into consideration. The nearest cannabis retailer to UBC is off campus, which unfortunately leads students to pursue alternatives to cannabis retail shops, in dealers, or other means, which is unsafe. Burb is a trusted retailer, selling tested government sealed products, and providing a safe environment for students to purchase cannabis in.

Lastly, Burb’s existence on campus opens further employment opportunities for students on campus, which alleviates their financial stress.

Thank you for your consideration.

Markus Lee

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Support Letter [Burb @ UBC]  
**Date:** June 9, 2021 1:44:39 PM  
**Attachments:** [Metro Vancouver Regional District x Burb UBC.pdf](#)

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi UEL,

I wanted to attach a letter of support for the Burb store at UBC  
Please reach out if you have any questions

Thank you,

**ASAD ALI**

Brand & Marketing Connoisseur  
Sauder School of Business • UBC

s.22

[www.thisisasadd.com](http://www.thisisasadd.com)





Metro Vancouver Regional District (MVRD)  
re: Burb's UBC Application

This letter of support is for Burb Cannabis in their application for a non-medical cannabis retail at 5784 University Blvd.

As a former UBC student, Student leader and Founder of AMS Events (Alma Mater Society of UBC) I have had hands on experience working with Burb on major projects such as the annual AMS Block Party and the AMS Welcome Back BBQ.

These are largest community events hosted by a university in Western Canada. Burb has been a phenomenal partner in ensuring these events continue to build community and foster unity on campus.

As the Cannabis revolution continues in Canada it is essential to have easy access to a safe and trusted cannabis supply. At the same time is equally important individuals are the right access. to education around responsible substance use.

I believe is the perfect fit for the UBC community for these exact reasons.

The UBC community of 60,000 students deserves to have a safe space to purchase cannabis is an accessible stress-free environment. I expect that this location will provide responsible access to cannabis with minimal risk to families and underage youth.

A location at UBC would further reduce illegal activity, which in turn leader to a safer UEL community.

I am proud to support Burb in this project and believe the application from Burb Cannabis adequately meets our desired expectations for a retail operation.

Thank you,

Syed Asad Ali  
Founder, This is Asad Inc  
UBC Class of 2017

Ms.22

**From:** s.22  
**To:** [Eby.MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com); [UEL Planning MUNI:EX](#)  
**Subject:** Cannabis stores on UBC campus  
**Date:** June 9, 2021 12:02:59 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Minister David Eby, UEL advisory council, and electoral area A Director Jen McCutcheon,

I received an email from my childrens' school PAC regarding the proposed cannabis stores on UBC campus, and a suggested objection to those stores.

I would like to voice that I don't mind the opening of these two stores on UBC campus and would much rather see increased education in schools around drugs and addiction, than an attempt to shield the children from seeing cannabis stores.

Sincerely,  
Anne Steino.

**Anne Steinø, PhD**

Senior Manager, Operations  
Academy of Translational Medicine, UBC  
Vancouver, BC  
Canada  
mobile: s.22  
e-mail: s.22

# In favour/no objection

## 3.Other

*Note: MV staff determined "Other" to be UBC (UNA) residents based on the addresses provided. Therefore, they were counted as nearby residents.*

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby, MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Cannabis store input (Burb)  
**Date:** June 9, 2021 4:10:46 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff,

I am writing to express my support for the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (UEL village) from Burb Cannabis Corporation.

I support this application for the following reasons:

1. With the passage of Bill C-45 (the Cannabis Act) by the Canadian Parliament on 19 June 2018, cannabis is a legal and regulated recreational substance, similar in many ways to alcohol.
2. There is a sizable population of university students and community residents in the UEL area (including the various UBC and Wesbrook neighbourhoods) who consume cannabis & would benefit from a retail outlet of safe and regulated cannabis products.
3. The proximate availability of legal cannabis (available only to adults 18 and over) undermines the illegal cannabis trade, which is not regulated and is accessible to anyone, regardless of age. Further, the proposed location of the store is in the University Village retail area, many blocks away from the public schools for those citizens who may have concern.
4. In BC, the minimum age to possess, purchase and consume cannabis is 19 years old, and therefore the safety and wellbeing of my children (s.22 ) are not at risk. Children are best protected from premature alcohol and cannabis use by education and open family discussions of health and safety risks; they are not protected by NIMBY efforts to prevent the legal sale of these products. It is my responsibility as a parent to educate my responsibility as to the benefits and risks involved with use/abuse of any chemical substance so that they are able to make the most informed choice as a young adult.

I support the right of consumers and retailers to enjoy the regulated sale of this legal drug.

Thank you for your consideration.

Amy Vozel  
s.22  
Vancouver BC s.22

CC:

David Eby, Minister and MLA  
Jen McCutcheon, Director Electoral Area A  
Members of the UEL Community Advisory Council

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby, MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [Community Advisory Council](#)  
**Subject:** Cannabis store input (Burb)  
**Date:** June 9, 2021 12:40:41 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff,

I am writing to express my support for the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (UEL village) from Burb Cannabis Corporation.

I support this application for the following reasons:

1. Cannabis is a legal and regulated recreational substance in Canada, similar in many ways to alcohol.
2. There is a sizable population of university students and other residents in the UEL area (including the various UBC and Wesbrook neighbourhoods) who consume cannabis & would benefit from a retail outlet of safe and regulated cannabis products.
3. The proximate availability of legal cannabis (available only to adults 18 and over) undermines the illegal cannabis trade, which is not regulated and is accessible to anyone, regardless of age.
4. Children are best protected from premature alcohol and cannabis use by education and open family discussions of health and safety risks; they are not protected by NIMBY efforts to prevent the legal sale of these products.

I am not myself a cannabis consumer, but I support the right of consumers and retailers to enjoy the regulated sale of this legal drug.

Thanks for your consideration—

Eagle Glassheim

s.22

Vancouver BC s.22

CC:

David Eby, Minister and MLA

Jen McCutcheon, Director Electoral Area A

Members of the UEL Community Advisory Council

## Opposed

1. UEL residents
2. UBC/UNA residents
3. Other/unspecified address
4. Petition

Opposed

1. UEL residents

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Date:** May 4, 2021 3:29:40 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi,

I would like to make a complaint and request that the Cannabis store at University Blvd and Western Parkway not be built. I am a licensed mental health professional and I know that Cannabis is extremely damaging to the brains of human beings, especially youth, often triggering mental health problems and psychosis, and making structural changes in their brains. This area has many schools, university students, and community centres where we have many children and youth. Even just seeing a Cannabis store in the neighbourhood desensitises them to it being okay, many people do not understand that just because a drug is legal it does not mean it is healthy for you. Also it can be a gateway drug to a life of addiction.

On top of this having a Cannabis store in the neighbourhood can attract a more undesirable crowd, and criminal element, and it affects the value of real estate in the area, especially foreign buyers who do not understand how we have legalized cannabis here.

Who can I speak with about all of this?

Thank you,

Tali'ah Aquilini



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Jack Lau](#)  
**Subject:** Strongly oppose the opening of a cannabis store on UBC campus  
**Date:** May 6, 2021 7:58:41 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

As a resident of UBC UEL and a mother of two children, I strongly oppose to the plan of opening a cannabis store on UBC campus.

UBC is a place which provides education to our children, our hope of the country. This land bears a huge responsibility to our youth pursuit of their future and spiritual world.

opening a cannabis store will create lots of problems, such as increase crime.

I hope UEL office can reject this application, give UBC a pure and peaceful environment to youth for studying and living.

Warm regards,  
May Liu

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Jen McCutcheon](#); [Community Advisory Coucil](#)  
**Subject:** Applications for Non-medical Cannabis Retail in UEL Village  
**Date:** May 5, 2021 9:47:19 PM  
**Attachments:** [Cannabis outlet letter to J Braman -20210505.pdf](#)

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Jonn,

Attached please find a letter regarding the applications for change of land use district and licensing for non-medical cannabis retail at 5784 University Blvd (UEL Village).

Kind regards,  
Maria

*Maria Harris*  
s.22  
*Vancouver, BC*  
s.22

May 5, 2021

Mr. Jonn Braman  
Manager, UEL Administration Office  
5495 Chancellor Boulevard  
Vancouver, BC, V6T 1E2

Sent via email: PlanUEL@gov.bc.ca

Dear Mr. Braman,

**Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village)**

I am writing this letter to provide comment for two processes, namely rezoning by the University Endowment Lands (UEL) and licensing recommendations by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch (LCRB).

Under the current UEL Land Use, Building and Community Administration Bylaw, the intent of land use in the UEL Commercial District (i.e. U-Hill Village area) is to provide for a wide range of commercial activities and services that require central locations to serve nearby neighbourhoods and the University of B.C. non-resident day population.

The proposed rezoning would not serve the UBC non-resident day population since they should not need cannabis during the daytime when they are on campus for work or classes. Therefore, the only relevant question is whether it would serve nearby neighbourhoods.

Some residents of nearby UBC neighbourhoods, such as those living in Gage neighbourhood student housing, may welcome non-medicinal retail cannabis in the UEL Village. However, for the nearby UEL neighbourhoods, there are much better ways to serve their commercial needs. The newly adopted Area D Neighbourhood Plan provides for a significant population increase in the immediate neighbourhood and this alone will create demand for many services and amenities which, in my view, would contribute more to the life of Area D and surrounding neighbourhoods than a cannabis retail outlet. This is especially so given that there is already a cannabis retail outlet conveniently nearby on West Tenth Avenue at Sasamat (a short B-Line bus ride away) for those who wish to use it.

Accordingly, I oppose the proposed rezoning.

With regard to licensing, UBC's current land use rules do not permit cannabis retail on its campus lands. In other words, cannabis retail is not an approved use on UBC Campus lands and UBC does not entertain applications for cannabis retail. It is my understanding that UBC's position was carefully considered and is motivated by a duty of care to its students. Since the proposed outlet is a short walk from the heart of UBC's Campus, I am of the view that licensing cannabis retail close to campus would be contrary to the public interest when UBC has made a decision not to entertain such applications.

Sincerely,

Maria Harris  
UEL Resident, Area A

cc. Jen McCutcheon, Director Electoral Area A, areaajen@gmail.com  
UEL Community Advisory Council, uelcac@gmail.com

**From:** s.22  
**To:** [UEL Planning MUNI:EX; areaajen@gmail.com](mailto:areaajen@gmail.com)  
**Subject:** Objection of the Cannabis retail at 5784 University Blvd in UBC  
**Date:** May 6, 2021 3:01:14 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Planner,

As a UEL resident we strongly object the cannabis retail store at 5784 University BLVD in UBC

The University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are families, students, and professors oriented towards the purpose of the university campus. By opening a cannabis retail store, non-relevant people may be attracted to the campus for purposes unrelated to the university.

UBC fosters a high density of minors, with an elementary school within 1.4 km, a high school within 1 km and another elementary school within ONLY 700 meter to the location of the cannabis retail. The location of the cannabis retail store is in a business plaza including a food court, supermarket, fast food chains, Staples, banks and educational institutes which are family, business, and academic-oriented. Many elementary and secondary school students pass by this area on the way to school and spend time in this area after school with friends. By allowing cannabis retail to exist in this business plaza, we are putting children at a high risk of exposure to substances they are too young for.

Since the legalization of marijuana in Canada in 2018, the bypassing marijuana smell happens more often in recent years. Many buildings have prohibited smoking inside and within 6 meters of the building which means the smokers would probably smoke on the street, which the open air will be polluted more seriously. Moreover, second-hand smoke will impact the community significantly. According to the US Centers for Disease Control, second-hand smoke causes negative psychological effects and toxic chemical effects on nonsmokers. This is especially detrimental to the health of children and elderly individuals in our community.

5784

**10 MINUTES PASSPORT PHOTO**

**ONE HOUR RESEARCH POSTER PRINTING ON VINYL . PHOTO MATTE FABRIC . POSTER PAPER**


**Copy Smart**

**CHANGE OF LAND USE DISTRICT APPLICATION**

5784 University Blvd.  
Suro Cannabis Corporation  
#3140 - 1502 Broadway St, Port Coquitlam

Has applied for a Change of Land Use District to develop the site for non-medical cannabis retail. The deadline for written comments addressed to the UEL Manager is June 7, 2021. Please note that for non-medical cannabis retail licence applications in the UEL, Metro Vancouver Regional District (MVRD) must gather residents' views to make comments and recommendations on the licensee's application to the BC Liquor and Cannabis Regulation Branch (LCRB). Written comments submitted as part of this rezoning application will be considered as gathering residents' views for the MVRD and will be used to inform MVRD recommendations to the BC LCRB.

**FOR MORE INFORMATION CONTACT:**  
UEL Administration Office  
5495 Chancellor Boulevard  
Phone No. 604 660 1808  
[PlanUEL@gov.bc.ca](mailto:PlanUEL@gov.bc.ca)



**Rationale for the proposal**

- Three pillars of legalization are: protecting our vulnerable youth; eliminating the illicit market; and ensuring the safety of consumers by offering access to tested, safe products.

Application date:  
• June 30, 2020

**Purolator**

**Tri-Fo**

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Firm Objection to opening cannabis shop in UBC area!!  
**Date:** May 6, 2021 6:18:54 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Planning Officer,

I am writing to express my firm objection to opening a cannabis retail at 5784 university Blvd, locate in UBC area.

According to Cannabis Laws and Regulations issued in 2018, the first aim of the Cannabis act is to “keep cannabis out of the hands of youth”. Cannabis Act says to “help prevent youth from accessing cannabis. I deeply believe a Cannabis retail store should not be allowed to exist in UBC, a campus which placed the highest number of youth across BC. All the regular residential students in UBC and the kids associated with the young family here should not be exposed to the pollution in air and mind caused cannabis smoking. Allowing a cannabis shop to be opened in a youth/kids highly concentrated area delivers a totally wrong message that Cannabis is not harmful to our future generations. And that ABSOLUTELY contravenes the fundamental aim of the Cannabis Act.

Although it became lawful on October 17, 2019 for legal forms of cannabis to be produced and sold, it is also well acknowledged that Cannabis contains substances that affect the brain and body, including delta-9-tetrahydrocannabinol (THC) and cannabidiol (CBD). There is a long list of the short term and long term harms of consuming cannabis. Youth and kids, who are vulnerable physically and mentally, are exposed to high risk of being the victims of secondhand cannabis smoking IF such retail is allowed in UBC neighborhood.

Therefore, as a resident in UBC, on behalf of myself and kids/youth in the area, I submitted my FIRM objection to opening a cannabis retail store at 5784 University Blvd or at any place in UBC neighborhood.

Appreciate your consideration!

Annie Lee  
Resident of s.22, Vancouver

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [UEL MUNI:EX](#); s.22  
**Subject:** Cannabis Outlet  
**Date:** May 11, 2021 11:35:35 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL Administration,

My wife Dorcas and I wish to register our opposition to the proposed cannabis outlet on University Boulevard on the UEL. The sidewalk at the proposed location has a regular flow of children who are frequenting the fast food and grocery locations. There is a small but significant and measurable mental health risk associated with the use of cannabis, particularly with young people whose brains have not fully developed. There are already a multitude of locations on 10<sup>th</sup> and on Broadway, an easy #99 ride away.

Yours sincerely,  
William and Dorcas Reimer

s.22  
Vancouver, BC s.22

Sent from [Mail](#) for Windows 10

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#); [UEL Planning MUNI:EX](#)  
**Subject:** Comments on application for non-medical cannabis retail in UBC neighborhood  
**Date:** May 17, 2021 4:52:14 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Planning Officer,

I am a home owner and resident of the UEL. I recently passed by the notice board in front of Copy Smart store (5784 University Boulevard) and have great concerns upon learning the application for business by a Cannabis store.

- 1) The notice board mentioned, the first rationale for the proposal is to protect our vulnerable youth. This is an utterly absurd statement !! Other than UBC, there are many grade schools and high schools within UEL, why should young people be exposed to Marijuana, and potentially get addicted at all ?
- 2) As buildings in UBC and the UEL neighborhood are supposed to be smoke free, how would the potential rise in indoor pot smoking be monitored / controlled / banned ?
- 3) After all, why should recreational drugs be offered within a world famous prestigious university ?
- 4) With the nascent UBC sky train station and potential higher inflow of people, any consideration on the potential rise in cannibals related crime ?

In conclusion, I strongly object to this licensing application. Thank you for reading.

Rgds,  
F Chan

--

Sent from my Android phone with GMX Mail. Please excuse my brevity.



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** "[Jen McCutcheon](#)"  
**Subject:** cannabis in the Village  
**Date:** May 19, 2021 12:51:31 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Heather,  
Please accept this email as my expression of opposition to a non-medical cannabis store in the University Village.

I am concerned that a non-medical cannabis store will endanger the health and lives of vulnerable youth. Currently, there is a non-medical cannabis store on West Tenth Avenue, which meets the needs of Point Grey, the UEL, and UBC.

Thank you.  
Sharon Kahn

*Sharon E. Kahn*  
s.22  
Vancouver, B. C. s.22  
Canada  
s.22

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** FW: Opposition to the application for a recreational cannabis shop in Area D  
**Date:** May 19, 2021 8:24:45 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Because of the large student population nearby I suppose our neighborhood has learned to tolerate the litter produced by the presence of many fast food shops in this area, but to add to it recreational cannabis is too much. Too often this leads to hard drugs and so it is ironic to read the pious reasons presented on the sign for its adoption.” To protect our vulnerable students from the illegal market.” Those who wish to smoke pot can get it legally or illegally. It is a big mistake to make it easy for them to get it, especially when they are young and impressionable. For this reason I trust that UBC will also decline to accommodate a recreational cannabis shop on its land.

Edward Jull

s.22

Vancouver, BC, s.22

Sent from [Mail](#) for Windows 10

**From:** [Braman, Jonn MUNI:EX](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** FW: Burb Cannabis Store  
**Date:** May 21, 2021 7:44:24 AM

---

For the record

Jonn Braman, Manager  
University Endowment Lands

-----Original Message-----

From: Daniel L Nocente s.22  
Sent: May 21, 2021 5:33 AM  
To: Braman, Jonn MUNI:EX <Jonn.Braman@gov.bc.ca>  
Subject: Burb Cannabis Store

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello Jonn,

We are writing in connection with the proposal by Burb to establish a cannabis outlet in the U Hill Village.

We are opposed to the proposal.

We listened to the presentation by Burb's CEO to the CAC. We can readily appreciate why as a lucrative business matter it makes total sense for him to plunk a cannabis store next to an easily exploited gold mine of youthful students.

However, as the parents of 4 children we think that the health and protection of our community should override private gain.

Yours Sincerely

Daniel and Pauline Nocente  
s.22

Sent from my iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** RE:  
**Date:** May 21, 2021 1:39:15 PM  
**Attachments:** [image001.png](#)

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Great so can you submit my email taking off my email address and leaving my name and that I am a UEL resident please?

Can you also add this information to it:

To the UEL and Minister of Municipal affairs,

I would like to add this to my letter.

There is a large youth population as mentioned previously at UBC between all the schools, the community centres, and UBC. We know when there is this easy accessibility underage often get over age youth to get marijuana for them at these stores, and often have fake ID and buy it themselves, store employees give it to underage students and don't ask questions. We also know that marijuana can cause a lot of damage to the brain, and trigger psychosis. As a licensed mental health professional I see this often. Here are some scientific research studies on marijuana and its effect on the brain and triggering psychosis, I can provide many more:

[Long-term study reveals harm in regular cannabis use - UQ News - The University of Queensland, Australia](#)

[510 510..515 \(squarespace.com\)](#)

[Can Marijuana Trigger Psychosis? | Child Mind Institute](#)

[Teens who smoke pot at risk for later schizophrenia, psychosis - Harvard Health](#)

[The contribution of cannabis use to variation in the incidence of psychotic disorder across Europe \(EU-GEI\): a multicentre case-control study - The Lancet Psychiatry](#)

Many believe these Marijuana stores will affect the value of their homes at UBC, as we are in a very unique neighbourhood with very high valued real estate.

Thank you,

Tali'ah Aquilini, B.A., M.A., R.C.C.

---

**From:** UEL Planning MUNI:EX <PlanUEL@gov.bc.ca>

**Sent:** May 13, 2021 9:54 AM

**To:** Tali'ah Aquilini s.22

**Subject:** RE:

Hello Tali'ah,

My apologies for the delay in getting back to you- I was waiting to hear back from Metro about their privacy protocols.

From the UEL standpoint, all written comments received on this application will be provided in full to the Minister of Municipal Affairs, and are confidential as they form part of the UEL's 'advice to government' on the application.

Regarding what is provided to Metro, this is the information we were provided by their Board and Information Services Branch:

With regards to personal information, when these items proceed to the Board it would be suggested that all personal information, other than name and city in which they reside, be redacted. We would not recommend taking into consideration anonymous feedback as it would provide little context and would provide no understanding as to how directly impacted the individual would be if the application were to be approved.

I hope this helps. Please note that the deadline to provide written comment on this application is June 9<sup>th</sup>, 2021 at 4pm.

Regards,

**Heather Shay, MCIP, RPP**  
**Planning Officer**

**University Endowment Lands**

5495 Chancellor Boulevard

Vancouver, B.C., V6T 1E2

P: 236-468-3176 | [www.universityendowmentlands.gov.bc.ca](http://www.universityendowmentlands.gov.bc.ca)



---

**From:** Taliah Aquilini s.22  
**Sent:** May 4, 2021 3:45 PM  
**To:** UEL Planning MUNI:EX <[PlanUEL@gov.bc.ca](mailto:PlanUEL@gov.bc.ca)>  
**Subject:** RE:

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

My email is confidential though isn't except for the Minister to see?  
Can I speak with someone in your office?

Thank you

---

**From:** UEL Planning MUNI:EX <[PlanUEL@gov.bc.ca](mailto:PlanUEL@gov.bc.ca)>  
**Sent:** May 4, 2021 3:32 PM  
**To:** Taliah Aquilini s.22  
**Subject:** RE:

Tali'ah Aquilini:

Thank you for your feedback on this Change of Land Use District application. All comments received on this application will form part of the public record and will be provided to the Minister of Municipal Affairs as well as the Metro Vancouver Regional District.

Sincerely,

**Heather Shay, MCIP, RPP**  
**Planning Officer**

**University Endowment Lands**

5495 Chancellor Boulevard  
Vancouver, B.C., V6T 1E2  
P: 236-468-3176 | [www.universityendowmentlands.gov.bc.ca](http://www.universityendowmentlands.gov.bc.ca)



**From:** Taliah Aquilini §.22  
**Sent:** May 4, 2021 3:30 PM  
**To:** UEL Planning MUNI:EX <[PlanUEL@gov.bc.ca](mailto:PlanUEL@gov.bc.ca)>  
**Subject:**

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi,

I would like to make a complaint and request that the Cannabis store at University Blvd and Western Parkway not be built. I am a licensed mental health professional and I know that Cannabis is extremely damaging to the brains of human beings, especially youth, often triggering mental health problems and psychosis, and making structural changes in their brains. This area has many schools, university students, and community centres where we have many children and youth. Even just seeing a Cannabis store in the neighbourhood desensitises them to it being okay, many people do not understand that just because a drug is legal it does not mean it is healthy for you. Also it can be a gateway drug to a life of addiction.

On top of this having a Cannabis store in the neighbourhood can attract a more undesirable crowd, and criminal element, and it affects the value of real estate in the area, especially foreign buyers who do not understand how we have legalized cannabis here.

Who can I speak with about all of this?

Thank you,

Tali'ah Aquilini

May 28, 2021

From Dr. J. Khanna

s.22

Vancouver s.22



To Manager, UEL

Re Application for Cannabis Store  
at UEL Village

Dear Sir,

I do not support this application.

Its presence in the Village will entice many young UBE students to experiment with the use of the soft drug, Cannabis, making them addicted to its use, and later to the possibility of progressing to hard drug use.

Needless to say, such a store, will change the ambience of the Village particularly in the evenings.

Yours truly,

J. Khanna

Dr. J. Khanna



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Kahn, Sharon](#)  
**Subject:** Cannabis store application  
**Date:** May 30, 2021 2:35:47 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

As a resident of UEL for the last 36 years, I am appalled and very worried, by this application being even considered, in a location so close to UBC.

This cannabis store is the last thing the student population at UBC needs in this area, regardless of the amount of taxes the store might pay; the pharmacy yes, is needed, the cannabis store NO! is not needed, on the contrary, it will have a damaging effect!

Based on some discussions with other residents, everybody I talked to, opposes it.

I strongly oppose this application, and I dare to compare it, with opening of a liquor store across the road from a high school; would you like to have that for your children? And my granddaughter is a student at UBC!

Would it happen again, that the opinion of the residents doesn't count?

Respectfully,  
George Salcudean,

s.22  
[Redacted]  
[Redacted]

**From:** [Braman, Jonn MUNI:EX](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** FW: Cannabis store  
**Date:** June 3, 2021 7:52:49 AM

---

Jonn Braman, Manager  
University Endowment Lands

-----Original Message-----

From: Ron Pears [s.22](#)  
Sent: June 2, 2021 3:39 PM  
To: Braman, Jonn MUNI:EX <[Jonn.Braman@gov.bc.ca](mailto:Jonn.Braman@gov.bc.ca)>  
Subject: Cannabis store

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Jonn:

This note is to record my objection to the proposal to open a cannabis store in the UEL village.

I do not believe that this enterprise is right for our small shopping area. The proponents undoubtedly believe that UBC students will be a lucrative market for their products, and they may well be right. But that does not mean that it is a good idea for the health of the students, or our community.

There is an existing cannabis shop on 10th Avenue so nobody will be denied the right to buy this legal product.

Regards  
Ron

Ron Pears  
[s.22](#)  
Vancouver BC [s.22](#)  
[s.22](#)

**From:** [Braman, Jonn MUNI:EX](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** FW: Change of Land Use Application #1/20 5784 University Boulevard-Objection  
**Date:** June 3, 2021 1:23:20 PM  
**Attachments:** [MAS objection.docx](#)

---

Jonn Braman, Manager  
University Endowment Lands

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**From:** Margaret Stuart s.22  
**Sent:** June 3, 2021 12:17 PM  
**To:** Braman, Jonn MUNI:EX <Jonn.Braman@gov.bc.ca>  
**Cc:** Marg Stuart s.22  
**Subject:** Change of Land Use Application #1/20 5784 University Boulevard-Objection

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Attached please my objection to the Change of Land Use Application #1/20 5784 University Boulevard.

Margaret A Stuart  
s.22

UEL Manager  
5495 Chancellor Blvd.  
Vancouver BC V6T 1E2

**Subject: Objection to change of land use at 5784 University Boulevard**

Burb Cannabis Corporation has applied to the University Endowment Lands (UEL) on behalf of Mandial Holdings Ltd., Inc for an amendment to the UEL Land Use, Building and Community Administration Bylaw for a Change of Land Use District (rezoning) to allow for the conditional use of a non-medical cannabis retail store with a proposed floor area of 1236.68 square feet (114.9 square metres) in the CD-1 District at 5784 University Boulevard.

The purpose of this letter is to register my objection to the granting of said amendment to the UEL Land Use, Building and Community Administration Bylaw for a Change of Land Use District (rezoning).

I have no personal use for a cannabis retail outlet located in the village or any other area of the UEL.

Secondly, I would not be pleased to see young, university bound students (many far from home) lined up at “our” cannabis store after getting off the bus to buy a product that is not essential and is not good for them.

The cannabis store was formally introduced by the outside consultants during the Area D planning sessions two years ago. With great enthusiasm the Modus crew were set to educate the community that cannabis is now legal and the inclusion of this retail element would bring our retail choices “up-to-date” and desirable to serve the density planning they were promoting. The consultants did not live in the UEL and often showed a disinterest in and disrespect for the needs and opinions of our residents. The proposal of a cannabis store is just one example that was imposed on the Area D Plan by outsiders.

The purpose of this letter has been to register my objection to the granting of an amendment to the UEL Land Use, Building and Community Administration Bylaw for a Change of Land Use District (rezoning) for purposes of locating a cannabis store in the University village. I object to this rezoning application.

Regards,

Margaret a Stuart

s.22

**From:** [Braman, Jonn MUNI:EX](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** FW: Objection to change of land use at 5784 University Boulevard  
**Date:** June 3, 2021 1:23:28 PM  
**Attachments:** [Objection to change of land use at 5784 University Boulevard.docx](#)

---

Jonn Braman, Manager  
University Endowment Lands

---

**From:** Channelcorp s.22  
**Sent:** June 3, 2021 12:25 PM  
**To:** Braman, Jonn MUNI:EX <Jonn.Braman@gov.bc.ca>  
**Cc:** Channelcorp s.22  
**Subject:** Objection to change of land use at 5784 University Boulevard

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Attached please an objection to the change of land use application for 5784 University Boulevard.

Bruce Stuart

s.22

t

UEL Manager  
5495 Chancellor Blvd.  
Vancouver BC V6T 1E2

**Subject: Objection to change of land use at 5784 University Boulevard**

Burb Cannabis Corporation has applied to the University Endowment Lands (UEL) on behalf of Mandial Holdings Ltd., Inc for an amendment to the UEL Land Use, Building and Community Administration Bylaw for a Change of Land Use District (rezoning) to allow for the conditional use of a non-medical cannabis retail store with a proposed floor area of 1236.68 square feet (114.9 square metres) in the CD-1 District at 5784 University Boulevard.

The purpose of this letter is to register my objection to the granting of said amendment to the UEL Land Use, Building and Community Administration Bylaw for a Change of Land Use District (rezoning).

My objection has four components:

- 1. There is no need for another cannabis retail store (pot shop) west of Granville Street.** At present there is 10,000 to 20,000 of retail space dedicated to pot shops west of Granville Street. There are eight (8) retail pot shops and 4 “medical offices” where users could obtain their cannabis products. In comparison in all of West Van there is only one pot shop, and only two in all of North Vancouver. From the University village the closest pot shop is a nine (9) minute car ride and only a twenty (20) minute bike ride.
- 2. If there is a need, the pot shop should go on the UBC Campus where there is retail space available and presumably thousands of pot smoking youths walking around looking to score some pot legally.** Any market study or retail location study that is done for a pot shop in the UEL will tell Mandial Holdings that they should locate either next to a high school or on the UBC Campus, not in the University village. As the high school location is against the law, the UBC Campus location is the next best thing.
- 3. If UBC has said no to pot shops on Campus it is because they have decided that access to pot shops is not in the best**

**interests of their community of students and staff.** As a matter of public record cannabis retail is not a permitted land use at UBC. In support of the ban UBC prioritizes the health and wellbeing of their students, faculty, staff, and residents. When classes are in session, UBC has more than 50,000 students on campus, the vast majority of which are young adults between 18-25 years of age. Many of these students come from countries where cannabis use is neither legal nor decriminalized.

If a pot shop on the Campus of UBC is not in the interests of their community of students and staff, and UBC is clearly in the for-profit development business as a commercial and retail landlord, then a pot shop in the University Village is not in the best interests of the greater UEL Community.

**4. Denying the application to amend the UEL Land Use, Building and Community Administration Bylaw for a Change of Land Use District (rezoning) will not create hardship for the applicant.**

There are lots of other locations that the applicant can occupy that will be located in areas that have a clear “need” for pot shops without attempting to do an end run around a policy decision made by the largest university campus in Western Canada in a community that does not need any more pot shop capacity.

The purpose of this letter has been to register my objection to the granting of an amendment to the UEL Land Use, Building and Community Administration Bylaw for a Change of Land Use District (rezoning) for purposes of locating a pot shop in the University Village.

Thank you for your consideration,

Bruce R Stuart

s.22

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Please keep the cannabis shops away from UBC campus!  
**Date:** June 3, 2021 11:44:38 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello Heather Shay,

The University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are families, students, and professors oriented towards the purpose of the university campus. By opening a cannabis retail store, non-relevant people may be attracted to the campus for purposes unrelated to the university.

UBC fosters a high density of minors, with an elementary school within 1.4 km, a high school within 1 km and another elementary school within ONLY 700 meter to the location of the cannabis retail. The location of the cannabis retail store is in a business plaza including a food court, supermarket, fast food chains, Staples, banks and educational institutes which are family, business, and academic-oriented. Many elementary and secondary school students pass by this area on the way to school and spend time in this area after school with friends. By allowing cannabis retail to exist in this business plaza, we are putting children at a high risk of exposure to substances they are too young for.

Since the legalization of marijuana in Canada in 2018, the bypassing marijuana smell happens more often in recent years. Many buildings have prohibited smoking inside and within 6 meters of the building which means the smokers would probably smoke on the street, where the open air will be polluted more seriously. Moreover, second-hand smoke will impact the community significantly. According to the US Centers for Disease Control, second-hand smoke causes negative psychological effects and toxic chemical effects on nonsmokers. This is especially detrimental to the health of children and elderly individuals in our community.

We ask that UEL Administration Office strongly consider how the cannabis retail store aligns with the research and educational purposes in UBC and how it will better serve the families, children and elderly in the area.

Jenny Li  
UEL resident  
Sent from my Galaxy



**From:** [UEL MUNI:EX](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** FW: Concern over new Cannabis Store  
**Date:** June 4, 2021 9:20:46 AM

---

**From:** davidw s.22  
**Sent:** June 3, 2021 8:05 PM  
**To:** UEL MUNI:EX <uel@gov.bc.ca>  
**Subject:** Concern over new Cannabis Store

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Management,  
We already have too many Cannabis Stores within walking distance.  
Please no more. We have so many schools around. Please keep our kids safe.  
David

----- 原始邮件 -----

发件人 : Teddy O'Donnell s.22  
收件人 : Teddy O'Donnell s.22  
主题 : Third Area C Update  
日期 : s.22

Dear Neighbours,

I hope this email finds you well.

Below, I have provided a summary of some of the agenda items from the May 17 CAC (Community Advisory Council) meeting.

**Cannabis Retail Outlets:** A second Cannabis store, Atheneum Cannabis, appeared as a delegation at the meeting. As the UEL's Official Community Plan (as amended by the Area D Plan) only allows for one Cannabis Store, only one store will be allowed to rezone and open. Public consultation has not opened for the second store (I will tell you in my next update when it will be open). Atheneum is applying to open a store in the 5700 block of University Boulevard, near the Macdonald's. This is in the same block that the other Cannabis Store is seeking rezoning.

A reminder that the first cannabis store, Burb Cannabis, is also seeking to rezone for and open a Cannabis Store. Public consultation **closes June 7 at 4:00pm**, and emails should be sent to [uel@gov.bc.ca](mailto:uel@gov.bc.ca).

At the meeting, it was pointed out that while a maximum of one Cannabis store can apply for rezoning, that does not mean that the UEL needs to have a Cannabis store. In other words, if you do not want a Cannabis store in the UEL write to the email address above and make that known. The same goes for if you do want a Cannabis store. Public feedback is very important in this process.

**Community Works Fund:** The distribution of the Community Works Fund was also discussed at the meeting. This fund is distributed by Metro Vancouver to the UEL, UNA (University Neighbourhood Association) and UBC, and the UEL will receive \$150,000 dollars to be spent over the next three years. Previously, the UEL spent this money to built several rain gardens to improve drainage (one of which is on College Highroad at Chancellor Boulevard by the Golf Course). If you can think of any small projects that could benefit the entire UEL, please email me ([teddyod.uelcac@gmail.com](mailto:teddyod.uelcac@gmail.com)) as I am one of the CAC representatives who will be working with Metro Vancouver.

**Next CAC Meeting:** June 21 at 6:30pm via Zoom (the link will be posted to the website, [uelcommunity.org](http://uelcommunity.org), closer to the date).

Thank you for reading this email, and stay safe.

Sincerely,  
Teddy O'Donnell  
UEL CAC Area C Representative  
email: [teddyod.uelcac@gmail.com](mailto:teddyod.uelcac@gmail.com)  
CAC website: [uelcommunity.org](http://uelcommunity.org)

From: s.22  
To: s.22@MUN.LEX  
Subject: Oppose opening cannabis shop on campus  
Date: June 5, 2021 4:07:32 PM

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

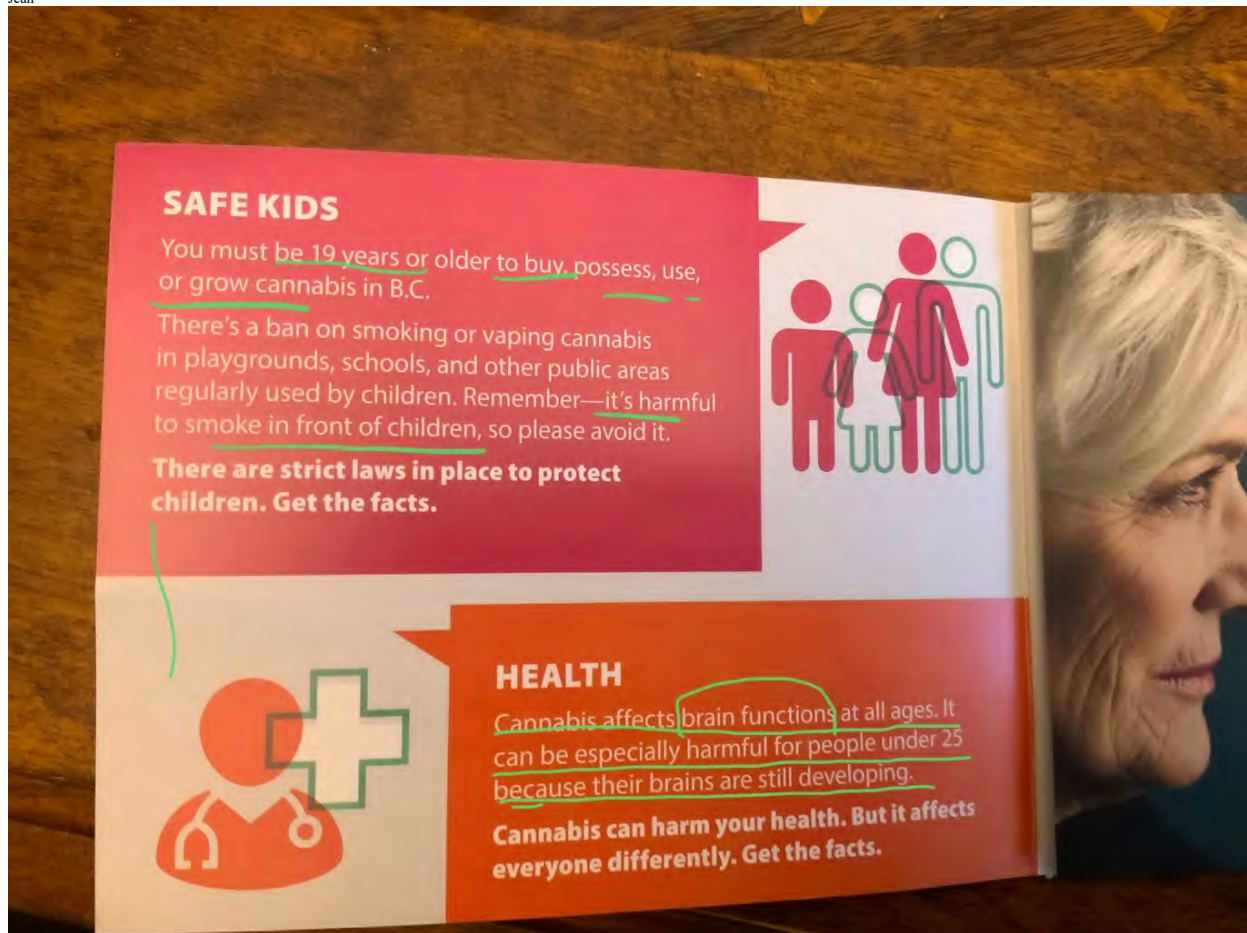
Hello,

I am a resident of UEL community. I strongly opposed to open a cannabis shop on campus. Because Science has approved that cannabis affects brain functions at all ages, it can be especially harmful to the people under 25 as their brains are still under developing. Majority UBC students are younger than 25. I understand cannabis is legal and university students are adults, they should be able to make a smart decision. But I don't think it's fair to challenge/tempt them and putting them on risk by opening a cannabis shop on their campus.

University should be a place to provide education, to learn, to do research, and to enjoy healthy social leisure life place.

I very appreciate your consideration,

Jean



Sent from my iPad

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Objection to any cannabis store in UBC area  
**Date:** June 5, 2021 5:22:54 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Heather,

Hope this message finds you very well.

It's almost time we all can go out and breathe fresh air again! But I was shocked to hear the news that some cannabis company is applying to open a store on UBC campus. As a UEL resident and also a parent of two kids, I want to write to let you know my deep concern.

Although it's legal to smoke cannabis in Canada, it's not a wise decision to have a cannabis store on campus. Campus is a place where students learn knowledge, and enjoy healthy social gatherings. They need clear mind and fresh air for study and living. Smoking cannabis has been proven to cause damage to youth brains and obviously pollute the air. Many buildings have signs against smoking in UBC. It will be a confusion message to the university students if we allow any cannabis store on campus. There are also kids attending high school, two elementary schools and many toddlers and babies on campus. You or your colleagues probably have such kids too. Their homes, schools, daycares, playgrounds are very close to university village, where the proposed location for the cannabis stores will be. It's so heartbreaking to see what cannabis will do to their beautiful neighborhood. I therefore firmly object to the proposal of opening any cannabis store in UBC area. Many of my friends in UBC echo my objection. Please kindly take our concern into consideration when you make the decision. I hope you and everyone else living and working on UBC will always enjoy a healthy and clean UBC.

Thank you and I look forward to hearing back from you!

Yours respectfully,  
Annie

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby,MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village)  
**Date:** June 5, 2021 9:58:29 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Xia Lin

s.22

Vancouver, BC

s.22

June 5, 2021

Mr. Jonn Braman  
Manager, UEL Administration Office  
5495 Chancellor Boulevard  
Vancouver, BC  
V6T 1E2

Sent via email: [PlanUEL@gov.bc.ca](mailto:PlanUEL@gov.bc.ca)

Dear Mr. Braman,

**Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village)**

I am writing this letter to provide comments for two processes, namely rezoning by the University Endowment Lands (UEL) and licensing recommendations by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch (LCRB).

Accordingly, I oppose the proposed rezoning.

This neighbourhood is surrounded by a huge student population and the opening of a cannabis store may negatively affect the health and safety of these young individuals. There is an easily accessible cannabis store that is located on W 10th avenue that is less than 3km away from UBC campus. People who want to purchase cannabis can shop in that store. Most importantly, I have children in the house and I do not want them to be in an environment where Cannabis is right across the street.

Sincerely,

Xia Lin  
Area A Resident

CC: Minister David Eby, [david.eby.mla@leg.bc.ca](mailto:david.eby.mla@leg.bc.ca)  
Jen McCutcheon, Director Electoral Area A, [areaajen@gmail.com](mailto:areaajen@gmail.com)  
UEL Community Advisory Council, [uelcac@gmail.com](mailto:uelcac@gmail.com)

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Objections to change of land use in UEL  
**Date:** June 5, 2021 6:19:07 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Sir,

I STRONGLY Object the idea that UEL consider the change of landuse to accomodate a non medical Cannabis Corporation to open a shop in ULE area..

This is a mad idea.This is a university area, an area where many students live & study. The location is close to a secondary school & a fnuture primary school, day care centre,old age home .It may have bad influence to young.

Please think of our next generation .With a cannabis shop so close to them, will they be in danger of being tempted.

Once again, I strongly object having any t type of Cannabis shop in our are.

A resident in UEL.

Margaret

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby,MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village)  
**Date:** June 5, 2021 10:02:49 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Donna Jiajia Qi

s.22

Vancouver, BC

s.22

June 5, 2021

Mr. Jonn Braman  
Manager, UEL Administration Office  
5495 Chancellor Boulevard  
Vancouver, BC  
V6T 1E2

Sent via email: [PlanUEL@gov.bc.ca](mailto:PlanUEL@gov.bc.ca)

Dear Mr. Braman,

**Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village)**

I am writing this letter to provide comments for two processes, namely rezoning by the University Endowment Lands (UEL) and licensing recommendations by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch (LCRB).

Accordingly, I oppose the proposed rezoning.

This neighbourhood is surrounded by a huge student population and the opening of a cannabis store may negatively affect the health and safety of these young individuals. There is an easily accessible cannabis store that is located on W 10th avenue that is less than 3km away from UBC campus. People who want to purchase cannabis can shop in that store.

Sincerely,

Donna Jiajia Qi  
Area A Resident

CC: Minister David Eby, [david.eby.mla@leg.bc.ca](mailto:david.eby.mla@leg.bc.ca)  
Jen McCutcheon, Director Electoral Area A, [areaajen@gmail.com](mailto:areaajen@gmail.com)  
UEL Community Advisory Council, [uelcac@gmail.com](mailto:uelcac@gmail.com)

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [david.eby.mla@leg.bc.ca](mailto:david.eby.mla@leg.bc.ca); [areaajen@gmail.com](mailto:areaajen@gmail.com); [Community Advisory Council](#)  
**Subject:** Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village)  
**Date:** June 5, 2021 10:06:27 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Meng Yu Qi  
s.22  
Vancouver, BC  
s.22

June 5, 2021

Mr. Jonn Braman  
Manager, UEL Administration Office  
5495 Chancellor Boulevard  
Vancouver, BC  
V6T 1E2

Sent via email: [PlanUEL@gov.bc.ca](mailto:PlanUEL@gov.bc.ca)

Dear Mr. Braman,

Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at **5784 University Blvd (UEL Village)**

I am writing this letter to provide comments for two processes, namely rezoning by the University Endowment Lands (UEL) and licensing recommendations by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch (LCRB).

Accordingly, I oppose the proposed rezoning.

This neighbourhood is surrounded by a huge student population and the opening of a cannabis store may negatively affect the health and safety of these young individuals. There is an easily accessible cannabis store that is located on W 10th avenue that is less than 3km away from UBC campus. People who want to purchase cannabis can shop in that store.

Sincerely,

Meng Yu Qi  
Area A Resident

CC: Minister David Eby, [david.eby.mla@leg.bc.ca](mailto:david.eby.mla@leg.bc.ca)  
Jen McCutcheon, Director Electoral Area A, [areaajen@gmail.com](mailto:areaajen@gmail.com)  
UEL Community Advisory Council, [uelcac@gmail.com](mailto:uelcac@gmail.com)



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby,MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village)  
**Date:** June 5, 2021 10:12:33 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Chen Cheng Qi

s.22

Vancouver, BC

s.22

June 5, 2021

Mr. Jonn Braman  
Manager, UEL Administration Office  
5495 Chancellor Boulevard  
Vancouver, BC  
V6T 1E2

Dear Mr. Braman,

I am writing this letter to provide comments for two processes, namely rezoning by the University Endowment Lands (UEL) and licensing recommendations by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch (LCRB).

Accordingly, I oppose the proposed rezoning.

This neighbourhood is surrounded by a huge student population and the opening of a cannabis store may negatively affect the health and safety of these young individuals. There is an easily accessible cannabis store that is located on W 10th avenue that is less than 3km away from UBC campus. People who want to purchase cannabis can shop in that store.

Sincerely,

Chen Cheng Qi  
Area A Resident

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby,MLA, David LASS:EX](#)  
**Subject:** 5784 University Blvd Rezone  
**Date:** June 5, 2021 10:30:52 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

From:  
Yajuan Wen  
s.22  
Vancouver BC  
s.22  
June 5,2021

To:  
Mr. Jonn Braman  
Manager, UEL Administration Office  
5495 Chancellor Boulevard  
Vancouver, BC  
V6T 1E2

Dear Mr. Braman,

Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village)

I am writing this letter to provide comments for two processes, namely rezoning by the University Endowment Lands (UEL) and licensing recommendations by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch (LCRB).

Accordingly, I oppose the proposed rezoning. Please think about it:

- This neighbourhood is surrounded by a huge student population and the opening of a cannabis store may negatively affect the health and safety of these young individuals.
- There is an easily accessible cannabis store that is located on W 10th avenue that is less than 3km away from UBC campus. People who want to purchase cannabis can shop in that store.

Sincerely,

Yajuan Wen  
UEL Area A Resident

[Sent from Yahoo Mail for iPhone](#)

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [areaajen@gmail.com](#); [uelcac@gmail.com](#); [Eby.MLA, David LASS:EX](#)  
**Subject:** Comments: Change of Land Use District and Licensing Applications - cannabis store at 5784 University Boulevard, Vancouver, BC  
**Date:** June 6, 2021 2:58:12 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Anthony Dean

s.22

Vancouver, BC

s.22

June 6, 2021

Mr. Jonn Braman  
Manager, UEL Administration Office  
5495 Chancellor Boulevard  
Vancouver, BC  
V6T 1E2

Sent via email: [PlanUEL@gov.bc.ca](mailto:PlanUEL@gov.bc.ca)

Dear Mr. Braman,

Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail store at 5784 University Blvd (UEL Village)

I am writing this letter to provide comments for two processes:

- Change of Land Use District and/or Rezoning by the University Endowment Lands (UEL), and
- Licensing recommendations by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch (LCRB).

I must oppose the proposed rezoning and licensing for sales of non-medical cannabis at 5784 University Boulevard.

Governments and benevolent organizations have devoted billions of dollars and countless hours of volunteer time to encourage people to reduce smoking and to reduce the use of intoxicants like alcohol. Cannabis use has numerous short- and long-term health risks. Marijuana is both another form of smoking and an intoxicant with the attendant hazards to

the users of these substances and those around them. There is also significant risk of physical dependency and addiction with cannabis products, and youth are especially vulnerable (see links below).

We should not be promoting the use of another form of smoking and another intoxicant, especially to younger generations like UBC students and the large communities of children of young families in the UEL area. The physical store represents both a promotion for and vehicle to encourage use of cannabis intoxicants.

I therefore oppose the application of Burb Cannabis Corporation on behalf of Mandial Holdings Ltd., Inc for an amendment to the UEL Land Use, Building and Community Administration Bylaw for a Change of Land Use District (rezoning) to allow a non-medical cannabis retail store at 5784 University Boulevard, Vancouver, BC.

- Information regarding the negative health effects of cannabis use from the Government of Canada:  
<https://www.canada.ca/en/health-canada/services/drugs-medication/cannabis/health-effects.html>
- Information regarding cannabis impairment and safety risk from the Government of Canada:  
<https://www.canada.ca/en/health-canada/services/drugs-medication/cannabis/health-effects/impairment-safety-risk.html>
- Information on the risks of physical dependency and addiction from cannabis use from the Government of Canada:  
<https://www.canada.ca/en/health-canada/services/drugs-medication/cannabis/health-effects/addiction.html>

Sincerely,

Anthony Dean  
UEL Area D Resident

cc: Minister David Eby, [david.eby.mla@leg.bc.ca](mailto:david.eby.mla@leg.bc.ca)  
Jen McCutcheon, Director Electoral Area A, [areaajen@gmail.com](mailto:areaajen@gmail.com)  
UEL Community Advisory Council, [uelcac@gmail.com](mailto:uelcac@gmail.com)

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [areaajen@gmail.com](#); [uelcac@gmail.com](#); [Eby.MLA, David LASS:EX](#)  
**Subject:** Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village)  
**Date:** June 6, 2021 9:53:52 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Viona Esen  
s.22  
UEL  
Vancouver, B.C.  
s.22

June 06, 2021

Mr. Jonn Braman  
Manager, UEL Administration Office  
Vancouver, B.C.  
V6T 1E2

Sent via email: [PlanUEL@gov.bc.ca](mailto:PlanUEL@gov.bc.ca)

Dear Mr. Braman,

Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village)

I am writing this letter to provide comments for two processes, namely rezoning by the University Endowment Lands (UEL) and licensing recommendations by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch (LCRB).

Accordingly, I oppose the proposed rezoning for the following reasons:

- I am a 3 minute walk away and I get violently ill by the smell or bad odor from Cannabis outlets.
- I am worried about the well being and safety of my family
- Day cares are located near by.
- This neighborhood is surrounded by a huge student population and the opening of a cannabis store may negatively affect the health and safety of these young individuals.
- There is an easily accessible cannabis store that is located on W 10<sup>th</sup> avenue that is less than 3km away from UBC campus. People who wants to purchase cannabis can shop in that store.

Sincerely,

Mrs.Viona Esen

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [david.eby.mla@leg.bc.ca](mailto:david.eby.mla@leg.bc.ca); [Community Advisory Coucil](#); [Jen McCutcheon](#)  
**Subject:** Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village)  
**Date:** June 5, 2021 10:09:24 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Meng Yu Qi  
s.22  
Vancouver, BC  
s.22

June 5, 2021

Mr. Jonn Braman  
Manager, UEL Administration Office  
5495 Chancellor Boulevard  
Vancouver, BC  
V6T 1E2

Sent via email: [PlanUEL@gov.bc.ca](mailto:PlanUEL@gov.bc.ca)

Dear Mr. Braman,

Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at **5784 University Blvd (UEL Village)**

I am writing this letter to provide comments for two processes, namely rezoning by the University Endowment Lands (UEL) and licensing recommendations by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch (LCRB).

Accordingly, I oppose the proposed rezoning.

This neighbourhood is surrounded by a huge student population and the opening of a cannabis store may negatively affect the health and safety of these young individuals. There is an easily accessible cannabis store that is located on W 10th avenue that is less than 3km away from UBC campus. People who want to purchase cannabis can shop in that store.

Sincerely,

Meng Yu Qi  
Area A Resident

CC: Minister David Eby, [david.eby.mla@leg.bc.ca](mailto:david.eby.mla@leg.bc.ca)  
Jen McCutcheon, Director Electoral Area A, [areaajen@gmail.com](mailto:areaajen@gmail.com)  
UEL Community Advisory Council, [uelcac@gmail.com](mailto:uelcac@gmail.com)

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Stop Cannabis in UEL/UBC/UNA  
**Date:** June 6, 2021 2:56:48 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Mr. Braman,

Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village)

I am writing this letter to provide comments for two processes, namely rezoning by the University Endowment Lands (UEL) and licensing recommendations by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch (LCRB).

Accordingly,

- I am worried about the wellbeing and safety of my children.
- This neighbourhood is surrounded by a huge student population and the opening of a cannabis store may negatively affect the health and safety of these young individuals.
- There is an easily accessible cannabis store that is located on W 10th avenue that is less than 3km away from UBC campus. People who want to purchase cannabis can shop in that store.

Sincerely,

CAINI Huang  
UEL Area A resident

**From:** [UEL MUNI:EX](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** FW: Area D: UHill Village Cannabis Store Rezoning Application  
**Date:** June 7, 2021 8:45:50 AM

---

**From:** Glenda Mason s.22  
**Sent:** June 6, 2021 4:51 PM  
**To:** UEL MUNI:EX <uel@gov.bc.ca>  
**Subject:** Area D: UHill Village Cannabis Store Rezoning Application

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello

After referring to the Area D Plan and the City of Vancouver Zoning bylaw 11.6.2, I am writing to comment on the re-zoning application to allow a Cannabis retail store within UHill Village. I note that the Area D plan includes the intent to “explore a maximum of one small Cannabis store” in the Village; however, I am not convinced that the proposed re-zoning would benefit the quality of life of this “local and small-scale community,” and “achieve a balance between the needs of young families and an increasing older population of residents”. I hope the UEL Board will consider the reservations summarized below in its decision-making process.

1. Proximity to the relatively high proportion of resident children (40% of households, including lone parent homes [2016 report]) by virtue of proximity to:
  - Acadia Park family housing
  - Norma Rose Point School
  - Little Mountain Learning Academy
  - future childcare services.
2. Proximity to adjacent CIBC bank machines.
3. The expected Cannabis store front appearance, seemingly counterproductive to the Area D family friendly plan, i.e., to “design buildings to frame and give life to the streets they front, providing safe spaces for people to connect, visit, and pass by, ... such as street level restaurants and cafés, that spill out onto the street with family-friendly events and activities.”
4. “Dispensaries within an area may serve both local residents and customers from nearby areas since many areas have no dispensaries of their own; therefore, the spatial scale of dispensary effects may be larger than any single unit.”



5. Traffic flow in adjacent neighborhoods. "University Boulevard is the main east/west route and a gateway to the UEL and UBC". Limited parking exists at the intended strip mall location, with entrance/exit driveways that create "conflict points between pedestrians and drivers". The Area D plan suggests that the "Western Parkway and University Boulevard intersection may be restricted to northbound right turn exit from Western Parkway onto University Boulevard", with full closure of this intersection to be considered in future.

6. Impact on water and solid waste management; cannabis odor in the vicinity of the store and from increased outdoor smoking of customers travelling through the neighborhoods adjacent to UHill Village.

Thank you for your consideration

Glenda J. Mason, PhD, Reg. SLP

s.22

Vancouver BC s.22

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby,MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village)  
**Date:** June 7, 2021 9:09:22 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Cindy Chen  
s.22  
Vancouver, BC s.22

June 7, 2021

Mr. Jonn Braman  
Manager, UEL Administration Office  
5495 Chancellor Boulevard  
Vancouver, BC  
V6T 1E2

Sent via email: [PlanUEL@gov.bc.ca](mailto:PlanUEL@gov.bc.ca)

Dear Mr. Braman,

Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at **5784 University Blvd (UEL Village)**

I am writing this letter to provide comments for two processes, namely rezoning by the University Endowment Lands (UEL) and licensing recommendations by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch (LCRB).

Accordingly, I strongly oppose the proposed rezoning.

-- As a resident of UEL, I have been living here for more than 10 years with and interact with many of our future engineers, scientists, and medical professionals on a daily basis. This neighbourhood is surrounded by a huge student population and the opening of a cannabis store may negatively affect the health and safety of these young individuals.

-- I am worried about the general wellbeing and safety of our community and feel that allowing another easily accessible source of intoxicants here on-campus will negatively affect all of us.

-- There is an easily accessible cannabis store that is located on W 10th avenue that is less than 3km away from UBC campus. People who want to purchase cannabis can shop in that store.

Sincerely,

Cindy Chen

CC: Minister David Eby, [david.eby.mla@leg.bc.ca](mailto:david.eby.mla@leg.bc.ca)

Jen McCutcheon, Director Electoral Area A, [areaajen@gmail.com](mailto:areaajen@gmail.com)  
UEL Community Advisory Council, [uelcac@gmail.com](mailto:uelcac@gmail.com)

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [areaajen@gmail.com](#); [uelcac@gmail.com](#); Eby.MLA, David LASS:EX  
**Subject:** protest letter re cannabis store at UBC  
**Date:** June 7, 2021 8:22:43 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Mr. Braman,

**Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village)**

I am writing this letter to provide comments for two processes, namely rezoning by the University Endowment Lands (UEL) and licensing recommendations by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch (LCRB).

Accordingly, I oppose the proposed rezoning.

It seems incomprehensible that it is a good idea to have a store readily providing marijuana products to a group of thousands of young students , many of them housed a few yards from this location

-

- This neighbourhood is surrounded by a huge student population and the opening of a cannabis store may negatively affect the health and safety of these young individuals.

- There is an easily accessible cannabis store that is located on W 10th avenue that is less than 3km away from UBC campus. People who want to purchase cannabis can shop in that store.

Sincerely,

Patricia Vertinsky

s.22 Vancouver, Area B of the UEL

CC: Minister David Eby, [david.eby.mla@leg.bc.ca](mailto:david.eby.mla@leg.bc.ca)  
Jen McCutcheon, Director Electoral Area A, [areaajen@gmail.com](mailto:areaajen@gmail.com)  
UEL Community Advisory Council, [uelcac@gmail.com](mailto:uelcac@gmail.com)

\*\*\*\*\*End of Letter \*\*\*\*\*

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village) and Cannabis Store located at Unit 102/202, 5728 University Blvd (UEL Village)  
**Date:** June 7, 2021 11:21:00 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Roya Bardshiry  
s.22

Mr. Jonn Braman  
Manager, UEL Administration Office  
5495 Chancellor Boulevard  
Vancouver, BC  
V6T 1E2

Sent via email: [PlanUEL@gov.bc.ca](mailto:PlanUEL@gov.bc.ca)

Dear Mr. Braman,

I am writing this letter to provide comments for two processes, namely rezoning by the University Endowment Lands (UEL) and licensing recommendations by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch (LCRB).

Accordingly, I oppose the proposed rezoning.

- I am worried about the wellbeing and safety of my young children.
- This neighbourhood is surrounded by a huge student population and the opening of a cannabis store may negatively affect the health and safety of these young individuals.
- There is an easily accessible cannabis store that is located on W 10th avenue that is less than 3km away from UBC campus. People who want to purchase cannabis can shop in that store.

Sincerely,  
Roya Bardshiry

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village) and Unit 102/202, 5728 University Blvd (UEL Village)  
**Date:** June 8, 2021 12:18:37 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Salar S  
s.22

Mr. Jonn Braman  
Manager, UEL Administration Office  
5495 Chancellor Boulevard  
Vancouver, BC  
V6T 1E2

Dear Mr. Braman,

I am writing this letter to provide comments for two processes, namely rezoning by the University Endowment Lands (UEL) and licensing recommendations by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch (LCRB).

Accordingly, I oppose the proposed rezoning.

- I am worried about the wellbeing and safety of my children and others.
- This neighbourhood is surrounded by a huge student population and the opening of a cannabis store may negatively affect the health and safety of these young individuals.
- There is an easily accessible cannabis store that is located on W 10th avenue that is less than 3km away from UBC campus. People who want to purchase cannabis can shop in that store.

Regards,  
Salar S

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village) and Unit 102/202, 5728 University Blvd (UEL Village)  
**Date:** June 8, 2021 12:26:07 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear sir,

I am writing this letter to provide comments for two processes, namely rezoning by the University Endowment Lands (UEL) and licensing recommendations by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch (LCRB).

Accordingly, I oppose the proposed rezoning.

- I am worried about the wellbeing and safety of my children and others.
- This neighbourhood is surrounded by a huge student population and the opening of a cannabis store may negatively affect the health and safety of these young individuals.
- There is an easily accessible cannabis store that is located on W 10th avenue that is less than 3km away from UBC campus. People who want to purchase cannabis can shop in that store.

Regards,  
Salari  
s.22

## UEL Planning MUNI:EX

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**From:** Yvonne Kwan s.22  
**Sent:** June 8, 2021 1:53 AM  
**To:** UEL Planning MUNI:EX  
**Cc:** areaajen@gmail.com; 'Community Advisory Council'; Eby.MLA, David LASS:EX  
**Subject:** Letter Objecting Rezoning Application To Allow For Conditional Use Of Non-Medical Cannabis Retail Store at 5784 University Boulevard

**Importance:** High

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

June 8, 2021

James Kwan  
Yvonne Kwan  
s.22  
Vancouver, B.C.  
s.22

Mr. John Braman  
Manager, UEL Administration Office  
5495 Chancellor Boulevard  
Vancouver, B.C.  
V6T 1E2

Sent via email: PlanUEL@gov.bc.ca

Dear Mr. Braman

We are writing to register my objection to the rezoning application to allow for conditional use of non-medical cannabis retail store at 5784 University Boulevard, Vancouver BC, V6T 1K6. The basis for this opposition is that granting a non-medical cannabis license for these premises will put at risk not only the thousands of teenage & young adult university students, but also the young children from the 12 day care facilities within 1 km from the proposed site location.

A simple google maps search of 5784 University Boulevard, Vancouver BC, V6T 1K6 shows that there are 12 day care / child care facilities within 1km , with the closest being 650m. Granting a license to the premises to sell cannabis products would be totally detrimental to the neighborhood by:

- a) the increase in second hand marijuana smoke that would effect children that play and walk around the area.
- b) the increase in crime, disorder and public nuisance.
- c) the negative effects of marijuana usage by UBC students, many of whom are young adults and teenagers that are in reality not mature enough to fully recognize the risks and downsides of non medical marijuana usage.



We have linked below to sources that support our argument.

d) Proximity of other cannabis retail locations: There are already two of such retail locations within a 5km radius, and they are located at 4529 West 10th Ave. and 3432 Dunbar Street.

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.healthline.com%2Fhealth%2Fcan-you-get-high-from-smelling-weed&data=04%7C01%7Cplanuel%40gov.bc.ca%7Cc34bf55cc10a42dab4e408d92a5ad85c%7C6fdb52003d0d4a8ab036d3685e359adc%7C0%7C0%7C637587391925841161%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQljoiv2luMzliLCJBTiI6Ikl1haWwiLCJXVCI6Mn0%3D%7C1000&sd=ITQsBpgiLZ5n1%2BXaSatO9KS6Rh1g5QvtgXKaEAzoqvQ%3D&reserved=0>

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.samhsa.gov%2Fmarijuana&data=04%7C01%7Cplanuel%40gov.bc.ca%7Cc34bf55cc10a42dab4e408d92a5ad85c%7C6fdb52003d0d4a8ab036d3685e359adc%7C0%7C0%7C637587391925841161%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQljoiv2luMzliLCJBTiI6Ikl1haWwiLCJXVCI6Mn0%3D%7C1000&sd=23D1QHDehMLYmWu7ZJ2j9Z3dLWe95mbe6uMDoq7MwUw%3D&reserved=0>

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.psychiatrictimes.com%2Fview%2Fcannabis-use-young-adults-challenges-during-transition-adulthood&data=04%7C01%7Cplanuel%40gov.bc.ca%7Cc34bf55cc10a42dab4e408d92a5ad85c%7C6fdb52003d0d4a8ab036d3685e359adc%7C0%7C0%7C637587391925851157%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQljoiv2luMzliLCJBTiI6Ikl1haWwiLCJXVCI6Mn0%3D%7C1000&sd=le6LujCX8eqDgXF9gLNpqQw4Hd7O9vkrWnqSx6NCzd8%3D&reserved=0>

In view of the above, we would urge the Licensing Authority to refuse the application.

Yours faithfully

James Kwan  
Yvonne Kwan  
Residents Area A

CC: Minister David Eby. David.eby.mla@leg.bc.ca  
Jen McCutcheon, Director Electoral Area A. areaajen@gmail.com  
UEL Community Advisory Council. uelcac@gmail.com

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby,MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** I am opposed to Cannabis Retail at 5784 University Blvd (in the UEL Village)  
**Date:** June 8, 2021 7:30:24 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

From Suzanne Perry  
Ross House Resident  
s.22  
Vancouver BC s.22

8 June 2021

Mr. Jonn Braman  
Manager, UEL Administration Office  
5495 Chancellor Boulevard  
Vancouver, BC  
V6T 1E2

Sent via email: [PlanUEL@gov.bc.ca](mailto:PlanUEL@gov.bc.ca)

Dear Mr. Braman,

**Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (in the UEL Village).**

I am writing this letter to provide comments for two processes, namely rezoning by the University Endowment Lands (UEL) and licensing recommendations by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch (LCRB).

Accordingly, I firmly oppose the proposed rezoning.

I have lived in the UEL since 2010, and in the UBC area since 2006. I love living here, and feel very safe most of the time. Now, a cannabis store is being proposed one block away from my home. I do not like the smell of pot, nor the effects it has on people who use it. I do not want a store so close to me. There are other stores within a 5 minute drive from this location, which should suffice for the needs of local customers.

While UBC is focused entirely on the student population, the UEL must maintain a balance between student interests and the interests of long-time residents. Cannabis is edgy and might seem attractive to young people wanting adventure, but I do not like it. It makes my lungs tighten up and I start coughing. I do not want to breathe it in every time I walk across the street to the pharmacy or the restaurants or the bank. I do not want pot smoke wafting in through the windows of my apartment.

Now, more than ever, students need support and encouragement to succeed, not temptations to smoke their troubles away. Drug use is not a healthy life habit, and having marijuana retail stores this close to where they live and study will be a constant distraction.

Please do not bow to the pot industry. Please do not bring cannabis vendors into any location in the UEL. Please do not provide students any more distractions than they already have. Please do not increase the amount of marijuana on my street. Please don't force me to live with my windows closed. Please hear my voice and the voices of other UEL residents.

Sincerely,

Suzanne Perry  
Area D resident since 2010  
s.22

CC: Minister David Eby, [david.eby.mla@leg.bc.ca](mailto:david.eby.mla@leg.bc.ca)  
Jen McCutcheon, Director Electoral Area A, [areaajen@gmail.com](mailto:areaajen@gmail.com)  
UEL Community Advisory Council, [uelcac@gmail.com](mailto:uelcac@gmail.com)

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby,MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Burb Cannabis: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village)  
**Date:** June 8, 2021 9:55:33 AM  
**Importance:** High

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

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Calvin Lim / So Cheng Lim  
UEL Area A Resident  
s.22  
Richmond, BC, s.22

Mr. Jonn Braman  
Manager, UEL Administration Office  
5495 Chancellor Boulevard  
Vancouver, BC  
V6T 1E2

Sent via email: [PlanUEL@gov.bc.ca](mailto:PlanUEL@gov.bc.ca)

We appreciate your invitation for comments regarding the following:

Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village) by Burb Cannabis

I am writing this letter to provide comments for two processes, namely rezoning by the University Endowment Lands (UEL) and licensing recommendations by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch (LCRB).

Please note below our concerns:

1. Psychiatric mental health services such as the BC Psychosis Program on 2255 Wesbrook Blvd at UBC Hospital Detwiller Pavilion is within 1 block of this area. Patients being treated for mental illness and recovering from addiction come to this community during the day. It is a disservice to them. Cannabis is a known factor in inducing psychosis, and its devastating effects to young adults is apparent to those who serve these patients in those facilities.
2. Our property is directly across this location and our current and future occupants, such as my elderly mother in her 80's and our children, do not wish to be exposed to any cannabis substances that may be released in or around the store.
3. In the past 20 years we have had mentally unstable and intoxicated individuals enter our

property or attempt entry to the home on at least 3 occasions, one successfully. We do not wish for this to escalate with the increase of traffic of potentially unstable individuals.

4. This location is a central hub for food services that is frequented by young families. Due to potential for contamination and presence of individuals consuming cannabis, these businesses may suffer as a result of patrons avoiding the area.

Due to the aforementioned reasons and for the reputation of the community of UBC, which prides itself as a world-class academic centre that is visited by students and faculty from around the world, we oppose the proposed rezoning.

Yours truly

Calvin Lim on behalf of So Cheng Lim  
UEL Area A Resident

CC: Minister David Eby, [david.eby.mla@leg.bc.ca](mailto:david.eby.mla@leg.bc.ca)  
Jen McCutcheon, Director Electoral Area A, [areaajen@gmail.com](mailto:areaajen@gmail.com)  
UEL Community Advisory Council, [uelcac@gmail.com](mailto:uelcac@gmail.com)

**From:** s.22  
**To:** [John.Braman@gov.bc.ca](mailto:John.Braman@gov.bc.ca); [UEL Planning MUNI:EX](#)  
**Cc:** [Eby.MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Letter re Burb Cannabis Corporation application  
**Date:** June 8, 2021 4:25:09 PM  
**Attachments:** [Letter UEL rezoning cannabis.doc](#)

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

s.22  
Vancouver, B.C.  
s.22

June 7, 2021

Mr. John Braman  
Manager, University Endowment Lands  
5495 Chancellor Boulevard  
Vancouver, B.C.  
V6T 1E2

Sent via email: [John.Braman@gov.bc.ca](mailto:John.Braman@gov.bc.ca); [PlanUEL@gov.bc.ca](mailto:PlanUEL@gov.bc.ca)

Dear Mr. Braman,

**Re: Change of Land Use District Application #1/20 5784 University Boulevard, Vancouver. B.C. V6T 1K6**

I am opposed to the application by Burb Cannabis Corporation for an amendment to the UEL Land Use, Building and Community Administration Bylaw for rezoning to permit the establishment of a non-medical cannabis retail store at 5784 University Boulevard. Further, I am opposed to a positive recommendation by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch that I understand could follow a successful rezoning application.

Establishing a retail cannabis outlet in the UEL village would not be a wise decision. The Cannabis Control and Licensing Act is guided by, among other things, the Province's priorities of protecting children and youth and promoting health and safety. It is known that the best way to protect youth

health is not to use cannabis.

The location of a non-medical cannabis retail store in a prominent place in the UEL village will negatively impact the children and youth who regularly use the area. Our village is essentially an extension of the University of B. C. campus and a large number of UBC students live in Area D year round. The village is heavily used by students, many of them youth, particularly during the day and evening hours but also late at night. Further, the Little Mountain Learning Academy which serves K-Gr. 12 is located close by at 213 - 2150 Western Parkway and Jim Everett Memorial Park was designed and is used as a children's playground.

After alcohol, cannabis is the drug most often linked to car accidents. Safety is an important consideration for the UEL community and having cannabis readily available in our community may well impact the safety of us all.

It is my understanding that the University has refused applications for a non-medical cannabis retail outlet on campus. While I do not know the reasons for the University's refusal to have a cannabis retail store on campus, I think they may well relate to protecting the health and safety of students.

I believe that permitting rezoning to establish a non-medical cannabis retail store at 5784 University Boulevard will not demonstrate the social responsibility that is an inherent part of living on the University Endowment Lands.

Yours truly,

M. Anne Wyness  
Area C resident

CC: Minister David Eby  
Jen McCutcheon, Director Electoral Area A  
UEL Community Advisory Council

s.22  
Vancouver, B.C.  
s.22

June 7, 2021

Mr. John Braman  
Manager, University Endowment Lands  
5495 Chancellor Boulevard  
Vancouver, B.C.  
V6T 1E2

Sent via email: [John.Braman@gov.bc.ca](mailto:John.Braman@gov.bc.ca); [PlanUEL@gov.bc.ca](mailto:PlanUEL@gov.bc.ca)

Dear Mr. Braman,

**Re: Change of Land Use District Application #1/20 5784 University Boulevard, Vancouver. B.C. V6T 1K6**

I am opposed to the application by Burb Cannabis Corporation for an amendment to the UEL Land Use, Building and Community Administration Bylaw for rezoning to permit the establishment of a non-medical cannabis retail store at 5784 University Boulevard. Further, I am opposed to a positive recommendation by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch that I understand could follow a successful rezoning application.

Establishing a retail cannabis outlet in the UEL village would not be a wise decision. The Cannabis Control and Licensing Act is guided by, among other things, the Province's priorities of protecting children and youth and promoting health and safety. It is known that the best way to protect youth health is not to use cannabis.

The location of a non-medical cannabis retail store in a prominent place in the UEL village will negatively impact the children and youth who regularly use the area. Our village is essentially an extension of the University of B. C. campus and a large number of UBC students live in Area D year round. The village is heavily used by students, many of them youth, particularly during the day and evening hours but also late at night. Further, the Little Mountain Learning Academy which serves K-Gr. 12 is located close by at 213 - 2150 Western Parkway and Jim Everett Memorial Park was designed and is used as a children's playground.

After alcohol, cannabis is the drug most often linked to car accidents. Safety is an important consideration for the UEL community and having cannabis readily available in our community may well impact the safety of us all.



It is my understanding that the University has refused applications for a non-medical cannabis retail outlet on campus. While I do not know the reasons for the University's refusal to have a cannabis retail store on campus, I think they may well relate to protecting the health and safety of students.

I believe that permitting rezoning to establish a non-medical cannabis retail store at 5784 University Boulevard will not demonstrate the social responsibility that is an inherent part of living on the University Endowment Lands.

Yours truly,

M. Anne Wyness  
Area C resident

CC: Minister David Eby  
Jen McCutcheon, Director Electoral Area A  
UEL Community Advisory Council

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** In opposition: Cannabis Retailer  
**Date:** June 9, 2021 11:07:23 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

Please, please, please do not open a cannabis retailer at 5784 University Boulevard so close to the university where so many young minds are still coming of age. The health effects are rampant and as future leaders of our democracy, we mustn't deprive ourselves of a more informed citizenry in this country.

Thank you,  
Alice Wang  
s.22, Vancouver BC

Get [Outlook for Android](#)

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#); [Braman, Jonn MUNI:EX](#)  
**Cc:** [uelcac@gmail.com](mailto:uelcac@gmail.com); [areaajen@gmail.com](mailto:areaajen@gmail.com); [Eby.MLA, David LASS:EX](#); [Leonard, Linda G.](#)  
**Subject:** Letter of Objection: Rezoning and Burb Cannabis Corp.  
**Date:** June 9, 2021 2:44:06 PM  
**Attachments:** [Cannabis letter 1 LLeonard.docx](#)

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Mr. Braman,

Attached, please find my letter of objection to the proposed rezoning and licensing related to the Burb recreational cannabis retail store.

I will also be submitting a hard and signed copy to your office this afternoon, prior to the 4pm deadline.

Sincerely,

Linda Leonard  
UEL Resident

Linda G. Leonard  
s.22  
Vancouver, BC  
s.22

June 9, 2021

Mr. Jonn Braman  
Manager, UEL Administration Office  
5495 Chancellor Boulevard  
Vancouver, BC  
V6T 1E2

To be delivered in person to UEL Administration Office  
And, sent via email: [PlanUEL@gov.bc.ca](mailto:PlanUEL@gov.bc.ca) and [jonn.braman@gov.bc.ca](mailto:jonn.braman@gov.bc.ca)

Dear Mr. Braman,

Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village) by Burb Cannabis Corporation.

I am writing this letter to provide comments for two processes, namely rezoning by the University Endowment Lands (UEL) and licensing recommendations by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch (LCRB).

Accordingly, I strongly oppose the proposed rezoning and licensing for the following reasons:

- A recreational cannabis store in the midst of the UEL Village does not serve the needs of the vast majority of UEL residents. It is intended to attract the closely adjoining, very large population of UBC students (over 55,000, the majority of which spend some time on campus who are just steps away.
  - As a retired health professional and former UBC professor, I am fully aware of the growth and development of youth and young adults. They are subject to peer pressure, want to fit in and will often put themselves at risk to try something new. In addition, they are under considerable stress in the student role and will turn to substances that will relieve that stress and help them relax. They often see themselves as invincible, and even more so when under the influence of alcohol and drugs such as cannabis. They put themselves at risk through a range of activities and behaviours when under the influence. There is substantial research that describes the harmful and long-lasting effects of cannabis on the developing brain, development which continues until approximately age 25 as well as reliable research on the downside of cannabis use for those in the 18-25 age group. Example from the Public Health Agency of Canada: <https://www.cpha.ca/sites/default/files/uploads/resources/cannabis/evidenc-e-brief-young-18-25-e.pdf>. This research tells us that cannabis can “affect young people's ability to think, learn, reason, remember, and solve problems. It can also cause mood swings, anxiety, and depression.” <https://www.healthlinkbc.ca/health-topics/tp17749#uq2408>. Clearly, this is incompatible with fostering an optimal

academic experience at university. I leave it to my medical colleagues in the ER's to comment on the effects of cannabis that bring students to the ER.

- Recreational cannabis retailers are looking for untapped markets and university students are an ideal target. BURB is a commercial enterprise whose main goal is to turn a profit. My understanding is that UBC Administration has vetoed any on-campus cannabis retail outlets. And, with good reason. My personal view is that we on the UEL also have a social responsibility to protect the safety and enhance the health of UBC students and others on campus. To do otherwise with regard to a highly vulnerable population is totally irresponsible.
- The UEL village area contained within University Boulevard, Western Parkway, Dalhousie Road and Allison Road is small and confined. The Village is designed to attract and accommodate small gatherings of people, including children of all ages. The sidewalk access to the stores on the University Boulevard side is crowded, narrow and often blocked by groups of people. Children gather with their parents and/or their friends in front of the plentiful fast food outlets facing University Blvd, several of which are in close proximity to the applicant's proposed location at 5784 University Boulevard.

In addition, Little Mountain Learning Academy (located on the 2nd floor in the Village) serves children ages Kindergarten to Grade 12. Its access point is close to University Boulevard. I am aware that purchasers are not permitted to smoke and use inside or immediately outside of the store; however some purchasers will inevitably smoke and use within the confines of the Village or nearby at Jim Everett Memorial Park. This park, which adjoins the Village, is designed to draw people of all ages. I point out that this area serves as a playground for the children of the UEL.

- The UBC Detachment of RCMP inform us of the crime rates on the UEL and that the UEL Village and surrounding residential area is very attractive because of its easy access via bus and the 24/7 or extended hours for UEL food outlets. To expect the university-based RCMP to monitor and intervene for all violations related to cannabis usage is unrealistic: they are already short-handed.
- Recreational cannabis use is now legalized. In that vein, there is a full service outlet (Trinity Tree Cannabis Co.) very close to UBC at 4529 West 10th Ave. It is easily accessible by the excellent bus service to and from as well as by their online purchase option. This is more than adequate access for recreational use of cannabis by UEL residents and students living on and off campus.

Sincerely,

*Linda G. Leonard*

Linda G. Leonard  
Resident and Owner, Area A

Cc: UEL CAC: [uelcac@gmail.com](mailto:uelcac@gmail.com) ; Jen McCutcheon, Electoral A Representative: [areaajen@gmail.com](mailto:areaajen@gmail.com) ; Honorable David Eby: [david.eby.mla@leg.bc.ca](mailto:david.eby.mla@leg.bc.ca)

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Objection of the Cannabis retail at 5784 University Blvd  
**Date:** June 9, 2021 3:17:05 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi there,

I am a resident on Allison Rd, in UEL.

I object to have Cannabis retail at 5784 University Blvd for the reasons as bellow:

First, I worried about the wellbeing and safety of children. My son is <sup>s.2</sup><sub>2</sub> years old, I don't want him to see the cannabis is part of our normal life.

Second, There is an easily accessible cannabis store outside UBC, Within the five-kilometer circle of UBC, there are already four cannabis retail stores in Point Grey and Dunbar neighborhood, none of which is comparable to UBC in the scale of schools and young children population.

Last but not the least, I am really tired of the unpleasant odors from Cannabis smoking.

Thank you!  
Zhen Zhong

s.22

Sent from my iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Objection of the Cannabis retail at 5784 University blvd  
**Date:** June 9, 2021 3:10:13 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi there,

I am a resident living on Allison rd in UEL.

We family object to have Cannabis retail store at 5784 University blvd for the reasons as follow.

I worried about the wellbeing and safety of children. My son is <sup>s.22</sup> years old, I don't want him to see Cannabis is a normal part of our life.

There is an easily accessible cannabis store outside UBC, Within the five-kilometer circle of UBC, there are already four cannabis retail stores in Point Grey and Dunbar neighborhood, none of which is comparable to UBC in the scale of schools and young children population.

I am tired of unpleasant odors of cannabis

-Does not fit in with the business surroundings

-Growing security concerns:

Sent from my iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** opposing Cannabis license for 102, 5784 University Blvd  
**Date:** June 6, 2021 5:07:21 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Sir/Madam,

I am owner resident of s.22. I have two children and I don't feel it is appropriate to allow open Cannabis shop at heart of university. Therefore I strongly oppose grant of Cannabis license to above unit.

Regards

Manoj Singh  
s.22  
Vancouver BC, s.22



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village) and Unit 102/202, 5728 University Blvd (UEL Village)  
**Date:** June 8, 2021 12:18:37 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Salar S  
s.22

Mr. Jonn Braman  
Manager, UEL Administration Office  
5495 Chancellor Boulevard  
Vancouver, BC  
V6T 1E2

Dear Mr. Braman,

I am writing this letter to provide comments for two processes, namely rezoning by the University Endowment Lands (UEL) and licensing recommendations by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch (LCRB).

Accordingly, I oppose the proposed rezoning.

- I am worried about the wellbeing and safety of my children and others.
- This neighbourhood is surrounded by a huge student population and the opening of a cannabis store may negatively affect the health and safety of these young individuals.
- There is an easily accessible cannabis store that is located on W 10th avenue that is less than 3km away from UBC campus. People who want to purchase cannabis can shop in that store.

Regards,  
Salar S

**From:** [annie.whitehead](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby,MLA, David LASS:EX](#); [areaajen@gmail.com](#); [uelcac@gmail.com](#)  
**Subject:** Objection to cannabis retail application  
**Date:** June 9, 2021 12:15:06 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff, Minister David Eby, Jen McCutcheon and the UEL Community Advisory Council,

I am writing to express my strongest objection to the non-medical cannabis retail application for [5784 University Blvd., Vancouver, BC](#) (UEL village) from Burb Cannabis Corporation.

I strongly oppose this application for the following reasons:

**1. Worried about the wellbeing and safety of children:** There are more than 2600 children (preschoolers and K-12 students) that go to school daily in this area, including two center/school for children with disabilities that need our best protection. They are Uhill elementary, Uhill secondary, Norma Rose Point, Eaton Smith School, about 1900 K-12 students, 10+ daycare centers (~ 700 age 0-5 children) and two community centers. These schools are located from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith School for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities (~ 100 children) is about 700 meters away. The retail application address is at the UEL village, where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and service places such as banks and doctors. I am deeply concerned the negative influences that this retail may bring to them at a very early age.

**2. Unpleasant odour:** The closest park: Jim Everett memorial park is only 100 meters away from the proposed retail address, where kids play. In many cannabis stores, the customer flow also brings unpleasant smoke odour in the nearby area, and there is no guarantee that this store's customers will not. Who can guarantee that the odour would not affect the brain of baby and children? How is this business development help our children/families/residences in any aspect?

**3. Existing easy accessible Cannabis stores:** Within 5 km circle of UBC, there are already 4 cannabis retail stores, none of which is comparable to UBC in the scale of schools and young children population. I would regard this application's approval as a serious threat and damage to the UBC neighborhood children and families' safety, health, freedom and rights.

**4. Negative impact to the business of surrounding stores:** Opening a retail cannabis store in this neighborhood would negatively limit the business potential/opportunities for existing businesses nearby. They include an after-school education firm, staples, coffee shops, food places, medical offices, a gym and grocery stores. As the south campus has many similar shops, for the reason that there is a cannabis store, many will avoid possible trips to UEL village and use other alternatives. Eventually, this cannabis store can be the single biggest damper for the

development of the UEL village. I could also imagine that the real-estate prices near this area will drop, which lowers the real estate taxes/levies that the city, and UEL can collect. This is especially a problem for UBC as there are so many residential buildings in this area.

**5. Culture shock for Tourist/UBC international Students:**UBC has a total of 66,512 students, among whom there are 18,283 international students (about 28%). Please bear in mind that the legalization of cannabis is still not the case in most of the countries ([https://en.wikipedia.org/wiki/Legality\\_of\\_cannabi](https://en.wikipedia.org/wiki/Legality_of_cannabi)). In many cultures, having a cannabis store nearby is very damaging to the residents' comfort and life quality, which is the case for the residents from these culture background. It also gives the tourists negative impressions of UBC as a world-class university. Considering that Regent College, the first graduate school of theology in North America, is just across the street and there are two chapels down the University Blvd, this location can be viewed by many as not suitable or considerate.

With these comments, I am writing about the potential damages that this store can bring to the existing community members and children, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demography data and previous urban planning data of our community.

Sincerely,

Annie Whitehead

UEL resident

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby,MLA, David LASS:EX](#)  
**Subject:** 5784 University Blvd Rezone  
**Date:** June 5, 2021 10:30:52 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

From:  
Yajuan Wen  
s.22  
Vancouver BC  
s.22  
June 5,2021

To:  
Mr. Jonn Braman  
Manager, UEL Administration Office  
5495 Chancellor Boulevard  
Vancouver, BC  
V6T 1E2

Dear Mr. Braman,

Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village)

I am writing this letter to provide comments for two processes, namely rezoning by the University Endowment Lands (UEL) and licensing recommendations by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch (LCRB).

Accordingly, I oppose the proposed rezoning. Please think about it:

- This neighbourhood is surrounded by a huge student population and the opening of a cannabis store may negatively affect the health and safety of these young individuals.
- There is an easily accessible cannabis store that is located on W 10th avenue that is less than 3km away from UBC campus. People who want to purchase cannabis can shop in that store.

Sincerely,

Yajuan Wen  
UEL Area A Resident

[Sent from Yahoo Mail for iPhone](#)

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [areaajen@gmail.com](#); [uelcac@gmail.com](#); [Eby.MLA, David LASS:EX](#)  
**Subject:** Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village)  
**Date:** June 8, 2021 2:11:08 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Andréa Minden

s.22

Vancouver, BC

s.22

June 8 2021

Mr. Jonn Braman  
Manager, UEL Administration Office  
5495 Chancellor Boulevard  
Vancouver, BC  
V6T 1E2

Dear Mr. Braman,

**Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village)**

I am writing this letter to provide comments for two processes, namely rezoning by the University Endowment Lands (UEL) and licensing recommendations by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch (LCRB).

Accordingly, I oppose the proposed rezoning.

Why on earth would two cannabis stores be coming to this neighbourhood? It makes no sense to me because there is an easily accessible cannabis store that is located on W 10th avenue that is less than 3km away from UBC campus. People who want to purchase cannabis can shop in that store.

This neighbourhood includes a large population of children and an elementary school as well as working parents and students. Furthermore, the rules and regulations pertaining to the use of cannabis are not strictly enforced by the UEL and the UEL police do not have the man power to enforce existing regulations ie noise bylaws etc. In this area, cannabis users will remain unchecked and do as they please. The same argument that restricts cannabis retail away from school areas, should also apply to this area which is family and child oriented as well as UBC students. The smell of cannabis is also unpleasant and nauseating.

The location of the proposed cannabis store needs to be reserved for a business that is NOT cannabis related that caters to the diversity of this neighbourhood and its needs.

Please rethink this rezoning for the health, safety and well-being of this neighbourhood. The opening of a cannabis store may negatively affect the health and welfare of so many who live here.

Sincerely,

Andréa Minden  
UEL Area D Resident

Opposed  
2. UBC/UNA residents

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Burb Cannabis Rezoning Application  
**Date:** June 1, 2021 9:29:40 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Heather Shay,

I, my wife and two children live at Wesbrook Village. Family and friends in this neighbourhood are 100% against the opening of a cannabis store at UBC. There are hundreds, maybe thousands of families with children who do not want a cannabis store at UBC and especially this close to schools and parks.

I hope the decision-makers will also see this as a mistake.

Thanks,  
Hakan Isler



**From:** [Kindler, Anna](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Feedback on the cannabis store proposal  
**Date:** June 2, 2021 4:43:23 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern:

As a UBC faculty member who also resides in the area, I am writing to express my serious concern about the proposed non-medicinal cannabis store on 5784 University Boulevard. I am strongly opposed to the rezoning requested by the Burb Cannabis Corporation and urge you to decline their request.

It is indeed difficult to imagine a more inappropriate, ethically-problematic location for such a store than a gateway to a major university, with over 50,0000 students. Given the conclusive, consistent research pointing to the detrimental impact of the recreational use of cannabis on human brain development, facilitating access to the drug for people most vulnerable to suffer a life-altering, lasting damage to their brain health is nothing but morally unacceptable.

There is no doubt that the store would create additional enticement for the thousands of students between the ages of 17-25 in UBC residences as well as commuters (many of whom would be boarding a bus pretty much in front of the store) to experiment with cannabis and compromise their ability to effectively study and learn. The facilitated access to cannabis on campus would also increase the risk of students coming to class under the influence of the drug, negatively impacting on the teaching and learning experience of others.

I am also concerned about the greater potential for inappropriate behavior in student residences and campus/UEL indoor and outdoor recreational spaces that an increased use of cannabis, especially by young, inexperienced users can trigger, including the potential for sexual harassment/offences.

Furthermore, with still many UBC students, faculty and staff commuting to campus by car, there is an increased likelihood of drivers leaving campus under the influence of the drug posing a risk to the general public as they drive back home.

Finally, the pungent cannabis smoke can not only be a nuisance to the non-users but also expose unwilling participants to the second hand smoke that may involuntarily adversely affect their health.

Thank you for the opportunity to share my feedback. I trust it will support a responsible decision making that will protect our community.

Anna Kindler

---

Professor Anna M. Kindler  
Faculty of Education  
The University of British Columbia  
2215 - 2125 Main Mall  
Vancouver, BC V6T 1Z4 Canada  
Phone: 1 604 822 0206  
e-mail: [anna.kindler@ubc.ca](mailto:anna.kindler@ubc.ca)  
Web: <http://edcp.educ.ubc.ca/faculty-directory/>

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Please keep the cannabis shops away from UBC campus, thanks!  
**Date:** June 3, 2021 9:11:58 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello Heather Shay

The University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are families, students, and professors oriented towards the purpose of the university campus. By opening a cannabis retail store, non-relevant people may be attracted to the campus for purposes unrelated to the university.

UBC fosters a high density of minors, with an elementary school within 1.4 km, a high school within 1 km and another elementary school within ONLY 700 meter to the location of the cannabis retail. The location of the cannabis retail store is in a business plaza including a food court, supermarket, fast food chains, Staples, banks and educational institutes which are family, business, and academic-oriented. Many elementary and secondary school students pass by this area on the way to school and spend time in this area after school with friends. By allowing cannabis retail to exist in this business plaza, we are putting children at a high risk of exposure to substances they are too young for.

Since the legalization of marijuana in Canada in 2018, the bypassing marijuana smell happens more often in recent years. Many buildings have prohibited smoking inside and within 6 meters of the building which means the smokers would probably smoke on the street, where the open air will be polluted more seriously. Moreover, second-hand smoke will impact the community significantly. According to the US Centers for Disease Control, second-hand smoke causes negative psychological effects and toxic chemical effects on nonsmokers. This is especially detrimental to the health of children and elderly individuals in our community.

We ask that UEL Administration Office strongly consider how the cannabis retail store aligns with the research and educational purposes in UBC and how it will better serve the families, children and elderly in the area.

As a resident of UBC for 9 years and an educator, our whole family hopes that there are no cannabis shops on UBC campus, which will be better for all young generations' physical and mental health.

Thanks  
Sabrina Zhang  
s.22, UBC

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Attn: Heather Shay  
**Date:** June 3, 2021 10:14:03 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Ms Shay

Re: Change of Land Use District Application #1/20 5784 University Boulevard, Vancouver, BC, V6T 1K6 Lot 13, Block 97, DL 140, Plan 8743  
Ref 01/20

As a resident of this neighbourhood, I wanted to share that I am in opposition to Burb Cannabis Corporation's application to the University Endowment Lands (UEL) on behalf of Mandial Holdings Ltd., Inc for an amendment to the UEL Land Use, Building and Community Administration Bylaw for a Change of Land Use District (rezoning) to allow for the conditional use of a non-medical cannabis retail store in the CD-1 District at 5784 University Boulevard.

As a practitioner, I acknowledge that there are benefits for some persons with chronic pain. I do not in clear conscience believe having a non-medical cannabis retailer will be of any significant benefit in the short, medium or long term. I would not support this application and do not feel that a cannabis retailer need be in close proximity to the residents or students of UBC with so cannabis retailers many present in the lower mainland.

There are many other services that would be beneficial to the health and well being of the residents here that I would endorse. Please consider those applications that would also not likely warrant an amendment to the bylaw. Thank you for the opportunity to communicate my concern about this application.

Many thanks,  
Randall Haime  
UBC Resident

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Opposition to Cannabis retailer  
**Date:** June 3, 2021 10:18:22 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Heather,

I was concerned to read about the proposal to bring a cannabis retail outlet to the University Endowment Lands, just steps from UBC.

I am in opposition to the proposal by Burb Cannabis Holdings Ltd Inc for an amendment to the UEL Land use, building and community administration bylaw for a change of land use district rezoning to allow for a cannabis retail store.

As a UBC resident I would like to see facilities that promote positive healthy growth of our community, and this non-medical cannabis store does not fit into this.

Thank you for receiving my opposition to the proposal.

Jennifer Yang

Sent from my iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Opposition- cannabis retail on campus  
**Date:** June 3, 2021 10:33:56 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi Heather ,

I am writing to you to oppose the plan a cannabis store on UBC Campus.

1. There is an other cannabis store on 4545 West 10th Ave , 4 mins away from the proposed location, not needed to be on campus .

2 it will affect all other business in the area, they are elementary and daycare within 1000meter, and kids are always there at A&W ; MacDonald ; and Pizza Garden. It is a very bad impress the children that cannabis can be found easily and popular on campus. Ask yourself if you have children under the age of 10 Year , will you want to take your children next to the cannabis store? I know I won't be shopping or going to that plaza from that day onward .

So please hear our words and concerns, we don't need cannabis to be selling on Campus, UBC has been one of the most beautiful place in the world , please don't deteriorate and damage our presence .

Thanks,

Wendy Lei  
Resident of Wesbrook Village

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Please keep the cannabis shops away from UBC campus  
**Date:** June 4, 2021 8:44:20 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello Healthier Shay, As a resident living in UBC, I don't want to open a cannabis shop less than 1 km away from my community. Personally, when I smell marijuana, it makes people very dizzy. As for the surrounding neighbors, UBC is a large teaching area. Their children are all going to school nearby. The opening of cannabis shops in the surrounding area will bring them some influence. The opening of this marijuana shop has troubled many people in the area around us. Here, I sincerely ask you to consider whether it is necessary to open a cannabis shop here. Thank you for the time. Elline

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** no Cannabis store in UBC please  
**Date:** June 4, 2021 9:29:08 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

I am a mom of 2 kids, one is in university , the other one is in Grade 5 . We have been living UBC since 2017 . We go to village very often for GYM , food or shopping. We are happy to see a lot of changes happening in UBC campus recently , but we will absolutely say no to a cannabis store in that area . Please keep UBC campus clean and safe for the kids, for the students and for all of us !

NO CANNABIS STORE in UBC PLEASE!!!!

Regards.

Cathy



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** strong objection to the non-medical cannabis retail license application at 5784 University Blvd., Vancouver, BC  
**Date:** June 5, 2021 11:19:43 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff,

I am writing to express my strongest objection to the non-medical cannabis retail license application for 5784 University Blvd., Vancouver, BC (in the UBC village) from Burb Cannabis Corporation. I have been living on the UBC campus for 16 years, like many UBC families, and deeply care about such a natural and socially healthy environment for raising kids. My strong opposition to this application is summarized:

1.

The retail application address is at the UBC village, where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and services such as banking and medical care. The early exposure and the easy access to cannabis can only increase the penetration of cannabis to the children and youth population, and I am deeply concerned about this negative impact to the neighborhood.

2.

For many cannabis stores, the customer flow also brings the consumption with a very strong odor and even used needles in the nearby area. The odor can be identified within tens of meters and spread widely, which is not only unpleasant but also unhealthy for people having second-hand smoke. This is obviously to cause air pollution that will have a long term adverse impact on everyday's life on the UBC community.

3.

In fact, there are already four cannabis retail stores in Point Grey and Dunbar neighborhoods. These stores are within the 5 km circles of the UBC campus, the closest one is only 2 km, and are already easy access for those who consume cannabis.

This proposed one at UBC ignores the scale of schools and young children population. Its approval would pose a serious threat and damage to safety, health, freedom, and the rights of the UBC children and families.

In summary, I am deeply concerned about the potential damages that this store can bring to the existing community members with high density of children and youth population, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demographic data and previous urban planning data of our community.

Therefore, I have strong objections to this licensee's application.

Sincerely,

Lin-Ping Song

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Proposed cannabis store in the UEL  
**Date:** June 5, 2021 11:20:08 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

We strongly object to the idea of setting up a non-medical cannabis store in the UBC Village on University Boulevard.  
Andrzej and Irena Wroblewski  
Hampton Place residents

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Objection to open cannabis store in UBC  
**Date:** June 5, 2021 1:26:40 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear officer at planning office:

I was shocked to hear the news that some cannabis company is going to open a store in UBC campus. As a UNA resident and also a parent of a toddler, i want to write to voice our objection to do so. Our family hopes that the planning office may have full consideration of the justification to approve the application.

Although It's legalized to take the cannabis here in canada, it's not a wise decision to make it on campus. Campus is the place where students learn knowledge, and enjoy healthy social gatherings instead of just for leisure. And also I hope it will not set a bad example to other universities. Please also seriously consider the approval because there are great number of middle school students and daycare toddlers living on campus; the norma Rose elementary school and many daycare centers are located within 1 kilometer distance from the proposed location to open the store. It's absolutely very bad idea to open a store there. It's unacceptable and intolerable to run business at the risk of younger generation.

So in order to keep a good environment on campus and protect our younger generation, Your further consideration on approving the application is highly recommended.

Emily

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Strongly disagree Cannabis retail opened in UBC  
**Date:** June 5, 2021 2:18:44 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear officer at planning office:

I was shocked to hear the news that some cannabis company is going to open a store in UBC campus. As a UNA resident and also a parent of a toddler, i want to write to voice our objection to do so. Our family hopes that the planning office may have full consideration of the justification to approve the application.

Although It's legalized to take the cannabis here in canada, it's not a wise decision to make it on campus. Campus is the place where students learn knowledge, and enjoy healthy social gatherings instead of just for leisure. And also I hope it will not set a bad example to other universities. Please also seriously consider the approval because there are great number of middle school students and daycare toddlers living on campus; the norma Rose elementary school and many daycare centers are located within 1 kilometer distance from the proposed location to open the store. It's absolutely very bad idea to open a store there. It's unacceptable and intolerable to run business at the risk of younger generation.

So in order to keep a good environment on campus and protect our younger generation, Your further consideration on approving the application is highly recommended.

发自我的iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Objection of cannabis store on UEL  
**Date:** June 5, 2021 3:04:30 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear UEL planning officer,

I was shocked to hear the news that some cannabis company is going to open a store in UBC campus. As a UNA resident and also a parent of two teenagers, I want to write to voice our objection to do so. Our family hopes that the planning office may have full consideration of the justification to approve the application.

Although It's legalized to take the cannabis here in canada, it's not a wise decision to have it on campus. Campus is the place where students learn and enjoy healthy social gatherings instead of just for leisure. And also I hope it will not set a bad example to other universities. Please also seriously consider the approval because there are great number of high school students and daycare toddlers living on campus; the Norma Rose elementary school and many daycare centers are located within 1 kilometer distance from the proposed location to open the store. It's absolutely very bad idea to open a store there. It's unacceptable and intolerable to run business at the risk of younger generation.

So in order to keep a good environment on campus and protect our younger generation, Your further consideration on approving the application is highly recommended.

Sincerely,  
Rachel

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Weed shop - Concern resident  
**Date:** June 5, 2021 4:17:11 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL office,

I strongly oppose opening a marijuana store on UBC campus. There are many schools in this area and opening a marijuana store would negatively affect the children. It would promote smoking and increase the amount of underage smokers.

I hope UEL can reject this application to open a marijuana store to help keep the UBC campus a safe and peaceful environment.

Regards

Jason Lee  
s.22

Get [Outlook for iOS](#)

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Cannabis Store????  
**Date:** June 5, 2021 7:10:08 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Please do not allow this Cannabis store to open on campus. It is bad enough that it has been made legal, now you want it to look acceptable for high school kids too. Because if you do have it on campus, you give it too much acceptance.

Ruth Frackson,  
Hampton Place



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby,MLA, David LASS:EX](#)  
**Subject:** Subject: strong objection to the non-medical cannabis retail license application at 5784 University Blvd., Vancouver, BC  
**Date:** June 6, 2021 3:16:47 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff,

I am writing to express my strongest objection to the non-medical cannabis retail license application for 5784 University Blvd., Vancouver, BC (in the UBC village) from Burb Cannabis Corporation. I have been living on the UBC campus for 16 years, like many UBC families, and deeply care about such a natural and socially healthy environment for raising kids. My strong opposition to this application is summarized:

1.

The retail application address is at the UBC village, where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and services such as banking and medical care. The early exposure and the easy access to cannabis can only increase the penetration of cannabis to the children and youth population, and I am deeply concerned about this negative impact to the neighborhood.

2.

For many cannabis stores, the customer flow also brings the consumption with a very strong odor and even used needles in the nearby area. The odor can be identified within tens of meters and spread widely, which is not only unpleasant but also unhealthy for people having second-hand smoke. This is obviously to cause air pollution that will have a long term adverse impact on everyday's life on the UBC community.

3.

In fact, there are already four cannabis retail stores in Point Grey and Dunbar neighborhoods. These stores are within the 5 km circles of the UBC campus, the closest one is only 2 km, and are already easy access for those who consume cannabis.

This proposed one at UBC ignores the scale of schools and young children population. Its approval would pose a serious threat and damage to safety, health, freedom, and the rights of the UBC children and families.

In summary, I am deeply concerned about the potential damages that this store can bring to the existing community members with high density of children and youth population, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demographic data and previous urban planning data of our community.

Therefore, I have strong objections to this licensee's application.

Sincerely,

Huiping Zhang

Get [Outlook for Android](#)

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Please cancel immediately.  
**Date:** June 6, 2021 3:22:39 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Please cancel all plans to open non medicinal cannabis store at UBC village.  
Our students don't need cannabis -a place to spend hard earned money that their parents have provided for their education.

Thank you for your consideration to immediately stop the plans to obliterate our wholesome UBC village with cannabis.

Yours truly,  
Resident of Hampton Place

Sent from my iPad

From: s.22@MINI.EU  
To: s.22@MINI.EU  
Subject: Against the plan of opening a Cannabis store on the campus of UBC  
Date: June 6, 2021 4:19:33 PM

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi there,

Being reading the news, as the attached, of a Cannabis store under the planing of the UBC campus!

As a resident of the campus, also as a mother with a boy stepping into the university this year, personally STRONGLY AGAINST the Plan! Against running any Cannabis-related business in the school area.

Schools are designed for our new generations to go up and learn for the future of both themselves and the country. Cannot understand what kind of the purpose of the those business are planning setting here?! What kind of behaviour moral sample should be put here in front of our next generations?!

Please consider seriously!

Best regards,

Maggie



发自我的 iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby,MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com)  
**Subject:** Extreme Concern on the Upcoming Cannabis Store at UBC Village  
**Date:** June 6, 2021 5:00:53 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi,

I am writing to express my extreme concern about the upcoming cannabis store at 5784 University Blvd. I strongly oppose this arrangement.

I have been living at UBC for more than 11 years, completing my PhD and working on campus now. I believe that the university is the last organization in the world to need a cannabis store. I was a teaching assistant for several years during my PhD study and know many talented students. I know they are not getting very high GPAs to come to UBC for cannabis. They are coming to this beautiful campus to learn, get inspiration, and have a strong body and mind in their 20s to get ready to contribute to the world and humans. They don't come to enjoy four or more years of cannabis.

The village used to be one of my favorite places when I was a student. It's small but very convenient. My students also go to the village every day for lunch and the convenience store. In the past, my only complaint is the restaurants in the village are not very diversified. We should have more choices for lunch. This is of great importance for the students on campus. They may go to the village for lunch for more than 200 days a year. So now we don't have more restaurants but a cannabis store instead?

I understand there will be some needs for cannabis - my daughter and I can smell it. UBC campus is not large, but we have two elementary schools and one secondary school. I don't know how many kids live on campus, but I know they definitely don't need a cannabis store here. My daughter loves UBC so much. she is supposed to enjoy her childhood in the great neighborhoods, rather than asking me every single day what the disgusting smell is. Those people who need cannabis can go outside of UBC to get it - even if they don't have cars. Considering the public transportation system at UBC, if they can take the bus for shopping, I don't think it's more difficult for them to take the bus to get cannabis.

Based on the above facts, I don't see any reason to have a cannabis store at the UBC campus. This is a university. DO NOT put such things to universities.

Best,

Michael

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [areaajen@gmail.com](#); [Eby.MLA, David LASS:EX](#); [uelcac@gmail.com](#)  
**Subject:** Oppose The Opening A Non-Medical Cannabis Retail At 5748 University Blvd  
**Date:** June 6, 2021 5:45:18 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Officer,

I am an enthusiastic resident of UNA , my name is Fang Yuan , and I prefer you call me Karen. On behalf of my family and myself, I would like to express my views and opinions on this survey at 5784 University Blvd (UEL Village) of adding a Non-medical Cannabis Retail .

I strongly object to opening a marijuana store at this address. UBC is a very good university that not only gathers outstanding students ,teachers and talents from all over the world, but also gathers outstanding families and underage children from all over the world. However, Young people and the children are curious about the world is full of formal, if here opened a store marijuana, they cannot help but will try under the temptation, or adults who bought enough age to their attempt at the party, but the reality is that their self-control ability is so weak, marijuana can not consciously deepen influence on them. Meanwhile, It will destroy our young generation and our children.

Second, Marijuana will affect the quality of our air. I don't want the smell of marijuana when we walk out the door for outdoor activities, but the fresh, fragrant air.

Hoping the UEL president and staff will seriously consider not opening marijuana stores in UBC. Thank you very much!

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Jen McCutcheon](#); [Eby.MLA](#), [David LASS:EX](#); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Objection letter for the cannabis store at 5784 University Blvd in UBC  
**Date:** June 6, 2021 6:51:08 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear UEL office,

I am writing to strongly oppose the retail opening of Burbs Cannabis store at 5784 University Blvd in UBC. Having been in the UBC neighbourhood for more than 10 years, I have witnessed the tremendous growth the campus has experienced. More families with their children are moving into the campus for the beautiful and safe surroundings.

The UBC campus is a place for research and education, which is an unsuitable location for a cannabis store. While I acknowledge that certain individuals may benefit from a cannabis on-campus, we must also consider the risks it may pose on thousands of children, youths and the elderly in our community. Within a 1.2 km radius, there are 2 elementary schools, each with hundreds of students. Additionally, there are 7 daycares within 1 km radius of this location.

Many students pass by this location on the way to and from school, and often spends time at the village with friends. Many students take this route without the accompaniment of an adult, we simply cannot afford to expose substances that are illegal (for their age) and dangerous to curious children and youths in our community. Further, the opening of a cannabis store on campus will attract people who are not at UBC for the purpose of education and research. The way to and from school/daycare will no longer be as safe and environmental friendly from the increase in smell of cannabis as before.

I strongly oppose the implementation of Burbs Cannabis store at 5784 University Blvd in UBC as it does not meet the research and education purpose of the UBC campus. Please consider the serious effects such as the well-being, safety and health it will have on our community, specifically the children and youths who are vulnerable to cannabis use.

Thank you,  
Patricia

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Burn Cannabis at 5784 University Blvd.  
**Date:** June 6, 2021 10:41:35 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Ms. Heather Shay,

I would like to voice my opinion to against  
Burb Cannabis open Cannabis shop at 5784 University Blvd, Vancouver.

I have lived in UBC since year 2000 (over 20 years). I studied my bachelor and Master degrees then further obtain another diploma at UBC. I also worked at UBC. UBC is my home, my work and my social place. I love the nature tree smell when I work home.

Since the cannabis been legalized, UBC changed, I can't enjoy the fresh air all the time. The strong cannabis smell irritate my family. My 1 year old daughter cough when she smell the cannabis, we need to shorten our play time at then playground and park when there is someone smoke cannabis near by.

I greatly appreciate if Ms Shay can keep the cannabis shop outside UBC. I strong believe if the cannabis shop open inside UBC, there will be more cannabis smell inside UBC. By making it inconvenient to buy cannabis inside UBC, we hope to reduce the % of people buy and smoke at UBC.

I hope you can consider our younger generation. And Keep UBC a safe, healthy and enjoyable study environment for kindergarten, elementary, high school and university students to learn and pursue their careers.

Sincerely

Ben



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [uelcac](#)  
**Subject:** Stop Cannabis in UEL/UBC/UNA  
**Date:** June 6, 2021 10:48:34 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Mr. Braman,

Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village) (Please remember to change this address when you are writing the second letter about the second Cannabis Store located at Unit 102/202, 5728 University Blvd (UEL Village))

I am writing this letter to provide comments for two processes, namely rezoning by the University Endowment Lands (UEL) and licensing recommendations by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch (LCRB).

Accordingly, I oppose the proposed rezoning.

Please write some reasons for your comment and why you support/not support this. Some example of reasons may include but are not limited to:

- I am worried about the wellbeing and safety of my children.
- This neighbourhood is surrounded by a huge student population and the opening of a cannabis store may negatively affect the health and safety of these young individuals.
- There is an easily accessible cannabis store that is located on W 10th avenue that is less than 3km away from UBC campus. People who want to purchase cannabis can shop in that store.

Sincerely,

Xiaoman Zhao

s.22 Vancouver

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Stop Cannabis in UEL/UBC/UNA  
**Date:** June 6, 2021 11:53:45 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

>> Dear UEL office,

>> As a resident of UBC campus and a mother of a high school student, I must express my strong opposition to the opening of a marijuana store (address: 102/202, 5728 University Blvd) on UBC campus when I learned of the plan.

>>

>> The security situation on the UBC campus is not what it used to be, the population density and crime rate has increased, and there are far more school age children in this community than in any other community. Opening a marijuana store in this community would create many problems, including underage marijuana use, an increase in crime, and the perception of the surrounding residential environment. As far as I know, the vast majority of residential buildings bylaw prohibit smoking, then these marijuana smokers will be smoking marijuana on the street, which is a great negative impact on the minors in the entire community.

>>

>> I hope UEL can reject this application to open a marijuana store and give the UBC campus a pure and peaceful environment to develop themselves.

Best.

Ling

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Stop Cannabis in UEL/UBC/UNA  
**Date:** June 6, 2021 11:49:54 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

- > Dear UEL office,
- > As a resident of UBC campus and a mother of a high school student, I must express my strong opposition to the opening of a marijuana store (address: 5784 University Blvd. ) on UBC campus when I learned of the plan.
- >
- > The security situation on the UBC campus is not what it used to be, the population density and crime rate has increased, and there are far more school age children in this community than in any other community. Opening a marijuana store in this community would create many problems, including underage marijuana use, an increase in crime, and the perception of the surrounding residential environment. As far as I know, the vast majority of residential buildings bylaw prohibit smoking, then these marijuana smokers will be smoking marijuana on the street, which is a great negative impact on the minors in the entire community.
- >
- > I hope UEL can reject this application to open a marijuana store and give the UBC campus a pure and peaceful environment to develop themselves.

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Stop Cannabis in UEL/UBC/UNA  
**Date:** June 6, 2021 11:52:05 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

>>> Dear UEL office,

>>> As a resident of UBC campus and a father of a high school student, I must express my strong opposition to the opening of a marijuana store (address: 5784 University Blvd. ) on UBC campus when I learned of the plan.

>>>

>>> The security situation on the UBC campus is not what it used to be, the population density and crime rate has increased, and there are far more school age children in this community than in any other community. Opening a marijuana store in this community would create many problems, including underage marijuana use, an increase in crime, and the perception of the surrounding residential environment. As far as I know, the vast majority of residential buildings bylaw prohibit smoking, then these marijuana smokers will be smoking marijuana on the street, which is a great negative impact on the minors in the entire community.

>>>

>>> I hope UEL can reject this application to open a marijuana store and give the UBC campus a pure and peaceful environment to develop themselves.

Weitao

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby.MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Stop Cannabis in UEL/UBC/UNA  
**Date:** June 7, 2021 1:48:08 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello, UEL office

I was shocked to know that two cannabis shops will be opened on the UBC campus, which will have a very bad impact on the children, teenagers and residents living on the campus.

- 1) 5784 University Blvd.
- 2) 102/202, 5728 University Blvd)

After immigrating to Canada, my family and I have been living on the UBC campus for over 9 years, we like the academic and multicultural atmosphere of the campus.

**If UBC introduces cannabis shops, it will bring us these bad effects which we can foresee now, but may be more in the future.**

- 1) Attract all kinds of marijuana users to UBC;
- 2) There is a risk of attracting curious teenagers and children nearby;
- 3) Deterioration of UBC's air quality.
- 4) Cannabis can affect young generations' health through candies and snacks. especially for some children and teenagers under the age of 18.

I hope the UEL OFFICE can listen to residents' opinions and suggestions, and Stop Cannabis in UEL/UBC/UNA.

An enthusiastic resident who cares about the healthy life of the community

Sabrina Zhang

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Cannabis Store on Campus Proposal  
**Date:** June 7, 2021 2:06:39 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Sirs and/or Madams,

I was recently informed about the present proposal to open new businesses on University Blvd that would retail cannabis products on campus - and not just one store, but *two* in a relatively small radius within the campus boundaries of a major post-secondary institution like UBC.

I must confess, as an educator, UNA resident, and UBC undergrad *and* graduate alum, I am both surprised and appalled at this idea, and quite disappointed such a consideration is even on the table. With thousands of young and vulnerable minds studying and even residing on campus, with many teenaged first years expected to arrive this fall, this seems like a spectacularly bad idea. Not only are developing brains negatively impacted by marijuana, but the potential of those commuting from campus under the influence increases dramatically - as does the likelihood of non-users being exposed to noxious second-hand smoke.

Further, I'm aware that there are several cannabis stores already in the nearby communities of Point Grey and Dunbar. Are two more really necessary in the heart of what's supposed to be academia? I realize that the promise of the infused money these businesses would undoubtedly bring is a great temptation, but I sincerely hope that you consider the potential negative ramifications and repercussions of permitting these easily accessible stores to operate on the UBC campus.

Thank you for your time.

Sincerely,

Kalelin Marianne Kirk

B.A., 1992  
B.Ed, 1998  
M.A. 2017

--

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Proposed non-medicinal cannabis stores on UBC Campus  
**Date:** June 7, 2021 3:09:01 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern:

We are writing to express our opposition to the proposed cannabis retail stores at 5784 University Boulevard and unit 102/202 5728 University Boulevard. We are concerned about the facilitated access to cannabis to the thousands of young university and college students who are especially vulnerable to adverse health and behavioural consequences. We are also concerned about the potential for increased incidents of inappropriate behaviour and driving under the influence that may be harmful to the community. We are seniors living on campus, and often shop and bank near these locations. We do not appreciate the smell and possible adverse consequences of second-hand smoke.

I understand that within a 5km radius there are already four cannabis stores in Point Grey/Dunbar neighborhoods which already provide reasonable access to the drug to those who choose or need to use it.

I urge you to reject the applications.

Thank you for your consideration.

Michael and Hélène Redding

**From:** S.  
**To:** [Zaman, Jonn MUNI:EX](#)  
**Cc:** [UEL Planning MUNI:EX](#)  
**Subject:** [Objection] Change of Land Use District Application #1/20 5784 University Boulevard, Vancouver, BC, V6T 1K6  
Lot 13, Block 97, DL 140, Plan 8743  
**Date:** June 7, 2021 3:15:05 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Jonn,

I am a former student on this campus, and currently reside at St James House, not far from 5784 University Boulevard. I am writing to inform you of my objection to the application to allow non-medical cannabis stores to be opened on the UBC campus (District Application #1/20).

Since the VPD's publication of their landmark report "Lost in Transition" in 2008 (<https://vpd.ca/police/assets/pdf/reports-policies/vpd-lost-in-transition.pdf>), mental health services have continued to decrease in Vancouver, in scope and capacity, and its impact on the mental health of this city continues to deteriorate. Mental healthcare systems with limited capacity can only focus on acute, life-threatening cases while leaving non-acute issues to grow and fester. Vancouverites continue to see the impact of these governmental decisions in vivid, visceral ways, most obviously in the Downtown East Side area, but elsewhere in the city as well.

While the reduction of mental health care has been positive for municipal budgets, our city continues to experience the impact of this reduction in terms of deaths, suicides, broken relationships and crime. The legalization of non-medical cannabis, on the other hand, is revenue positive, opening up new revenue streams for municipal governments. Permitting a non-medical store to open on the UBC campus, is the embodiment of a societal shift from rehabilitation to self-medication. It may look revenue friendly, but we *are* shifting costs from the government to the governed, and shifting funding from mental health professionals to drug producers.

Should we give up on helping people work through their brokenness, and instead prescribe anaesthetics? Is this the kind of society that we want? Are these the outcomes that we desire for the lands administered by the UEL?

I understand that the UEL Administration Office needs to hold multiple considerations in balance, including revenues and service provision for the people living here, and I am grateful for the work that you have done for us, and are continuing to do. But I have 3 concerns (legality, mental health, annual review) that I hope you would be able to address:

1. **Legality.** 5728 University Boulevard is situated in Block 97, which has been zoned for commercial-residential usage per Ministerial Order M453/2016 ([https://www.bclaws.gov.bc.ca/civix/document/id/mo/hmo/m0453\\_2016](https://www.bclaws.gov.bc.ca/civix/document/id/mo/hmo/m0453_2016)). This provides for ground level retail/office with residential multi-family units above or such alternate combination of commercial/residential as benefits the site. As you may know, M453/2016



defines "retail" and "marihuana production and dispensary" as follows:

"retail" means the use of a building or portion of a building for the sale or rental of goods, and for the servicing and repair of goods that are sold, but excludes the sale or rental of motor vehicles, marihuana [sic] production and dispensary, liquor stores and convenience

“marihuana production and dispensary” means the use of land, buildings or structures for any of the following: the growing, cultivation, drying, testing, packaging, storage, distribution or sale of marihuana [sic].

Burb's application to use 5728 University Boulevard involves at least storage, distribution and sale of marijuana, in express contravention of the definitions provided in M453/2016. The legality of this application is therefore questionable - Burb is applying to change the land use, when the intent of the law was to explicitly prohibit the use of that land for the very purposes that Burb intends for it.

**2. Mental Health and Drug Use.** My suggestion is that any increase in the accessibility of marijuana be tied to an increase in mental health care capacity within the UBC campus. I'm worried about people whose mental health teeter precariously on the brink, and who seek to use drugs to alleviate their anguish and pain. Where the underlying issues are untreated, and perhaps compounded by the stress of life at University, these could conceivably spiral from marijuana to harder, illegal substances.

**3. Annual Review.** Given that the legalization of marijuana is a relatively new development in Canada, implementation should be incremental and evidence-based. Applications such as Burb's should be subject to an annual review process that takes into consideration data captured by organizations such as the RCMP and the UBC hospital - including crime, motor vehicle accidents, personal injuries due to drug use, drug overdose (occurrence, deaths). Whilst there is a distance between causation and correlation, the UEL Administration Office, and the community it represents, should put in place processes to ensure that the benefits of legal marijuana are weighed alongside its harms. This is so that the community does not have to suffer in perpetuity (or even for the duration of the approved lease), if the community is negatively impacted by Burb's operations.

I apologize in advance for a lengthy letter, but this application has touched a raw nerve. Please feel free to forward this letter to the appropriate officers dealing with this matter.

Thank you for your kind consideration.

Best regards,  
Victor Chua

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Opposition to Cannabis retail stores  
**Date:** June 7, 2021 4:15:29 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern:

I am writing to express my opposition to the proposed cannabis retail stores at 5784 University Boulevard and unit 102/202 5728 University Boulevard. I am concerned about the facilitated access to cannabis to the thousands of young university and college students who are especially vulnerable to suffer adverse impact on their long term brain health. I am also concerned about the potential for increased incidents of inappropriate behavior/crime/driving under the influence that may be harmful to the community. I urge you to reject the applications.

Thank you for your consideration.

Angelita Garcia

s.22

Vancouver B.C. s.22

Canada

[litag](#) - Chat @ Spike



**From:** [Kindler, Pawel](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Planned cannabis stores in UBC Village  
**Date:** June 7, 2021 5:16:09 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

TO WHOM IT MAY CONCERN

I am writing to express my opposition to the proposed cannabis retail stores at 5784 University Boulevard and unit 102/202 5728 University Boulevard. As UBC professor and UBC campus resident I am very concerned about the facilitated access to cannabis to the thousands of young university and college students who are especially vulnerable to suffer adverse impact on their long term brain health. I am also concerned about the potential for increased incidents of inappropriate behavior/crime/driving under the influence that may be harmful to the community. I urge you to reject the applications.

Regards,  
Pawel Kindler

---

Pawel M. Kindler, PhD  
Professor of Teaching  
Department of Cellular and Physiological Sciences &  
MD Undergraduate Program  
Faculty of Medicine  
The University of British Columbia  
1545, Life Sciences Centre  
2350 Health Sciences Mall  
Vancouver, BC Canada V6T 1Z3  
Phone: 6048275959  
Email: [pawel.kindler@ubc.ca](mailto:pawel.kindler@ubc.ca)

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Oppose to the proposed non-medical cannabis stores in UBC campus  
**Date:** June 7, 2021 7:18:51 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern:

I am writing to express my opposition to the proposed **cannabis retail stores at 5784 University Boulevard and at unit 102/202 University Boulevard.**

As a UBC alumni and campus neighbourhood resident, I am deeply concerned about the impact of the facilitated access to cannabis on the UBC campus. Considering that most of UBC students are below the age of 25 and thus are vulnerable to the adverse effects of the drug on their brain development. I am also concerned about the broader impact of the expanded use of recreational cannabis on the entire campus community, including the potential for increased incidents of inappropriate or even criminal behavior and involuntary exposure of the non-user community members to the pungent second-hand smoke. I am also worried about the increased risk of commuters driving back home from campus under the influence of cannabis, thus causing a potential hazard to the general public.

In face of current increasing use of drugs in Vancouver, the ease of access to cannabis in UBC would only further facilitate the use of drugs and highly possible lead to other hard core drugs. There are already four cannabis stores in Point Grey/Dunbar neighborhoods, so there is already reasonable access to the drug to those who chose to use it.

I urge you to reject the applications.

Thank you for your consideration.

Best wishes,

Lisa Cheung

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Stop Cannabis in UEL/UBC/UNA  
**Date:** June 7, 2021 8:11:18 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Ms. Shay,

**Re: "Burb Cannabis" Co.'s Application to open cannabis stores at 5784 University Blvd; and at 102/202 5728 University Blvd, UEL**

-

This is to oppose the above stated application.

The University of British Columbia currently has an enviable reputation as one of the best universities in Canada.

As such, the Planning Department ought to select businesses that would create an environment that is suitable for high level education.

Permitting cannabis stores located in the University Endowment Land will send a negative image for the University of British Columbia.

It will also provide unwanted convenience for students, particularly those in their first year, to opt out of their classes and studies by intaking cannabis purchased in one of these stores.

This clearly is not good for the University of British Columbia, nor for the students.

Please reject the above applications.

Yours truly,  
Ken Low

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** opposition to the new non-medical cannabis retail store on UBC campus  
**Date:** June 7, 2021 8:17:18 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

I hope this email finds you well. I am a resident at the UNA community, and I'm writing to voice my opposition to the new non-medical cannabis retail store on The University of British Columbia campus. I am concerned about opening the store at this very location due to its exposure to different age groups. Within 20 minutes of walking distance, there are two elementary schools and one secondary school. Many families with children reside in areas surrounding the University Village as well. I believe the exposure of cannabis to children and adolescents will do more harm than good as they cannot fully understand the effects of cannabis. I hope this email can send my opposition for this opening across.

Sincerely,  
Frey Liu

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** No Cannabis store in UBC please  
**Date:** June 7, 2021 9:03:56 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

I am father of 2 kids, one is in university , the other one is in Grade 5 . We have been living UBC since 2017 . We go to village very often for GYM , food or shopping. We are happy to see a lot of changes happening in UBC campus recently , but we will absolutely say no to a cannabis store in that area . Please keep UBC campus clean and safe for the kids, for the students and for all of us !

NO CANNABIS STORE in UBC PLEASE!!!!

Regard

Robert

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** no Cannabis store in UBC please  
**Date:** June 7, 2021 9:44:05 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

I am a mom with a kid in Grade 5. We have been living at UBC since 2016. We go to the village very often for GYM, food or shopping. We are happy to see a lot of changes happening on the UBC campus recently, but we will absolutely say no to a cannabis store in that area. Please keep the UBC campus clean and safe for the kids, for the students, and for all of us!

NO CANNABIS STORE in UBC PLEASE!!!!

Regards.

Helen



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** no Cannabis store in UBC please  
**Date:** June 7, 2021 9:45:13 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

I am a mom with a kid in Grade 5. We have been living at UBC since 2016. We go to the village very often for GYM, food or shopping. We are happy to see a lot of changes happening on the UBC campus recently, but we will absolutely say no to a cannabis store in that area. Please keep the UBC campus clean and safe for the kids, for the students, and for all of us!

NO CANNABIS STORE in UBC PLEASE!!!!

Regards.

Helen

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Comment on the proposed non-medicinal cannabis stores in my neighbourhood  
**Date:** June 7, 2021 10:01:38 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

As a longtime resident (28 years) of Hampton Place, I wish to express my objections to the proposed cannabis stores in my neighbourhood. The UBC residential neighbourhood is primarily populated by young families and students which is probably why cannabis merchants want to locate their stores here. But why should we residents help them make money by corrupting our youth and harming their health and wellbeing with pot? There are already 4 cannabis outlets nearby -- in the point Grey/Dunbar neighbourhoods. We don't need more such stores for potential increased incidents of inappropriate or even criminal behavior in our quiet and peaceful community and for possible involuntary exposure of the non-user community members to the pungent second-hand smoke of weed.

Eleanor R. Laquian

s.22

Vancouver s.22

**From:** [Wang, Fang](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Feedback on the cannabis store proposal  
**Date:** June 7, 2021 11:10:25 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern:

As a UBC faculty member who also resides in the area, I am writing to express my serious concern about the proposed non-medicinal cannabis store on 5784 University Boulevard. I am strongly opposed to the rezoning requested by the Burb Cannabis Corporation and urge you to decline their request.

I am also concerned about the greater potential for inappropriate behavior in student residences and campus/UEL indoor and outdoor recreational spaces that an increased use of cannabis, especially by young, inexperienced users.

Furthermore, with still many UBC students, faculty and staff commuting to campus by car, there is an increased likelihood of drivers leaving campus under the influence of the drug posing a risk to the general public as they drive back home.

Finally, the pungent cannabis smoke can not only be a nuisance to the non-users but also expose unwilling participants to the second hand smoke that may involuntarily adversely affect their health.

Thank you for the opportunity to share my feedback. I trust it will support a responsible decision making that will protect our community.

Best regards,

Fang

**Fang Wang, PhD**

Director of International Initiatives  
Faculty of Education  
The University of British Columbia  
302-2125 Main Mall | Vancouver BC | V6T 1Z4 Canada  
Phone 604 822 0139  
[fang.wang@ubc.ca](mailto:fang.wang@ubc.ca)

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Opposition to Cannabis retailers!  
**Date:** June 8, 2021 12:33:45 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Ms. Heather Shay,

I and our whole family are shocked to learn that some cannabis company is going to open a couple retailer stores on UBC campus at address 5784 University Blvd and 102/202 5728 university Blvd. As a long term UNA resident and also a parent of a UBC student, I write to voice our objection to approval of these retailer businesses on campus. We hopes that the planning office may have full consideration the consequence upon younger children on campus and come to an wise and responsible decision on the application. Although it is legalized to sell cannabis products in Canada, it's not wise to allow they are sold on campus. Campus is the place where students gain knowledge and enjoy healthy social life, instead of a place to try trendy things for fun (if whoever really would like to try, they can buy from stores off campus). There are great number of elementary school students, middle school students and daycare toddlers who live on campus, for example, Norma Rose Elementary school and many daycare centers are located within one kilometer from the proposed location of the stores. Please do not put some people's pleasure ahead of many many children's health. It is very easy that cannabis products, such as cannabis candy/snack are eaten by children by accident without their parents consent and their own consent. It is not fair for them not to have an opportunity to make a decision of their own.

It is unacceptable and intolerable to run such business for some companies profit at the risk of younger generation. The purpose of any stores is to make money. Naturally the owners of the cannabis stores or the applicants for opening cannabis stores will not put these young people's benefit in their consideration. It is your office's responsibility to make sure all people's opinions are heard and taken seriously and to protect children from unwanted and great harm from some business.

So in order for UBC to continue to be a place for young people to grow healthily, please disapprove the application!

Claire Li  
St James House resident

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com); [Eby.MLA, David LASS:EX](#)  
**Subject:** Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village)  
**Date:** June 8, 2021 12:41:51 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager

I am writing this letter to provide comments for two processes, namely rezoning by the University Endowment Lands (UEL) and licensing recommendations by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch (LCRB).

Accordingly, I oppose the proposed rezoning.

- (1) UBC is a world well know University, some many young students from all over the world come to study, Opening of a cannabis store may negatively affect the health and safety of these young individuals.
- (2) I am worried about the wellbeing and safety of children. Because children often visit village for shopping at Staples and eating at Macdonalds etc. there are some pre-school and elementary school and U-hill Secondary students. Our community is a relatively high density population.
- (3) There is an easily accessible cannabis store that is located on W 10th avenue that is less than 3km away from UBC campus. People who want to purchase cannabis can shop in that store. No need to have additional Ones at this location.

Sincerely,  
Peter Lu

s.22

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Cannabis Stores  
**Date:** June 8, 2021 9:31:41 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I am writing to express my opposition to the proposed cannabis retail stores.

I don't believe that these stores in our back yard are a good thing, and having the young students driving around UBC. For sure some of the students are really NOT supposed to use cannabis until they are older.

With stores on 10th Ave and at Dunbar is close enough.. if students want cannabis they are able to go there.

I think this is the wrong thing to do, and why two of them ???

Linda Redmond  
West Hampstead

**From:** [Kindler, Pawel](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Planned cannabis stores in UBC Village at 5784 University Boulevard  
**Date:** June 8, 2021 10:05:19 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

TO WHOM IT MAY CONCERN

I am writing to express my opposition to the proposed cannabis retail stores at **5784 University Boulevard**. As UBC professor and UBC campus resident I am very concerned about the facilitated access to cannabis to the thousands of young university and college students who are especially vulnerable to suffer adverse impact on their long term brain health. I am also concerned about the potential for increased incidents of inappropriate behavior/crime/driving under the influence that may be harmful to the community. There already are 4 cannabis stores within the 5 km radius from UBC campus to serve those who wish to use it.

I urge you to reject the applications.

Regards,  
Pawel Kindler

---

Pawel M. Kindler, PhD  
Professor of Teaching  
Department of Cellular and Physiological Sciences &  
MD Undergraduate Program  
Faculty of Medicine  
The University of British Columbia  
1545, Life Sciences Centre  
2350 Health Sciences Mall  
Vancouver, BC Canada V6T 1Z3  
Phone: 6048275959  
Email: [pawel.kindler@ubc.ca](mailto:pawel.kindler@ubc.ca)

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#); [Eby.MLA, David LASS:EX](#); [Jen McCutcheon](#)  
**Subject:** Comment on the proposed non-medical cannabis stores at UBC Village  
**Date:** June 8, 2021 11:37:55 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern:

We have recently submitted our letter of opposition to the proposed store (Please see below). As UBC member campus neighborhood residents we are deeply concerned about the impact of the facilitated access to cannabis on the UBC and St. Mark's College community. Considering that most UBC and St. Mark's College students are below the age of 25 and thus are vulnerable to the adverse effects of the drug on their brain development, we find it appalling that the cannabis entrepreneurs would seek to profit from thousands of young people with no regard for their health and wellbeing.

We are writing to express our opposition to the proposed cannabis retail stores at 5784 University Boulevard and unit 102/202 5728 University Boulevard. We are also concerned about the potential for increased incidents of inappropriate behavior/crime/driving under the influence that may be harmful to the community. We urge you to reject the applications.

Thank you for your consideration.

Andrzej and Irena Wroblewski  
Hampton Place residents



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Objection to cannabis stores  
**Date:** June 8, 2021 1:59:47 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear officer at planning office:

I was shocked to hear the news that some cannabis company is going to open a store in UBC campus. As a UNA resident , i want to write to voice our objection to do so. Our family hopes that the planning office may have full consideration of the justification to approve the application.

Although It's legalized to take the cannabis here in canada, it's not a wise decision to make it on campus. Campus is the place where students learn knowledge, and enjoy healthy social gatherings instead of just for leisure. And also I hope it will not set a bad example to other universities. Please also seriously consider the approval because there are great number of middle school students and daycare toddlers living on campus; the norma Rose elementary school and many daycare centers are located within 1 kilometer distance from the proposed location to open the store. It's absolutely very bad idea to open a store there. It's unacceptable and intolerable to run business at the risk of younger generation.

So in order to keep a good environment on campus and protect our younger generation, Your further consideration on approving the application is highly recommended.

Thanks,

Kathy Won

Sent from my iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Comments Regarding the Change of Land Use District Application at 5784 University Boulevard - Burb Cannabis  
**Date:** June 8, 2021 3:42:39 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

June 8, 2021

To the UEL Manager:

I am writing this letter to speak out against the proposed Burb Cannabis application (Change of Land Use application at 5784 University Boulevard).

The proposed store is very close to the school. It is literally steps away from the main entrance to UBC at Wesbrook Mall and University Boulevard. This provides too-easy access to recreational cannabis for young students. About one-third of our incoming UBC students from high school are 17 years of age. The peer pressure would be enormous. Many of these students are living away from home, including quite a few international students, without parental supervision.

It's even worse if students are partaking of cannabis and then attending classes, labs, or university functions.

The nearby park (Jim Everett Memorial Park, adjacent to the University Village) is frequented by families during the day and evening, and we don't want this to be a smoking hangout. UBC, including its many student residences, is largely smoke-free and scent-free, and the cannabis users will almost certainly want a place to smoke. Similarly for the garden area at Regent College, at the corner of University Boulevard and Wesbrook Mall.

Besides all this during the daytime, I'm concerned about the possibility of increased noise, partying, and crime in the neighbourhood during the evening and late night. Already there are concerns about late-night noise in the park and the neighbourhood, extending into the wee hours of the morning. The cannabis store would likely contribute to increasing that.

Sincerely,

Ed Knorr

Neighbourhood Resident and UBC Instructor

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Change of Land Use District Application #1/20 5784 University Boulevard  
**Date:** June 8, 2021 3:53:15 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Good morning,

I am personally concerned about short-term and long-term side effects of cannabis on physical and mental health of users specially younger people.

To me the idea of opening a cannabis store in heart of campus is sheer youth marketing. They want to make a huge profit off the addiction of young people to cannabis products.

We as a community should think seriously about adverse effect of using cannabis in young population, how it will effect their social and academic life, their physical and mental health and carefully consider it as a potential “gateway drugs” which may lead to other substances abuse.

I believe opening this store is taking a huge risk when it is absolutely unnecessary. It is absurd and very disappointing if UBC approves the application. We should ask ourselves why should we take the risk?

Regards,  
Babak

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Objection of the Cannabis retail at 5784 University Blvd in UBC  
**Date:** June 9, 2021 9:24:35 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL office,

As a resident of UBC campus, a father of two children and a member of the council of two residential buildings in UBC South campus, I must express my strong opposition to the opening of a marijuana store on UBC campus when I learned of the plan.

The security situation on the UBC campus is not what it used to be, the population density and crime rate has increased, and there are far more school age children in this community than in any other community. Opening a marijuana store in this community would create many problems, including underage marijuana use, an increase in crime, and the perception of the surrounding residential environment. As far as I know, the vast majority of residential buildings bylaw prohibit smoking, then these marijuana smokers will be smoking marijuana on the street, which is a great negative impact on the minors in the entire community.

I hope UEL can reject this application to open both two marijuana stores and give the UBC campus a pure and peaceful environment to live and study.

Best Regards,

Peijiang Ding

s.22

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** objection to opening the Cannabis stores on UBC Campus  
**Date:** June 9, 2021 9:26:08 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Heather,

We, UBC residents are strongly objecting the Cannabis stores on UBC campus.

It will have negative impact on both the students and residents mentally and physically. We don't want our kids growing up in such terrible environments. If Cannabis stores are open, is it a sign that UBC fosters the use of drugs, which will definitely impair UBC image in the world. Not to mention the poor air quality we will suffer.

Please consider more for the potential harmful effects and stop opening the cannabis stores.

Thank you!  
Caidy

[发自 iPhone 版 Yahoo 邮箱](#)

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Objection of the Cannabis retail at 5784 university Blvd in UBC  
**Date:** June 9, 2021 9:27:29 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL office,

As a resident of UBC campus, I must express my strong opposition to the opening of both marijuana stores on UBC campus when I learned of the plan.

The security situation on the UBC campus is not what it used to be, the population density and crime rate has increased, and there are far more school age children in this community than in any other community. Opening a marijuana store in this community would create many problems, including underage marijuana use, an increase in crime, and the perception of the surrounding residential environment. As far as I know, the vast majority of residential buildings bylaw prohibit smoking, then these marijuana smokers will be smoking marijuana on the street, which is a great negative impact on the minors in the entire community.

I hope UEL can reject this application to open both marijuana stores and give the UBC campus a pure and peaceful environment to live and study.

Best Regards,

Yoyo Ding

s.22

**From:** s.2  
**To:** UEL Planning MUNI:EX  
**Cc:** areaajen@gmail.com; uelcac@gmail.com; Eby.MLA, David LASS:EX  
**Subject:** Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784, University Blvd, UEL Village  
**Date:** June 9, 2021 11:44:20 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Heather Shay  
Planning Officer  
UEL Administration Office  
5495 Chancellor Blvd.  
Vancouver BC V6T 1E2

Dear Ms Shay:

We hereby add our voices of opposition to the change of the Land Use, Building and Community Administration Bylaw to allow for the establishment of a non-medical cannabis retail store at 5784 University Boulevard.

Facilitating access to non-medical cannabis is tantamount to encouraging smoking. As UNA residents, we have enough hassle from ingesting second-hand smoke from both cigarettes and cannabis, not to mention the debris careless smokers leave behind.

Having a non-medical cannabis outlet located in the one commercial area within walking distance of Acadia Park, where many families with young children hang out at the McDonald's and A&W, sends the wrong message. We need to maintain a family-friendly environment on campus, which effectively tempers the young college students' behaviour as well.

While we tolerate non-medical cannabis use in the same vein that we tolerate cigarette smoking, we should in no way normalize and facilitate either activity in the eyes of our children and young people.

Thank you for your attention.

Sincerely,  
Julie & Lorenzo Ranada  
s.22  
Vancouver, BC s.22

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#); [Eby.MLA, David LASS:EX](#)  
**Cc:** [areaajen](#); [uelcac](#)  
**Subject:** Concern over Cannabis new store  
**Date:** June 9, 2021 11:48:40 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi

I am voicing my concern over the two Cannabis new stores in the UEL.

As parent of 2 kids, I strongly oppose any new Cannabis new store in this area.

These might be bad influence toward kids. And also attract people with addiction history to the neighborhood.

Thank you very much for kind attention.

David



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Proposed UEL Cannabis shop  
**Date:** June 9, 2021 12:04:37 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello Ms. Shay,

As an on-campus, multi-unit dwelling tenant, I am strongly against the opening of a cannabis retail operation in the UEL. I am currently in the midst of trying to deal with the nuisance posed by daily recreational cannabis users in a non-smoking building. Living adjacent to heavy recreational users negatively impacts our ability to have fresh air in our home and enjoy our balcony, in addition to causing the usual physical symptoms associated with inhaling secondhand cannabis vape and smoke. To enhance ease of access to cannabis for UEL and UBC campus residents, will result in increased recreational use and by extension, increased social conflict given the density of multi-unit dwelling housing in and around the UBC campus.

Sincerely,  
Jane McAuley

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#); [Eby.MLA, David LASS:EX](#)  
**Cc:** [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** IMPORTANT : Concerned Parent & Resident in the UBC area - re non-medical cannabis retail application (5784 University Blvd)  
**Date:** June 9, 2021 12:50:55 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff,

I am writing to express my strongest objection to the non-medical cannabis retail application for: 5784 University Blvd., Vancouver, BC (UEL village) from Burb Cannabis Corporation. I strongly oppose this application for the following reasons:

1. Worried about the wellbeing and safety of children: There are more than 2600 children (preschoolers and K-12 students) that go to school daily in this area, including two center/school for children with disabilities that need our best protection. They are Uhill elementary, Uhill secondary, Norma Rose Point, Eaton Smith School, about 1900 K-12 students, 10+ daycare centers (~ 700 age 0-5 children) and two community centers. These schools are located from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith School for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities (~ 100 children) is about 700 meters away. The retail application address is at the UEL village, where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and service places such as banks and doctors. I am deeply concerned the negative influences that this retail may bring to them at a very early age.
2. Unpleasant odour: The closest park: Jim Everett memorial park is only 100 meters away from the proposed retail address, where kids play. In many cannabis stores, the customer flow also brings unpleasant smoke odour in the nearby area, and there is no guarantee that this store's customers will not. Who can guarantee that the odour would not affect the brain of baby and children? How is this business development help our children/families/residences in any aspect?
3. Existing easy accessible Cannabis stores: Within 5 km circle of UBC, there are already 4 cannabis retail stores, none of which is comparable to UBC in the scale of schools and young children population. I would regard this application's approval as a serious threat and damage to the UBC neighbourhood children and families' safety, health, freedom and rights.
4. Negative impact to the business of surrounding stores: Opening a retail cannabis store in this neighbourhood would negatively limit the business potential/opportunities for existing businesses nearby. They include an after-school education firm, staples, coffee shops, food places, medical offices, a gym and grocery stores. As the south campus has

many similar shops, for the reason that there is a cannabis store, many will avoid possible trips to UEL village and use other alternatives. Eventually, this cannabis store can be the single biggest damper for the development of the UEL village. I could also imagine that the real-estate prices near this area will drop, which lowers the real estate taxes/levies that the city, and UEL can collect. This is especially a problem for UBC as there are so many residential buildings in this area.

5. Culture shock for Tourist/UBC international Students:UBC has a total of 66,512 students, among whom there are 18,283 international students (about 28%). Please bear in mind that the legalization of cannabis is still not the case in most of the countries ([https://en.wikipedia.org/wiki/Legality\\_of\\_cannabis](https://en.wikipedia.org/wiki/Legality_of_cannabis)). In many cultures, having a cannabis store nearby is very damaging to the residents' comfort and life quality, which is the case for the residents from these culture background. It also gives the tourists negative impressions of UBC as a world-class university. Considering that Regent College, the first graduate school of theology in North America, is just across the street and there are two chapels down the University Blvd, this location can be viewed by many as not suitable or considerate.

With these comments, I am writing about the potential damages that this store can bring to the existing community members and children, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighbourhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demography data and previous urban planning data of our community.

Sincerely,

Jason Lee

s.22

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Opposition to the Burb Cannabis at UEL  
**Date:** June 9, 2021 1:56:06 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear planning officer,

I'm writing to express my opposition to the Burb Cannabis at 5784 University Blvd.  
My reasons being: It would attract some unwanted marijuana users to UBC;  
There is great risk of directly affecting nearby minors including elementary and secondary school students;  
Deterioration of air quality on campus, as some students and university staff can't tolerate the smell of marijuana;

Zoe Zhao  
s.22  
Vancouver

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby.MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Non-medical Cannabis Retail @ 5784 University Blvd  
**Date:** June 9, 2021 3:46:11 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To:  
From:  
Mr. John Braman  
Laurene Wilson  
s.22 stration Office

Vancouver, BC  
s.22 ver, BC, V6T 1E2

Dear Mr. Braman,

Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784, University Blvd, UEL Village

I am writing as an UNA resident to **oppose** two processes in regards to the above address, namely:

- [Rezoning](#) by the University Endowment Land (UEL), and,
- [Licensing](#) recommendations by Metro Vancouver Regional district to the BC Liquor and Cannabis Regulation Branch (LCRB)

Rationale of **Opposition** to [rezoning](#) for the above address by the UEL :

The intent of land use in the UEL Commercial district, according to the UEL Land Use, Building and Community Administration Bylaw, is to provide for a range of commercial activities and services that require central locations to serve nearby neighbourhoods and the UBC non-resident day population.

The proposed rezoning would not serve the UBC non-resident day population well since they should not be using cannabis during daytime when they are at work or in classes on campus. Hence, the only relevant question is whether it would serve nearby neighbourhoods.

The newly adopted Area D Neighbourhood Plan is to provide for a significant population increase in the immediate neighbourhood which will create demand for many essential services and amenities; but, in my view, cannabis is and should not be one of them, i.e. allowing a cannabis outlet in this neighbourhood will be doing residents in this area a

disservice. Moreover, there is already a cannabis retail outlet nearby on W.10 Ave at Sasamat, which is a short bus ride away from campus.

Rationale of **Opposition** to *licensing* by the Metro Vancouver Regional district to the BC LCRB:

The current land use rules of UBC do not permit cannabis retail on its campus lands, i.e. cannabis retail is not an approved use on UBC campus lands and UBC does not entertain applications for cannabis retail. In my opinion this position maintained by UBC is laudable as it is based on the university's important duty of care to its students and the youth in our community.

I am of the view that licensing cannabis retail in such close proximity to campus would be contrary to the public interest and would have a detrimental effect on the welfare of the UNA community. In other words, I fully believe that UBC's decision **not** to entertain such applications needs to be maintained.

Thank you.

Laurene Wilson  
UNA resident of Chancellor House

## UEL Planning MUNI:EX

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**From:** ray s.22  
**Sent:** June 9, 2021 3:51 PM  
**To:** UEL Planning MUNI:EX; Eby.MLA, David LASS:EX  
**Cc:** areaajen@gmail.com; uelcac@gmail.com  
**Subject:** objection to the non-medical cannabis retail application in 5784 University Blvd

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear UEL administration office manager and staff, I am writing to express my strongest objection to the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (UEL village) from Burb Cannabis Corporation. ( \*\*\* Remember in your 2nd letter, to change to Unit102/202-5728 University Blvd from Atheneum Cannabis\*\*\*) I strongly oppose this application for the following reasons:

1. Worried about the wellbeing and safety of children: There are more than 2600 children (preschoolers and K-12 students) that go to school daily in this area, including two center/school for children with disabilities that need our best protection. They are Uhill elementary, Uhill secondary, Norma Rose Point, Eaton Smith School, about 1900 K-12 students, 10+ daycare centers (~ 700 age

0-5 children) and two community centers. These schools are located from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith School for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities (~ 100 children) is about 700 meters away. The retail application address is at the UEL village, where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and service places such as banks and doctors. I am deeply concerned the negative influences that this retail may bring to them at a very early age.

2. Unpleasant odour: The closest park: Jim Everett memorial park is only 100 meters away from the proposed retail address, where kids play. In many cannabis stores, the customer flow also brings unpleasant smoke odour in the nearby area, and there is no guarantee that this store's customers will

not. Who can guarantee that the odour would not affect the brain of baby and children? How is this business development help our children/families/residences in any aspect?

3. Existing easy accessible Cannabis stores: Within 5 km circle of UBC, there are already 4 cannabis retail stores, none of which is comparable to UBC in the scale of schools and young children population. I would regard this application's approval as a serious threat and damage to the UBC neighborhood children and families' safety, health, freedom and rights.

4. Negative impact to the business of surrounding stores: Opening a retail cannabis store in this neighborhood would negatively limit the business potential/opportunities for existing businesses nearby. They include an after-school education firm, staples, coffee shops, food places, medical offices, a gym and grocery stores. As the south campus has many similar shops, for the reason that there is a cannabis store, many will avoid possible trips to UEL village and use other alternatives. Eventually, this cannabis store can be the single biggest damper for the development of the UEL village. I could also imagine that the real-estate prices near this area will drop, which lowers the real estate taxes/levies that the city, and UEL can collect. This is especially a problem for UBC as there are so many residential buildings in this area.

5. Culture shock for Tourist/UBC international Students:UBC has a total of 66,512 students, among whom there are 18,283 international students (about 28%). Please bear in mind that the legalization of cannabis is still not the case in most of the countries

([https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fen.wikipedia.org%2Fwiki%2Flegality\\_of\\_cannabis&data=04%7C01%7CPlanUEL%40gov.bc.ca%7C27f2254f1e6f4ade249f08d92b9915ef%7C6fdb52003d0d4a8ab036d3685e359adc%7C0%7C0%7C637588758758809928%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQljoj](https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fen.wikipedia.org%2Fwiki%2Flegality_of_cannabis&data=04%7C01%7CPlanUEL%40gov.bc.ca%7C27f2254f1e6f4ade249f08d92b9915ef%7C6fdb52003d0d4a8ab036d3685e359adc%7C0%7C0%7C637588758758809928%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQljoj)

V2luMzliLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&data=f9i7fYdt%2BZpFM2oOmhcJvE%2FcR3towfWAWIQ1mv10P4c%3D&reserved=0). In many cultures, having a cannabis store nearby is very damaging to the residents' comfort and life quality, which is the case for the residents from these culture background. It also gives the tourists negative impressions of UBC as a world-class university. Considering that Regent College, the first graduate school of theology in North America, is just across the street and there are two chapels down the University Blvd, this location can be viewed by many as not suitable or considerate.

With these comments, I am writing about the potential damages that this store can bring to the existing community members and children, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demography data and previous urban planning data of our community.

Sincerely,

Ray , Resident in UBC



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** opposing to open a cannabis store at 5784 University Blvd  
**Date:** June 9, 2021 3:56:08 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear planning officer,  
As a younger kid's mother and a resident in campus, I strongly oppose the opening of a cannabis store on UBC campus.

Stay healthy& safety

Monica

----- 转发的邮件 -----

发件人: s.22  
日期: 2021年6月9日 15:53  
主题: opposing to open a cannabis store at [102-202 5728 University Blvd](#)  
收件人: planuel <[planuel@gov.bc.ca](mailto:planuel@gov.bc.ca)>  
抄送:

Dear planning officer,  
As a younger kid's mother and a resident in campus, I strongly oppose the opening of a cannabis store on UBC campus.

Stay healthy& safety

Monica

**From:** s.22  
**To:** UEL Planning MUNI:EX  
**Cc:** areaajen@gmail.com; uelcac@gmail.com; Eby.MLA, David LASS:EX  
**Subject:** Non-medical Cannabis Retail @ 5784 University Blvd  
**Date:** June 7, 2021 12:36:56 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To:

From:  
Mr. John Braman  
Mrs. Jenny Cheng,  
Manager, UEL  
s.22  
5495, Chancellor Blvd  
Vancouver, BC  
Vancouver, B 1E2  
s.22

Dear Mr. Braman,

Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784, University Blvd, UEL Village

I am writing as an UNA resident to **oppose** two processes in regards to the above address, namely:

- [Rezoning](#) by the University Endowment Land (UEL), and,
- [Licensing](#) recommendations by Metro Vancouver Regional district to the BC Liquor and Cannabis Regulation Branch (LCRB)

Rationale of **Opposition** to [rezoning](#) for the above address by the UEL :

The intent of land use in the UEL Commercial district, according to the UEL Land Use, Building and Community Administration Bylaw, is to provide for a range of commercial activities and services that require central locations to serve nearby neighbourhoods and the UBC non-resident day population.

The proposed rezoning would not serve the UBC non-resident day population well since they should not be using cannabis during daytime when they are at work or in classes on campus. Hence, the only relevant question is whether it would serve nearby neighbourhoods.

The newly adopted Area D Neighbourhood Plan is to provide for a significant population increase in the immediate neighbourhood which will create demand for many essential services and amenities; but, in my view, cannabis is and should not be one of them, i.e. allowing a cannabis outlet in this neighbourhood will be doing residents in this area a

disservice. Moreover, there is already a cannabis retail outlet nearby on W.10 Ave at Sasamat, which is a short bus ride away from campus.

Rationale of **Opposition** to *licensing* by the Metro Vancouver Regional district to the BC LCRB:

The current land use rules of UBC do not permit cannabis retail on its campus lands, i.e. cannabis retail is not an approved use on UBC campus lands and UBC does not entertain applications for cannabis retail. In my opinion this position maintained by UBC is laudable as it is based on the university's important duty of care to its students and the youth in our community.

I am of the view that licensing cannabis retail in such close proximity to campus would be contrary to the public interest and would have a detrimental effect on the welfare of the UNA community. In other words, I fully believe that UBC's decision **not** to entertain such applications needs to be maintained.

Thank you.

Kind regards,  
Jenny Cheng  
UNA resident

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Proposed cannabis retail store  
**Date:** June 7, 2021 1:05:42 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern:

I am a resident of the UBC campus.

I am writing to express my opposition to the proposed cannabis retail stores at [5784 University Boulevard](#) and unit [102/202 5728](#) University Boulevard. I am concerned about the facilitated access to cannabis to the thousands of young university and college students who are especially vulnerable to suffer adverse impact on their long term brain health. I am also concerned about the potential for increased incidents of inappropriate behavior/crime/driving under the influence that may be harmful to the community. I urge you to reject the applications.

Thank you for your consideration.

Regards,

Joyce Lee  
s.22

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Oppose to the proposed non-medical cannabis stores in UBC campus  
**Date:** June 7, 2021 7:18:51 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern:

I am writing to express my opposition to the proposed **cannabis retail stores at 5784 University Boulevard and at unit 102/202 University Boulevard.**

As a UBC alumni and campus neighbourhood resident, I am deeply concerned about the impact of the facilitated access to cannabis on the UBC campus. Considering that most of UBC students are below the age of 25 and thus are vulnerable to the adverse effects of the drug on their brain development. I am also concerned about the broader impact of the expanded use of recreational cannabis on the entire campus community, including the potential for increased incidents of inappropriate or even criminal behavior and involuntary exposure of the non-user community members to the pungent second-hand smoke. I am also worried about the increased risk of commuters driving back home from campus under the influence of cannabis, thus causing a potential hazard to the general public.

In face of current increasing use of drugs in Vancouver, the ease of access to cannabis in UBC would only further facilitate the use of drugs and highly possible lead to other hard core drugs. There are already four cannabis stores in Point Grey/Dunbar neighborhoods, so there is already reasonable access to the drug to those who chose to use it.

I urge you to reject the applications.

Thank you for your consideration.

Best wishes,

Lisa Cheung

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** opposition to the new non-medical cannabis retail store on UBC campus  
**Date:** June 7, 2021 8:17:18 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

I hope this email finds you well. I am a resident at the UNA community, and I'm writing to voice my opposition to the new non-medical cannabis retail store on The University of British Columbia campus. I am concerned about opening the store at this very location due to its exposure to different age groups. Within 20 minutes of walking distance, there are two elementary schools and one secondary school. Many families with children reside in areas surrounding the University Village as well. I believe the exposure of cannabis to children and adolescents will do more harm than good as they cannot fully understand the effects of cannabis. I hope this email can send my opposition for this opening across.

Sincerely,  
Frey Liu

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#); [Eby.MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** I Explicitly Oppose opening Any Cannabis shop on 5784 University Blvd  
**Date:** June 9, 2021 12:00:08 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Minister David Eby, & UEL officers

As a resident of the UBC campus, a father of two children, I must express my strong opposition to the opening of a marijuana store on the UBC campus when I learned of the plan.

Four years ago we moved here, not only for its beautiful environment, but also because it is a pure land full of vitality, kindness, and safe for children to grow up. There are far more school-age children in this community than in any other community. Opening a marijuana store in this community would create many problems, including underage marijuana use, an increase in crime, and the perception of the surrounding residential environment.

As far as I know, the vast majority of residential buildings' bylaws prohibit smoking, then these marijuana smokers will be smoking marijuana on the street, **which is a great negative impact on the minors in the entire community.**

**Currently, we often smell marijuana in parks or playgrounds surround our building, which means someone smoked marijuana there. The kids playing there of course will smell it. Every time I told them that it was a smell that was harmful to the body and should keep away from the smell. In the past, this situation only happened downtown.** Opening any marijuana shops will only make the situation worse.

I hope UEL can reject this application to open any marijuana store on the UBC campus and keep the UBC campus as a pure and peaceful environment to live and study.

Thanks and regards,  
Kind regards,

Louis Zhang

s.22, Canada

T s.22

Email: s.22

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Strongly oppose the opening of a cannabis store on UBC campus  
**Date:** May 4, 2021 2:36:35 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL office,

As a resident of UBC campus, a father of two children and a member of the council of two residential buildings in UBC South campus, I must express my strong opposition to the opening of a marijuana store on UBC campus when I learned of the plan.

The security situation on the UBC campus is not what it used to be, the population density and crime rate has increased, and there are far more school age children in this community than in any other community. Opening a marijuana store in this community would create many problems, including underage marijuana use, an increase in crime, and the perception of the surrounding residential environment. As far as I know, the vast majority of residential buildings bylaw prohibit smoking, then these marijuana smokers will be smoking marijuana on the street, which is a great negative impact on the minors in the entire community.

I hope UEL can reject this application to open a marijuana store and give the UBC campus a pure and peaceful environment to live and study.

Best Regards,

Peijiang Ding

s.22



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** No Cannabis Store in UBC  
**Date:** May 4, 2021 6:43:05 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear UEL office,

As a resident of UBC campus, a mother of a teenager, I am strongly opposed to the plan of opening a marijuana store on UBC campus.

The security situation on the UBC campus is not as good as it used to be, the population density and crime rate have increased, and there are far more school age children in this community than in any other community. Opening a marijuana store in this community would create many problems, including underage marijuana use, an increase in crime, and the perception of the surrounding residential environment. As far as I know, the vast majority of residential buildings bylaw prohibit smoking, then these marijuana smokers will be smoking marijuana on the street, which is a great negative impact on the manners in the entire community.

I hope UEL can reject the opening of a marijuana store and give the UBC campus a pure and peaceful environment to live and study.

Thanks and regards,  
Ellen Shi

发自我的iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [areaajen@gmail.com](mailto:areaajen@gmail.com)  
**Subject:** Opposing opening a marijuana store in the UBC community  
**Date:** May 5, 2021 9:33:50 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello there,

This is Ming, a UBC staff and a resident living on UBC campus for the last 17 years. We just got to know that there is an application of opening a marijuana store at the UBC village area.

My family and I would like to express our concerns about it. There are lots of children, young kids and college students living on UBC campus. They are at the age of easily being subject to suggestions and adopting addictions. Addictions can easily ruin anyone's life, such as alcohol, drugs including entertaining marijuana (I am not opposing medical marijuana).

Therefore we are opposing the application of opening a marijuana store on UBC campus. We would like to protect and properly educate our children at a larger sense as much as we can as a whole until they reach the age of reasoning. By then they are mature enough and should be able to responsible for their behaviours.

Thank you for taking our voice into your serious consideration.

Sincerely  
Ming

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Reject on Marijuana store open in UBC  
**Date:** May 5, 2021 11:32:31 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello SIR,

I am resident in UNA community.

I strongly oppose the government plan on Marijuana store opening in UNA area.

1. As a teenager parent, we are worry about child social education, they no nothing yet believe they know everything. They may regard Marijuana as fashion regardless of mental health.

2. Such store surely attract those “social people” to our society such unavoidably cause security problem.

All my neighbours have the same opinion as I do. Some of them may be unable to write to you due to certain reason.

If you require a written protests with residents’ signature as much as possible, I will do.

Looking forward to your reply.

Lauren ZHANG

s.22

**From:** S.  
**To:** [22L Planning MUNI:EX](#)  
**Cc:** [areaajen@gmail.com](mailto:areaajen@gmail.com)  
**Subject:** Against of Burb Cannabis corporation  
**Date:** May 5, 2021 12:09:29 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear UEL office,

We are the residents of UEL, after reading the post of land use changing application from Burb Cannabis Corporation, we felt deep worried about our young children.

Please reject this application and let them find somewhere more suitable instead of our neighbourhood full of young children.

Thanks you very much.

Best Regards

Lily

Sent from my iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Non medical cannabis retail  
**Date:** May 5, 2021 2:49:54 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello Sir/Madam,

I am a resident in UNA community.

I strongly oppose the government plan on Marijuana store opening in UNA area.

1. As parents, we are worry about children's social education, they are still lack of judgement to protect themselves. They may regard Marijuana as fashion with regardless of self-health.

2. Such store surely attract those "social people" to our society such unavoidably cause security problem.

Most of my neighbors have the same opinion as I do. Some of them may be unable to write to you due to certain reason. If you require a written protests with residents' signature as much as possible, I will do.

Looking forward to your reply.

Thanks,  
Lionel

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Non-Medical Cannabis Retail Store at UBC  
**Date:** May 5, 2021 7:36:21 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

I hope this email finds you well. I am a resident at the UNA community, and I'm writing to voice my opposition to the new non-medical cannabis retail store on The University of British Columbia campus. I am concerned about opening the store at this very location due to its exposure to different age groups. Within 20 minutes of walking distance, there are two elementary schools and one secondary school. Many families with children reside in areas surrounding the University Village as well. I believe the exposure of cannabis to children and adolescents will do more harm than good as they cannot fully understand the effects of cannabis. I hope this email can send my opposition for this opening across.

Best,  
Xiang Gao

## UEL Planning MUNI:EX

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**From:** [REDACTED] s.22  
**Sent:** May 5, 2021 8:01 PM  
**To:** UEL Planning MUNI:EX  
**Subject:** I hope UEL can reject this application to open a marijuana store.

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL office,

As a resident of UBC campus, a father s.22 [REDACTED] and a member of the council of two residential buildings in UBC South campus, I must express my strong opposition to the opening of a marijuana store on UBC campus when I learned of the plan.

The security situation on the UBC campus is not what it used to be, the population density and crime rate has increased, and there are far more school age children in this community than in any other community. Opening a marijuana store in this community would create many problems, including underage marijuana use, an increase in crime, and the perception of the surrounding residential environment. As far as I know, the vast majority of residential buildings bylaw prohibit smoking, then these marijuana smokers will be smoking marijuana on the street, which is a great negative impact on the minors in the entire community.

I hope UEL can reject this application to open a marijuana store and give the UBC campus a pure and peaceful environment to live and study.

Guang Fan

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Oppose to open a marijuana store  
**Date:** May 5, 2021 8:30:46 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL office,

I was shocked to hear the plan that opening a marijuana store on UBC campus. As a resident of UBC campus, a mother of two children and a member of the council of a residential buildings in UBC South campus, I must express my strong opposition.

The security situation on the UBC campus is not what it used to be, the population density and crime rate has increased, and there are far more school age children in this community than in any other community. Opening a marijuana store in this community would create many problems, including underage marijuana use, an increase in crime, and the perception of the surrounding residential environment. As far as I know, the vast majority of residential buildings bylaw prohibit smoking, then these marijuana smokers will be smoking marijuana on the street, which is a great negative impact on the minors in the entire community.

I hope UEL can reject this application to open a marijuana store and give the UBC campus a pure and peaceful environment to live and study.

Regards,

Lisa  
UNA residents



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** I strongly oppose the government plan on Marijuana store opening in UNA area.  
**Date:** May 5, 2021 8:56:18 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello SIR,

I am resident in UNA community.

I strongly oppose the government plan on Marijuana store opening in UNA area.

1. As a teenager parent, we are worry about child social education, they know nothing yet believe they know everything. They may regard Marijuana as fashion with regardless of self-health.
  2. Such store surely attract those “social people” to our society such unavoidably cause security problem.
- All my neighbours have the same opinion as I do. Some of them may be unable to write to you due to certain reason. If you require a written protests with residents’ signature as much as possible, I will do.  
Looking forward to your reply.

Best Regards,

Michael Xue

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Strongly oppose the opening of a cannabis store on UBC campus  
**Date:** May 5, 2021 9:05:44 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Sir/ Madam,

I am writing this as a resident living at UBC, I have heard that someone has applied for Change of Land Use District to develop the site for non-medical cannabis retail.

As we know, a lot of students and youths are living at UBC campus area, and some family choose here for raising their kids for education, the cannabis retail shop cannot bring any good but problem to both the students and family they are living here.

I am strongly oppose the opening of a cannabis store on the campus.

Sony Xu  
May, 06, 2021

**From:** s.22  
**To:** [UEL Planning MUNI:EX; Jen McCutcheon](#)  
**Subject:** Objection letter of Cannabis retail in 5784 University Blvd. in UBC  
**Date:** May 6, 2021 11:07:06 AM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear UEL Office,

I am writing to strongly oppose the cannabis retail in 5784 University Blvd.

UBC campus is a high density of minors:

There is an elementary school within 1.4 km, a high school within 1 km and another elementary school within ONLY 700 meter to this location. A cannabis retail shall not be so close to minors.

Tired of unpleasant odour:

I have been living in this campus for 15 years, the bypassing of marijuana smell happen more often in recent years. Many buildings have prohibited smoking inside and within 6 meters of the buildings which means the smokers would probably smoke on the street, which the open air will be polluted more seriously. Moreover, second-hand smoke will impact the community significantly. According to the US Centers for Disease Control, second-hand smoke causes negative psychological effects and toxic chemical effects on nonsmokers. This is especially detrimental to the health of children and the elderly individuals in our community.

Does not fit in with the business surroundings:

There are food court, supermarket, fast food chains, staples, banks in this business plaza which are family, business and academic oriented. A cannabis retail simply does not fit in. Many elementary and secondary school students pass by this area on the way to school, and spends time in this area after school with friends. By allowing the cannabis retail to exist in this business plaza, we are putting children at a high risk of exposure to substances they are too young for.

Growing security concerns:

The UBC campus is a place for research, education and academics. The majority of the people living in this area are families, students and professors that are oriented towards the purpose of the university campus. By opening a cannabis retail store, non-relevant people may be attracted into the campus, who are not here for the purpose of a university campus.

Best,

Connie

Resident in UBC campus

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Strongly Against Opening a Cannabis Retail Store at 5784 University Blvd  
**Date:** May 6, 2021 11:15:44 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

As a resident of UBC community, a mother of three children, I am writing to express my deep concern and firm objection to opening a cannabis retail store at 5784 University Blvd!

Opening a cannabis store on a university land is just a ridiculous decision, especially in the case that there are two elementary schools and one secondary school very close by! Cannabis is illegal to people under 19 years old. Every year, around 10,000 students are admitted into UBC undergraduates and most of them are 18 or 19. The number of elementary and secondary students is also big. Having a cannabis store in an area with so many young people poses a huge risk for them. They would have easier access to the illegal staff (cannabis and related products) that they should not touch. We should protect our kids and youths from them! It is not the environment that I want to put my kids in.

Therefore, I strongly oppose opening a cannabis retail store at 5784 University Blvd!

Sincerely,

Weijing Zou

**From:** s.2  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Opposition of Opening a Cannabis Retail Store at 5784 University Blvd  
**Date:** May 6, 2021 12:16:50 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear all,

I am writing to express my deep concern and firm objection to opening a cannabis retail store at 5784 University Blvd!

Opening a cannabis store on a university land is just a ridiculous idea, especially in the case that there are two elementary schools and one secondary school in the neiboughrhood! UEL have so many playground, facilities for kids and swimming pools, ice rank, libraries etc in our community. Kids are wandering happily in our area. Cannabis is illegal to people under 19 years old. Considering the actual situation and adorable environement we are having in UEL, you should REFUSE any avaricious intention to contaminate our community. Every year, around 10,000 students are admitted into UBC undergraduates and most of them are 18 or 19. The number of elementary and secondary students is also big. Having a cannabis store in an area will put so many young kids in danger. Please help to protect our kids and youths from Cannabis.

The Cannabis retail stores are coming like tsunami which wants to drown our kids. Please resfuse them.

Therefore, **I strongly oppose opening a cannabis retail store at 5784 University Blvd!**

Sincerely,

Na Li

s.22

Vancouver BC<sup>s.22</sup>

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Objection to opening the Cannabis retail store at 5784 University Blvd  
**Date:** May 6, 2021 1:14:39 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

I am writing to express the firm objection to opening a cannabis retail store at 5784 University Blvd, located in the UBC area.

According to *Cannabis Laws and Regulations* issued in 2018, the first aim of the *Cannabis act* is to “keep cannabis out of the hands of youth”. *Cannabis Act* says to “help prevent youth from accessing cannabis”, I can not understand then why the Cannabis retail is allowed to be opened in UBC, the campus which placed the highest number of youth across BC province, more than 65,000 regular residential students are living there per year. This opening is a strong signal to the Youth: You are welcome to consuming Cannabis.

To open a Cannabis retail store in UBC is a profitable Business decision, because UBC has a big volume of potential customers – the Youth, vulnerable and affected easily by the surroundings. Easy access to cannabis contravenes the fundamental aim of the *Cannabis Act*, instead of preventing youth from accessing cannabis, you actually encourage them to consume cannabis.

It became lawful on October 17, 2019 for legal forms of cannabis to be produced and sold, however, it is also well acknowledged that Cannabis contains substances that affect the brain and body, including delta-9-tetrahydrocannabinol (THC) and cannabidiol (CBD). There is a long list of the short and long bad effects of Cannabis usage, and it should never be promoted or encouraged to consume it, particularly the target is the Youth, who are not mature enough to say no to any kinds of Cannabis Invitation.

Therefore, as a resident in UBC, on behalf of myself and my kids, I submitted my objection to opening a cannabis retail store at 5784 University Blvd.

Kindly regards  
Fangfang Zhang

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Objection to opening cannabis retail at 5784 University Blvd  
**Date:** May 6, 2021 2:24:21 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

To whom it may concern,

I am writing to express the firm objection to opening a cannabis retail at 5784 university Blvd, locate in UBC area.

According to Cannabis Laws and Regulations issued in 2018, the first aim of the Cannabis act is to “keep cannabis out of the hands of youth”. Cannabis Act says to “help prevent youth from accessing cannabis”, I can not understand then why the Cannabis retail is allowed to be opened in UBC, the campus which placed the highest number of youth across BC province, more than 60,000 from regular residential students are living there per year, no need to say the kids associated with the young family. This opening is a strong signal to the Youth: You are welcome to consuming Cannabis.

To open a Cannabis retail in UBC is a pure and shameful Business decision, because UBC has more potential customers – the Youth, vulnerable and affect easily by the around. Easy access to cannabis contravene the fundamental aim of the Cannabis Act, instead of prevent youth from accessing cannabis, you actually encourage them to consume the cannabis.

It became lawful on October 17, 2019 for legal forms of cannabis to be produced and sold, however, it is also well acknowledged that Cannabis contains substances that affect the brain and body, including delta-9-tetrahydrocannabinol (THC) and cannabidiol (CBD). There is a long list of the short and long bad effects of Cannabis usage, It should never be promoted or encouraged to consume it, no matter to say the Youth, who are not mature enough to say no to any kinds of Cannabis Invitation.

Therefore, as a resident in UBC, behalf myself and my kids, I submitted my object to opening a cannabis retail store at 5784 University Blvd.

Thanks,  
Xinyuan Wang  
s.22 . Vancouver

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Objection to Opening a Cannabis Retail at 5784 University Blvd  
**Date:** May 6, 2021 3:54:01 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

I am writing to express the firm objection to opening a cannabis retail store at 5784 University Blvd, located in the UBC area.

According to Cannabis Laws and Regulations issued in 2018, the first aim of the Cannabis act is to “keep cannabis out of the hands of youth”. The Cannabis Act says to “help prevent youth from accessing cannabis”. I can not understand then why the Cannabis retail is allowed to be opened in UBC, the campus which placed the highest number of youth across BC province, more than 60,000 from regular residential students are living there per year, no need to say the kids associated with the young family. This opening is a strong signal to the Youth: You are welcome to consuming Cannabis.

To open a Cannabis retail store in UBC is a pure and shameful Business decision, because UBC has more potential customers – the Youth, vulnerable and those who can be affected easily by the surroundings. Easy access to cannabis contravenes the fundamental aim of the Cannabis Act, instead of preventing youth from accessing cannabis, you actually encourage them to consume cannabis.

It became lawful on October 17, 2019 for legal forms of cannabis to be produced and sold, however, it is also well acknowledged that Cannabis contains substances that affect the brain and body, including delta-9-tetrahydrocannabinol (THC) and cannabidiol (CBD). There is a long list of the short and long bad effects of Cannabis usage, It should never be promoted or encouraged to consume it, no matter to say the Youth, who are not mature enough to say no to any kinds of Cannabis Invitation.

Over ten years ago, I graduated from UBC with a bachelor degree . Afterwards I further pursued professional education in UBC and obtained a diploma and multiple professional licenses. I also had been working in UBC Wesbrook village for a year.

During the past 10+ years of active engagement in the academic environment and communities here in the UBC area, I built a strong feeling that the UBC area is governed under the belief of care, responsibility and sustainability. With this feeling in mind, I bought my first home here in the UBC area and became a proud UBC resident. Now as a resident in UBC, I submitted my object to opening a cannabis retail store at 5784 University Blvd.



Yours truly,

Louise Lu  
A resident in UBC area

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** (无主题)  
**Date:** May 6, 2021 5:10:48 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

I am writing to express the firm objection to opening a cannabis retail at 5784 university Blvd, locate in UBC area.

According to Cannabis Laws and Regulations issued in 2018, the first aim of the Cannabis act is to “keep cannabis out of the hands of youth”. Cannabis Act says to “help prevent youth from accessing cannabis”, I can not understand then why the Cannabis retail is allowed to be opened in UBC, the campus which placed the highest number of youth across BC province, more than 60,000 from regular residential students are living there per year, no need to say the kids associated with the young family. This opening is a strong signal to the Youth: You are welcome to consuming Cannabis.

To open a Cannabis retail in UBC is a pure and shameful Business decision, because UBC has more potential customers – the Youth, vulnerable and affect easily by the around. Easy access to cannabis contravene the fundamental aim of the Cannabis Act, instead of prevent youth from accessing cannabis, you actually encourage them to consume the cannabis.

It became lawful on October 17, 2019 for legal forms of cannabis to be produced and sold, however, it is also well acknowledged that Cannabis contains substances that affect the brain and body, including delta-9-tetrahydrocannabinol (THC) and cannabidiol (CBD). There is a long list of the short and long bad effects of Cannabis usage, It should never be promoted or encouraged to consume it, no matter to say the Youth, who are not mature enough to say no to any kinds of Cannabis Invitation.

Therefore, as a resident in UBC, behalf myself and my kids, I submitted my object to opening a cannabis retail store at 5784 University Blvd.

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Firm Objection to opening cannabis shop in UBC area!!  
**Date:** May 6, 2021 5:15:44 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

I am writing to express my firm objection to opening a cannabis retail at [5784 university Blvd](#), locate in UBC area.

According to Cannabis Laws and Regulations issued in 2018, the first aim of the Cannabis act is to “keep cannabis out of the hands of youth”. Cannabis Act says to “help prevent youth from accessing cannabis”, I have difficulties to understand why the Cannabis retail can be allowed to be opened in UBC, the campus which placed the highest number of youth across BC province, more than 60,000 from regular residential students are living there per year, no need to say the kids associated with the young family. Allowing a cannabis shop to be opened in a youth/kids highly concentrated area delivers a totally wrong signal: Youth are welcomed to consuming Cannabis. And this ABSOLUTELY contravenes the fundamental aim of the Cannabis Act.

Although it became lawful on October 17, 2019 for legal forms of cannabis to be produced and sold, however, it is also well acknowledged that Cannabis contains substances that affect the brain and body, including delta-9-tetrahydrocannabinol (THC) and cannabidiol (CBD). There is a long list of the short term and long term harms of consuming cannabis. Youth and kids, who are vulnerable physically and mentally, are exposed to high risk of being the victims of secondhand cannabis smoking IF such retail is allowed in UBC neighborhood.

Therefore, as a resident in UBC, on behalf of myself and kids/youth in the area, I submitted my FIRM objection to opening a cannabis retail store at [5784 University Blvd](#) or at any place in UBC neighborhood.

Appreciate your consideration!

Stella Yan

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Firm Objection to opening cannabis shop in UBC area!!  
**Date:** May 6, 2021 6:16:13 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

I am writing to express my firm objection to opening a cannabis retail at 5784 university Blvd, locate in UBC area.

According to Cannabis Laws and Regulations issued in 2018, the first aim of the Cannabis act is to “keep cannabis out of the hands of youth”. Cannabis Act says to “help prevent youth from accessing cannabis”, I have difficulties to understand why the Cannabis retail can be allowed to be opened in UBC, the campus which placed the highest number of youth across BC province, more than 60,000 from regular residential students are living there per year, no need to say the kids associated with the young family. Allowing a cannabis shop to be opened in a youth/kids highly concentrated area delivers a totally wrong signal: Youth are welcomed to consuming Cannabis. And this ABSOLUTELY contravenes the fundamental aim of the Cannabis Act.

Although it became lawful on October 17, 2019 for legal forms of cannabis to be produced and sold, however, it is also well acknowledged that Cannabis contains substances that affect the brain and body, including delta-9-tetrahydrocannabinol (THC) and cannabidiol (CBD). There is a long list of the short term and long term harms of consuming cannabis. Youth and kids, who are vulnerable physically and mentally, are exposed to high risk of being the victims of secondhand cannabis smoking IF such retail is allowed in UBC neighborhood.

Therefore, as a resident in UBC, on behalf of myself and kids/youth in the area, I submitted my FIRM objection to opening a cannabis retail store at 5784 University Blvd or at any place in UBC neighborhood.

Appreciate your consideration!

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Firm Objection to opening cannabis shop in UBC area!!  
**Date:** May 6, 2021 8:56:44 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

I am writing to express my firm objection to opening a cannabis retail at 5784 university Blvd, locate in UBC area.

According to Cannabis Laws and Regulations issued in 2018, the first aim of the Cannabis act is to “keep cannabis out of the hands of youth”. Cannabis Act says to “help prevent youth from accessing cannabis”, I have difficulties to understand why the Cannabis retail can be allowed to be opened in UBC, the campus which placed the highest number of youth across BC province, more than 60,000 from regular residential students are living there per year, no need to say the kids associated with the young family. Allowing a cannabis shop to be opened in a youth/kids highly concentrated area delivers a totally wrong signal: Youth are welcomed to consuming Cannabis. And this ABSOLUTELY contravenes the fundamental aim of the Cannabis Act.

Although it became lawful on October 17, 2019 for legal forms of cannabis to be produced and sold, however, it is also well acknowledged that Cannabis contains substances that affect the brain and body, including delta-9-tetrahydrocannabinol (THC) and cannabidiol (CBD). There is a long list of the short term and long term harms of consuming cannabis. Youth and kids, who are vulnerable physically and mentally, are exposed to high risk of being the victims of secondhand cannabis smoking IF such retail is allowed in UBC neighborhood.

Therefore, as a resident in UBC, on behalf of myself and kids/youth in the area, I submitted my FIRM objection to opening a cannabis retail store at 5784 University Blvd or at any place in UBC neighborhood.

Appreciate your consideration!

Michael Sun

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Reject the open of a marijuana store at UBC  
**Date:** May 7, 2021 8:57:24 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL office,

As a resident of UBC campus, a father of one grade-<sup>5</sup><sub>2</sub> children, I must express my strong opposition to the opening of a marijuana store on UBC campus when I learned of the plan.

The security situation on the UBC campus is not what it used to be, the population density and crime rate has increased, and there are far more school age children in this community than in any other community. Opening a marijuana store in this community would create many problems, including underage marijuana use, an increase in crime, and the perception of the surrounding residential environment. As far as I know, the vast majority of residential buildings bylaw prohibit smoking, then these marijuana smokers will be smoking marijuana on the street, which is a great negative impact on the minors in the entire community.

I hope UEL can reject this application to open a marijuana store and give the UBC campus a pure and peaceful environment to live and study.

Best regards,  
Brad Chen

Sent from [Mail](#) for Windows 10

**From:** [wenhui.ding](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Objection against the marijuana store  
**Date:** May 7, 2021 11:56:06 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL office,

As a resident of UBC campus, a mother of a <sup>s.22</sup> [REDACTED] years old, I felt very nervous when I learned the plan of opening a marijuana store on UBC campus, for it would create a lot of problems and has negative impact on our children.

I hope UEL can reject this application to open a marijuana store and give the UBC campus a pure and peaceful environment to live and study.

Thank you very much.

With Best Wishes!

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Opposition to the opening of a Marijuana store on UBC Campus  
**Date:** May 7, 2021 1:41:40 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear UEL office,

As a resident of UBC campus and a mother of a high school student, I must express my strong opposition to the opening of a marijuana store on UBC campus when I learned of the plan.

The security situation on the UBC campus is not what it used to be, the population density and crime rate has increased, and there are far more school age children in this community than in any other community. Opening a marijuana store in this community would create many problems, including underage marijuana use, an increase in crime, and the perception of the surrounding residential environment. As far as I know, the vast majority of residential buildings bylaw prohibit smoking, then these marijuana smokers will be smoking marijuana on the street, which is a great negative impact on the minors in the entire community.

I hope UEL can reject this application to open a marijuana store and give the UBC campus a pure and peaceful environment to develop themselves.



**From:** s.2  
**To:** [UEL Planning MUNI:EX](#)  
**Date:** May 7, 2021 1:47:29 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL office,

As a resident of UBC campus, a father of two children and a member of the council of two residential buildings in UBC South campus, I must express my strong opposition to the opening of a marijuana store on UBC campus when I learned of the plan.

The security situation on the UBC campus is not what it used to be, the population density and crime rate has increased, and there are far more school age children in this community than in any other community. Opening a marijuana store in this community would create many problems, including underage marijuana use, an increase in crime, and the perception of the surrounding residential environment. As far as I know, the vast majority of residential buildings bylaw prohibit smoking, then these marijuana smokers will be smoking marijuana on the street, which is a great negative impact on the minors in the entire community.

I hope UEL can reject this application to open a marijuana store and give the UBC campus a pure and peaceful environment to live and study.

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发自我的iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** (无主题)  
**Date:** May 7, 2021 2:16:20 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL office,

As a resident of UBC campus, a father of two children and a member of the council of two residential buildings in UBC South campus, I must express my strong opposition to the opening of a marijuana store on UBC campus when I learned of the plan.

The security situation on the UBC campus is not what it used to be, the population density and crime rate has increased, and there are far more school age children in this community than in any other community. Opening a marijuana store in this community would create many problems, including underage marijuana use, an increase in crime, and the perception of the surrounding residential environment. As far as I know, the vast majority of residential buildings bylaw prohibit smoking, then these marijuana smokers will be smoking marijuana on the street, which is a great negative impact on the minors in the entire community.

I hope UEL can reject this application to open a marijuana store and give the UBC campus a pure and peaceful environment to live and study.



**michaelP 扣扣**

邮箱: s.22

---

签名由 [网易邮箱大师](#) 定制

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Opposition to the opening of a marijuana store on UBC campus  
**Date:** May 7, 2021 2:24:59 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear UEL office,

As a resident of UBC campus, a father of two children and a member of the council of two residential buildings in UBC South campus, I must express my strong opposition to the opening of a marijuana store on UBC campus when I learned of the plan.

The security situation on the UBC campus is not what it used to be, the population density and crime rate has increased, and there are far more school age children in this community than in any other community. Opening a marijuana store in this community would create many problems, including underage marijuana use, an increase in crime, and the perception of the surrounding residential environment. As far as I know, the vast majority of residential buildings bylaw prohibit smoking, then these marijuana smokers will be smoking marijuana on the street, which is a great negative impact on the minors in the entire community.

I hope UEL can reject this application to open a marijuana store and give the UBC campus a pure and peaceful environment to live and study. Sent from my iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Re: Burb Cannabis Corporation  
**Date:** May 7, 2021 3:39:06 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

UEL Administration office

To whom it may concern:

I am writing as a resident, a building council member, a UBC student's parent, and a former School Parent Advisory Council, to express my opposition to the application of Burb Cannabis Corporation opening a marijuana store on UBC campus.

UBC campus residents are a higher education community. The population has increased significantly in recent years. People from all over the world come to study, work, and live here. The schools on campus are the only ones in Vancouver School board that have increased enrollment year after year. With so many and increasing school age children in the area, we can see no positive impact of a Marijuana store in the area.

Just yesterday, in the news we learned of a 12-year-old girl died of drug overdose in Vancouver, the youngest to die of the opioid crises, yet. We must ask ourselves, what do we need to do to protect our younger generation from this serious crisis? What will a Marijuana store in this area contribute? Do we want our children to see it as normal to use Marijuana, or drugs? I am sure most of the residents here do not support the Cannabis store application.

I trust that the UEL will put in serious consideration and reject this application from Burb Cannabis Corporation. Thank you very much!

Sincerely,

Vindy Lin  
The Pacific, Strata Council chair  
s.22  
Vancouver, BC.

## UEL Planning MUNI:EX

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**From:** s.22  
**Sent:** May 7, 2021 3:46 PM  
**To:** UEL Planning MUNI:EX  
**Subject:** I must express my strong opposition to the opening of a marijuana store on UBC campus

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL office,

As a resident of UBC campus, a mother of two children I must express my strong opposition to the opening of a marijuana store on UBC campus when I learned of the plan.

The security situation on the UBC campus is not what it used to be, the population density and crime rate has increased, and there are far more school age children in this community than in any other community. Opening a marijuana store in this community would create many problems, including underage marijuana use, an increase in crime, and the perception of the surrounding residential environment. As far as I know, the vast majority of residential buildings bylaw prohibit smoking, then these marijuana smokers will be smoking marijuana on the street, which is a great negative impact on the minors in the entire community.

I hope UEL can reject this application to open a marijuana store and give the UBC campus a pure and peaceful environment to live and study.

**From:** s.2  
**To:** [UEL Planning MUNI:EX](#)  
**Date:** May 7, 2021 4:04:45 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear UEL office,

As a resident of UBC Camps, I must express my strong opposition to the opening of a marijuana store on UBC campus when I learned of the plan.

The security situation on the UBC campus is not what it used to be, the population density and crime rate has increased, and there are far more school age children in this community than in any other community. Opening a marijuana store in this community would create many problems, including underage marijuana use, an increase in crime, and the perception of the surrounding residential environment. As far as I know, the vast majority of residential buildings bylaw prohibit smoking, then these marijuana smokers will be smoking marijuana on the street, which is a great negative impact on the minors in the entire community.

I hope UEL can reject this application to open a marijuana store and give the UBC campus a pure and peaceful environment to live and study.

Regards!

Cheng Li

Sent from my iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** UEL rezoning application  
**Date:** May 7, 2021 12:28:24 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi Heather,

I saw this notice the other day and my initial concern was proximity of the cannabis store to the elementary schools, and childcare centres (UBC and non-UBC). Does it meet the over 300 metre requirement? There's a daycare centre in the Nest, and then all of the other centres up Acadia and Thunderbird as well as Norma Rose Elementary.

Kind Regards,  
Leah Chapman

Sent from my iPhone

Begin forwarded message:

Dear UEL, UNA, and UBC residents,

I would like to make residents aware that written comments are being accepted now until 4:00 pm on June 9th, 2021 regarding a rezoning application to allow for the conditional use of a non-medical cannabis retail store at 5784 University Boulevard (in the current Copy Smart location in UEL's University Village).

For information on the application and how to submit comments, please [click here](#).

For further information regarding this rezoning application, or to submit your comments in support or in opposition, please contact Heather Shay, Planning Officer, at [planUEL@gov.bc.ca](mailto:planUEL@gov.bc.ca).

As your Electoral Area A representative, I encourage residents to participate in all local land use planning processes.

All the best,

Jen

--

Jen McCutcheon, Director  
*Metro Vancouver Director for Electoral Area A  
Mayor's Council on Regional Transportation*

pronouns: she/her  
[www.areaajen.ca](http://www.areaajen.ca)

5  
7  
8  
4

**PASSPORT PHOTO**

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### CHANGE OF LAND USE DISTRICT APPLICATION

5784 University Blvd.  
Burb Cannabis Corporation  
#3140 - 1502 Broadway St, Port Coquitlam

Has applied for a Change of Land Use District to develop the site for non-medical cannabis retail. The deadline for written comments addressed to the UEL Manager is June 7, 2021. Please note that for non-medical cannabis retail licence applications in the UEL, Metro Vancouver Regional District (MVRD) must gather residents' views to make comments and recommendations on the licensee's application to the BC Liquor and Cannabis Regulation Branch (LCRB). Written comments submitted as part of this rezoning application will be considered as gathering residents' views for the MVRD and will be used to inform MVRD recommendations to the BC LCRB.



**FOR MORE INFORMATION CONTACT:**  
UEL Administration Office  
5495 Chancellor Boulevard  
Phone No. 604 660 1808  
[PlanUEL@gov.bc.ca](mailto:PlanUEL@gov.bc.ca)

Rationale for the proposal

- Three pillars of legalization are: protecting our vulnerable youth; eliminating the illicit market; and ensuring the safety of consumers by offering access to tested, safe products.

Application date:  
• June 30, 2020



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Change of Land Use District Application #1/20 5784 University Boulevard  
**Date:** May 7, 2021 5:00:36 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Sun Kim  
s.22  
Vancouver, BC s.22

Heather Shay  
Planning Officer  
University Endowment Land

May 7, 2021

Dear Ms. Shay.

I'd like to add my voice to opposing the Change of Land Use District Application of Burb Cannabis Corporation at 5784 University Boulevard.

UEL is changing in a very positive way. More families are attracted to the neighbourhood and are already calling the area home. It is a step in the wrong direction to permanently allow this business to operate in the area, especially in the epicentre of an area of the UEL that draws in an abundance of families with young kids. It simply sends the wrong message.

The creation of an inviting, healthy, safe neighborhood depends on living spaces that are safe and welcoming to all ages- thereby making UEL an attractive place for residents from a wide variety of backgrounds to live and raise families. A pot store in a building that is surrounded by residences and churches is not a good fit.

As a resident of UEL, I strongly oppose this amendment. I look forward to the day where I no longer have to shield my children from the unwanted smells of drugs entering our beautiful home. It just shouldn't be the way.

Kind regards,

Sun

**From:** s.2  
**To:** [2EL Planning MUNI:EX](#)  
**Subject:** Regarding the rezoning application to allow for the conditional use of a non-medical cannabis retail store at 5784 University Boulevard  
**Date:** May 7, 2021 5:28:11 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,  
I wish to write regarding the rezoning application to allow for the conditional use of a non-medical cannabis retail store at 5784 University Boulevard.

This is not an appropriate store in the relative vicinity of the Norma Rose Point Elementary school. There is already a cannabis shop on 10th street, there is no need for this store close to an elementary school.

Parisa Mehrkhodavandi  
s.22

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Strongly Against Opening a Cannabis Retail Store at 5784 University Blvd  
**Date:** May 7, 2021 5:48:48 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

As a resident of UBC community, a father of three kids, I am writing to express my deep concern and firm objection to opening a cannabis retail store at 5784 University Blvd!

Opening a cannabis store on a university land is just a ridiculous decision, especially in the case that there are two elementary schools and one secondary school very close by! Cannabis is illegal to people under 19 years old. Every year, around 10,000 students are admitted into UBC undergraduates and most of them are 18 or 19. The number of elementary and secondary students is also big. Having a cannabis store in the area with so many young people poses a huge risk for them. We should protect our kids and youths from them! It is not the environment that I want to put my kids in.

Therefore, I strongly oppose opening a cannabis retail store at 5784 University Blvd!

Sincerely,

Michael Yang

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Opposition To The Opening of New Cannabis Retail Store @UBC  
**Date:** May 8, 2021 12:06:29 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

I hope this email finds you well. I am a resident at the UNA community, and I'm writing to voice my opposition to the new non-medical cannabis retail store on The University of British Columbia campus. I am concerned about opening the store at this very location due to its exposure to different age groups. Within 20 minutes of walking distance, there are two elementary schools and one secondary school. Many families with children reside in areas surrounding the University Village as well. I believe the exposure of cannabis to children and adolescents will do more harm than good as they cannot fully understand the effects of cannabis. I hope this email can send my opposition for this opening across.

Sincerely,  
Jessie Liu

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Cannabis shop in UBC  
**Date:** May 8, 2021 10:09:35 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Jen,

This is Lily J, a mother of two children(Grade s.22 ) and working as an early childhood educator in a childcare centre. I've lived in the UBC area since 2017. I am writing to you to tell you my concern about the cannabis shop in UBC.

My biggest concern is the location. The is the beside our school and next to Hmart,McDonald, A&W, Canada post, Staples, and many many restaurants around there. I can tell this place is for children, parent, and our teenagers visit everyday for lunch or buy our daily life needs.

Me and my family really like and enjoy this place for walking with ice cream everyday. And I can see many young kids and parent there when I walking and we say hello.

I believe that if the shop place there, I cannot visit with my children there anymore. I'm an open-minded person, but as a parent and teacher, I believe that I have a strong responsibility for protecting our children from a particular environment that will make our future.

Please please pond this problem and think our children and protect our children.

Our young children cannot choose their environment where they live, they are under the place where our adults have made.

We really need your help.

I am looking forward to hearingng from you.

Thank you so much.

All my best,

Lily J

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Opposition to the opening of a marijuana store  
**Date:** May 8, 2021 10:53:05 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear UEL office,

As a resident of UBC campus and a father of a high school student, I must express my strong opposition to the opening of a marijuana store on UBC campus when I learned of the plan.

The security situation on the UBC campus is not what it used to be, the population density and crime rate has increased, and there are far more school age children in this community than in any other community. Opening a marijuana store in this community would create many problems, including underage marijuana use, an increase in crime, and the perception of the surrounding residential environment. As far as I know, the vast majority of residential buildings bylaw prohibit smoking, then these marijuana smokers will be smoking marijuana on the street, which is a great negative impact on the minors in the entire community.

I hope UEL can reject this application to open a marijuana store and give the UBC campus a pure and peaceful environment to develop themselves.

Best regards.

Weitao

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** About CHANGE OF LAND USE DISTRICT APPLICATION of 5784 University Blvd  
**Date:** May 9, 2021 11:58:28 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL officer,

As a resident of UBC campus, a father and a member of the council of one residential buildings in UBC South campus, I must express my strong opposition to the opening of a marijuana store on UBC campus when I learn about the plan.

The security situation on the UBC campus is not what it used to be, the population density and crime rate has increased, and there are far more school age children in this community than in any other community. Opening a marijuana store in this community would create many problems, including underage marijuana use, an increase in crime, and the perception of the surrounding residential environment. As far as I know, the vast majority of residential buildings bylaw prohibit smoking, then these marijuana smokers will be smoking marijuana on the street, which is a great negative impact on the minors in the entire community.

I hope UEL can reject this application to open a marijuana store and give the UBC campus a pure and peaceful environment to live and study.

Regards

Rocky

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Concerns on Change of Land Use District Application @ 5784 University Boulevard  
**Date:** May 9, 2021 5:05:41 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hope this email finds you well.

As a resident at Acadia Park UBC, I am writing to express my concerns on Change of Land Use District Application #1/20 5784 University Boulevard, Vancouver, BC, V6T 1K6 Lot 13, Block 97, DL 140, Plan 8743.

Although the rationale for this proposal is understandable, in my opinion, University Village as a high traffic area for residents on campus, including many parents and their young kids, is not an ideal location for opening such a non-medical cannabis retail. For example, right now during the pandemic, we are walking over that area at least a couple times per week to take my son to his classes or play in the park nearby; this will only become more often as the COVID-19 cases become less and less, and post-pandemic. As a parent, it's not hard to imagine how difficult it will be to explain the purpose of this store, and the potential smells around it to my <sup>s</sup>-yr old. Therefore, I am strongly against opening such a store at this location.

<sup>2</sup> Thanks for providing this opportunity to express my concerns. Your consideration of this feedback will be highly appreciated.

Kind Regards,

Chen Wan  
(Resident of <sup>s.22</sup> )  
Sector Manager, Health  
Genome British Columbia



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Concerns on Change of Land Use District Application @ 5784 University Boulevard  
**Date:** May 10, 2021 10:01:46 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hope this email finds you well.

As a resident at Acadia Park UBC, I am writing to express my concerns on Change of Land Use District Application #1/20 5784 University Boulevard, Vancouver, BC, V6T 1K6 Lot 13, Block 97, DL 140, Plan 8743.

Although the rationale for this proposal is understandable, in my opinion, University Village as a high traffic area for residents on campus, including many parents and their young kids, is not an ideal location for opening such a non-medical cannabis retail. For example, right now during the pandemic, we are walking over that area at least a couple times per week to take my son to his classes or play in the park nearby; this will only become more often as the COVID-19 cases become less and less, and post-pandemic. As a parent, it's not hard to imagine how difficult it will be to explain the purpose of this store, and the potential smells around it to my 5-yr old. Therefore, I am strongly against opening such a store at this location.

<sup>2</sup> Thanks for providing this opportunity to express my concerns. Your consideration of this feedback will be highly appreciated.

Sincerely,

Bo Gong  
Resident Physician, PGY-2  
Diagnostic Radiology  
University of British Columbia  
Vancouver, BC Canada

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** a shock on non-medical cannabis retail store in the neighborhood  
**Date:** May 10, 2021 5:22:42 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello Planning Officer,

I would like to express my shock when I saw a board standing in the plaza of 5784 University Boulevard.

Me and my family have been living in this beautiful campus and enjoying the fresh air and peaceful neighborhood for many years. I had never thought there will be a potential non-medical cannabis store opening in the area even though it is legal to have it recreationally.

For a health concern like me get sick and dizzy when I smell something like marijuana and others. I can't image how many students and professors who will have similar health condition like me. Just thinking to myself sitting in the classroom and smell it from other students who might have had enjoyed themselves before walked into classroom. That really makes me have headaches already.

Another impact for us will be that we will avoid going to this area as we often take kids there for food or run errands there after their lessons with UBC. I know for so many families in this neighborhood do the same thing like us. The businesses there rely on local residents like so many of us on regular basis even when the school closes for breaks. There will be a potential cost for other businesses there if families like mine decrease our trips there.

I understand it well that the black market abuses the buyers in terms of price and quality, so having some of regulation helps the situation. I am writing you to hope you and your team will reconsider the application and even location choice also.

Thank you for your time,

Ya-Wen

從 Windows 10 的郵件傳送

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Rezoning for cannabis retail store  
**Date:** May 10, 2021 8:56:59 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Heather Shay, Planning Officer, UEL

Here are my comments re. this application:

I am absolutely opposed to this application for rezoning for this nonmedical cannabis store on University Blvd. I have lived on the UBC campus for 26 years in addition to being a UBC Faculty member for 25 years. My wife and I love to walk on the campus, the UEL and Pacific Spirit Park. We have never had to contend with cannabis smoke and don't wish to. Neither do my friends that we walk with. We will not be drawn to the UEL Village for eating or shopping if there is a weed joint in the vicinity and putrid smoke pervades the neighbourhood .

We live in a neighbourhood that is family and children oriented. Schools are nearby. Children are nearby. What example is this type of establishment setting for them? Certainly not a healthy one or an intelligent one. The UEL Administration could do a smart and neighbourly action by rejecting this application.

Dr. Gary Gibson

s.22

Vancouver, B.C. s.22

E-mail:

s.22

**From:** [guangrui.xia@ubc.ca](mailto:guangrui.xia@ubc.ca)  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** strong objection to the cannabis retail application in the UBC village  
**Date:** May 21, 2021 10:01:22 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff,

I am writing to express my strongest objection to the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (in the UBC village) from Burb Cannabis Corporation. As a resident of the UBC community for the past 13 years, a UBC professor and a mother of three young children, I strongly oppose this application for the following reasons:

1. UBC neighborhood is one of the most populous area for daycares and schools in the lower mainland. There are more than 2600 children and youth below age 18 that go to school daily in this area, including two center/school for children with disabilities that need our best protection. From my limited experiences, I am aware that in UBC neighborhood, there are four elementary/secondary schools (Uhill elementary and secondary, Norma Rose Point, Eaton Smith school, about 1900 K-12 students), 10+ daycare centers (~ 700 age 0-5 children) and two community centers. These schools are located from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith school for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities (~ 100 children) is about 700 meters away. The retail application address is at the UBC village, where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and service places such as banks and doctors. The early exposure and the easy access to cannabis can only increase the penetration of cannabis to the children and youth population, and I am deeply concerned on this negative impact to the neighborhood.
2. Besides the schools and daycare centers, UBC neighborhood is home to many recreational facilities, theater, libraries, neighborhood parks, lawns, gardens, forests and trails. The closest park: Jim Everest memorial park is only 100 meters away from the proposed retail address, where kids play. For many cannabis stores, the customer flow also brings the consumption with a very strong odor and even used needles in the nearby area. The odor can be identified within tens of meters, which is very unpleasant for the people, who live here or come to UBC for the enjoyment of those public facilities and outdoor spaces.
3. Within the five-kilometer circle of UBC, there are already four cannabis retail stores in Point Grey and Dunbar neighborhood. The closest is only two kilometers away from UBC. Therefore, those who need to buy cannabis, who are age 18 and above, there are already store with easy access. None of whose cannabis stores are comparable to the proposed one at UBC in the scale of schools and young children population. Therefore, I would regard this application's approval as a serious threat and damage to the UBC neighborhood children and families' safety, health, freedom and rights.
4. Opening a retail cannabis store in this neighborhood would negatively limit the business potential/opportunities for existing businesses and real estate prices nearby. They include an after-school education firm, staples, coffee shops, food places, medical offices, a gym

and grocery stores. The odor from consuming cannabis can be identified within tens of meters, which is very unpleasant for many customers of nearby business. For the reason that there is a cannabis store, many will avoid possible trips to UBC village and use other alternatives. Eventually, this cannabis store can be the single biggest damper for the development of the UBC village. I could also imagine that the real-estate prices near this area will drop, which lowers the real estate taxes/levies that the city and UNA can collect. This is especially a problem for UBC as there are so many residential buildings in this area.

5. UBC is a culture center for many with different culture background and a very popular tourist attraction. UBC has a total of 66,512 students, among whom there are 18,283 international students (about 28%). Please bare in mind that the legalization of cannabis is still not the case in most of the countries ([https://en.wikipedia.org/wiki/Legality\\_of\\_cannabis](https://en.wikipedia.org/wiki/Legality_of_cannabis)). In many cultures, having a cannabis store nearby is very damaging to the residents' comfort, believes and life quality, which is the case for the residents from these culture backgrounds. It also gives the tourists negative impressions of UBC as a world-class university. Considering that Regent College, the first graduate school of theology in North America, is just across the street and there are two chapels down the University Blvd, this location can be viewed by many as not suitable or considerate.

With these comments, I have no intention to argue whether non-medical cannabis should or should not be legalized. I am writing about the potential damages that this store can bring to the existing community members with high density of children and youth population, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demographic data and previous urban planning data of our community.

Sincerely,  
Maggie

---

Guangrui (Maggie) Xia, Ph.D., P.Eng.  
Associate Professor  
Department of Materials Engineering  
The University of British Columbia  
309-6350 Stores Road  
Vancouver, B.C.  
V6T 1Z4, Canada  
Email: [guangrui.xia@ubc.ca](mailto:guangrui.xia@ubc.ca)  
<http://mtrl.ubc.ca/faculty/guangrui-xia/>

---

**From:** [Quanzu Yang](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Yang, Quanzu](#)  
**Subject:** FW: [staff list] on the proposed cannabis store next to the CIBC branch in the village  
**Date:** May 21, 2021 11:09:02 AM  
**Attachments:** [image002.png](#)  
[Letter - Neighbourhood notification revised May 5 21.pdf](#)  
[Letter from Guangrui Xia on the proposed cannabis retail on campus.docx](#)

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL manager,

As UBC an adjunct prof in UBC and UBC resident in s.22 [REDACTED], I am strongest to opposite to open an Cannabis Store in UBC area, will destroy the UBC community and future of UBC. I strongly support professor Xia letter. This is totally unacceptable.

Quanzu Yang  
UBC resident

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**From:** mtrl-staff <MTRL-STAFF@LISTS.UBC.CA> **On Behalf Of** Maggie Xia  
**Sent:** Friday, May 21, 2021 10:44 AM  
**To:** MTRL-STAFF@LISTS.UBC.CA  
**Subject:** [staff list] on the proposed cannabis store next to the CIBC branch in the village

Dear colleagues,

I am not sure if you still visit the UBC village or not. I live on campus and saw something that showed up in the village unexpectedly, which is a notice board on the change the land use district application for a cannabis retail store next to the CIBC branch. The address is 5784 Univ Blvd. for this application. The university endowment land admin office (UEL) is now accepting written comments from the residents, which is a very important factor for their consideration of this license application. If you do live on campus, please send your comments to [planUEL@gov.bc.ca](mailto:planUEL@gov.bc.ca) by 4pm on June 9. Some of you may not live on campus, but know people who do such as your friends and students. Please help to spread the words.

I attached the pictures of the UEL notice and some figures on the children and youth population on campus. My letter is attached, FYI.

Thanks a lot!  
Maggie

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Guangrui (Maggie) Xia, Ph.D., P.Eng.  
Associate Professor  
Department of Materials Engineering  
The University of British Columbia  
309-6350 Stores Road  
Vancouver, B.C.  
V6T 1Z4, Canada  
Email: [guangrui.xia@ubc.ca](mailto:guangrui.xia@ubc.ca)  
<http://mtrl.ubc.ca/faculty/guangrui-xia/>

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----- Some figures on the children and youth population on campus  
from my knowledge gained in serving as the president of the UBC childcare parent council -----

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UBC neighborhood is one of the most populous area for daycares and schools in the lower mainland. There are more than 2600 children and youth below age 18 that go to school daily in this area, including two center/school for children with disabilities that need our best protection. From my limited experiences, I am aware that in UBC neighborhood, there are four elementary/secondary schools (Uhill elementary and secondary, Norma Rose Point, Eaton Smith school, about 1900 K-12 students), 10+ daycare centers (~ 700 age 0-5 children) and two community centers. These schools are located from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith school for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities (~ 100 children) is about 700 meters away.

Written comments about this application will be accepted by the UEL Manager up to and no later than **4:00 pm on June 9<sup>th</sup>, 2021**. Email submissions are acceptable. All comments form part of the public record and copies of the comments will be provided to the applicant. Please note that for non-medical cannabis retail licence applications in the UEL, Metro Vancouver Regional District (MVRD) must gather residents' views to make comments and recommendations on the licensee's application to the BC Liquor and Cannabis Regulation Branch (LCRB). Written comments submitted as part of this rezoning application will be considered as gathering residents' views for the MVRD and will be used to inform MVRD comments and recommendations to the BC LCRB.

For further information regarding this rezoning application, please contact Heather Shay, Planning Officer at [planUEL@gov.bc.ca](mailto:planUEL@gov.bc.ca).

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To unsubscribe from the MTRL-STAFF list, [please click here](#).

Further information about the UBC Mailing Lists service can be found on the UBC IT website.

Email address: PlanUEL@gov.bc.ca

Subject: strong objection to the non-medical cannabis retail license application at 5784 University Blvd., Vancouver, BC

Email text:

Dear UEL administration office manager and staff,

I am writing to express my strongest objection to the non-medical cannabis retail license application for 5784 University Blvd., Vancouver, BC (in the UBC village) from Burb Cannabis Corporation. As a resident of the UBC community for the past 13 years, a UBC professor and a mother of three young children, I strongly oppose this application for the following reasons:

1. UBC neighborhood is one of the most populous area for daycares and schools in the lower mainland. There are more than 2600 children and youth below age 18 that go to school daily in this area, including two center/school for children with disabilities that need our best protection. From my limited experiences, I am aware that in UBC neighborhood, there are four elementary/secondary schools (Uhill elementary and secondary, Norma Rose Point, Eaton Smith school, about 1900 K-12 students), 10+ daycare centers (~ 700 age 0-5 children) and two community centers. These schools are located from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith school for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities (~ 100 children) is about 700 meters away. The retail application address is at the UBC village, where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and services such as banking and medical care. The early exposure and the easy access to cannabis can only increase the penetration of cannabis to the children and youth population, and I am deeply concerned on this negative impact to the neighborhood.
2. Besides the schools and daycare centers, UBC neighborhood is home to many recreational facilities, theater, libraries, neighborhood parks, lawns, gardens, forests and trails. The closest park: Jim Everest memorial park is only 100 meters away from the proposed retail address, where kids play. For many cannabis stores, the customer flow also brings the consumption with a very strong odor and even used needles in the nearby area. The odor can be identified within tens of meters, which is very unpleasant for the people, who live here or come to UBC for the enjoyment of those public facilities and outdoor spaces.

**Commented [XG1]:** Anyone can object this application whether you live in the neighborhood or not. Even you live in other owns, as you may go to UBC or work or visit UBC, your voices are still relevant and are treated as very important views by the authorities as seen in the past case of 33<sup>rd</sup> Ave. cannabis store application, which was turned down in May 2021.



3. Within the five-kilometer circle of UBC, there are already four cannabis retail stores in Point Grey and Dunbar neighborhood. The closest is only two kilometers away from UBC. Therefore, those who need to buy cannabis, who are age 18 and above, there are already store with easy access. None of whose cannabis stores are comparable to the proposed one at UBC in the scale of schools and young children population. Therefore, I would regard this application's approval as a serious threat and damage to the UBC neighborhood children and families' safety, health, freedom and rights.
4. Opening a retail cannabis store in this neighborhood would negatively limit the business potential/opportunities for existing businesses and real estate prices nearby. They include an after-school education firm, staples, coffee shops, food places, medical offices, a gym and grocery stores. The odor from consuming cannabis can be identified within tens of meters, which is very unpleasant for many customers of nearby business. For the reason that there is a cannabis store, many will avoid possible trips to UBC village and use other alternatives. Eventually, this cannabis store can be the single biggest damper for the development of the UBC village. I could also imagine that the real-estate prices near this area will drop, which lowers the real estate taxes/levies that the city and UNA can collect. This is especially a problem for UBC as there are so many residential buildings in this area.
5. UBC is a culture center for many with different culture background and a very popular tourist attraction. UBC has a total of 66,512 students, among whom there are 18,283 international students (about 28%). Please bare in mind that the legalization of cannabis is still not the case in most of the countries ([https://en.wikipedia.org/wiki/Legality\\_of\\_cannabis](https://en.wikipedia.org/wiki/Legality_of_cannabis)). In many cultures, having a cannabis store nearby is very damaging to the residents' comfort, believes and life quality, which is the case for the residents from these culture backgrounds. It also gives the tourists negative impressions of UBC as a world-class university. Considering that Regent College, the first graduate school of theology in North America, is just across the street and there are two chapels down the University Blvd, this location can be viewed by many as not suitable or considerate.

In summary, I am deeply concerned about the potential damages that this store can bring to the existing community members with high density of children and youth population, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demographic data and previous urban planning data of our community. Therefore, I have strong objection to this licensee's application.

Sincerely,

Guangrui Xia

**From:** [Liu, Wenyng](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** strong objection to the non-medical cannabis retail license application at 5784 University Blvd., Vancouver, BC  
**Date:** May 21, 2021 11:35:37 AM  
**Attachments:** [image003.png](#)

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff,

I am writing to express my strongest objection to the non-medical cannabis retail license application for 5784 University Blvd., Vancouver, BC (in the UBC village) from Burb Cannabis Corporation. As a resident of the UBC community and a UBC professor, I strongly oppose this application for the following reasons:

1. UBC is a place of education and research. What contribution would this Cannabis store make to the mission of UBC?
2. UBC neighborhood is one of the most populous area for daycares and schools in the lower mainland and has a large population of children and youth, with many recreational facilities, theater, libraries, neighborhood parks, lawns, gardens, forests and trails.
3. The current occasional smell of cannabis in the pacific spirit park is already affecting people who want to enjoy the park and breathe fresh air.
4. Within the five-kilometer circle of UBC, there are already four cannabis retail stores in Point Grey and Dunbar neighborhood. Those who need to buy cannabis, who are age 18 and above, there are already store with easy access.
5. UBC is a culture center for many with different culture background and a very popular tourist attraction. A campus area full of cannabis smell is very concerning.

In summary, I am deeply concerned about the potential damages that this store can bring to the existing community members with high density of children and youth population, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. Therefore, I have strong objection to this licensee's application.

Sincerely,

Wenyng Liu, Ph.D., P.Eng.  
Associate Professor | Materials Engineering  
The University of British Columbia | Vancouver Campus  
309-6350 Stores Road | Vancouver, BC Canada V6T 1Z4  
Phone 604 822 3666 | Fax 604 822 3619 | Cell 778 873 2213  
[wenying.liu@ubc.ca](mailto:wenying.liu@ubc.ca) | [www.mtrl.ubc.ca](http://www.mtrl.ubc.ca)



THE UNIVERSITY OF BRITISH COLUMBIA

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** No to the cannabis store  
**Date:** May 21, 2021 5:13:46 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

I strongly oppose the opening of this cannabis store in the UBC area. UBC is a university area for learning and growth and should not be turned into a drug hub for students. Parents send their children to the university to receive an education and make a future for themselves. Studies in the University is hard, students go through lots of stress and struggles. These students should have friendship and good counseling to guide them if they are in a difficult situation not an access to a drug hub to take refuge in. As a parent and a resident, I oppose the opening of this store.

Maria Rodrigues  
UNA resident

Sent from my iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Objection to the cannabis store in UBC  
**Date:** May 21, 2021 9:28:49 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear UEL officer,

I am a resident in UBC campus, me and my family live in this beautiful community for years. We are strongly oppose the future cannabis retail in 5784 University Blvd.

Cannabis is for a limited group of people and I totally understand it is legal. But our community is mainly students and professors, and lots of young families with kids, it's not a good idea to open a cannabis store here to satisfy and attract some people but do harm to the majority especially children, because our children learn from what they see and they are eager to try.

Thank you for your time and consideration,

Best regards,

Helen

Sent from my iPad

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Cannabis retail store  
**Date:** May 22, 2021 8:52:14 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Ms. Shay,

I am opposed to having a Cannabis retail store on campus. I am a resident of the UBC community. There are already a few cannabis stores in the nearby area (Dunbar). Please do not have one on campus.

Thank you.

S. Hu

**From:** s.22  
**To:** UEL Planning MUNI:EX; uelcac@gmail.com  
**Subject:** Strong objection to the non-medical cannabis retail application at 5784 University Blvd., Vancouver, BC  
**Date:** May 22, 2021 10:56:56 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager/staff and UEL Community Advisory Council Members,

My name is Tony Cheng, the father of a s.22<sup>22</sup>-year-old s.22, and has been living in the Residences at Nobel Park in UBC area for almost two years.

I am writing to express my **strongest objection to the non-medical cannabis retail application for 5784 University Blvd.**, Vancouver, BC (in the UBC village) from Burb Cannabis Corporation.

1. UBC area is a prime area for more than 2600 children and youth below age 18. The cannabis store there can **increase the chance of cannabis penetration to these youngsters** that we seriously hope to protect. \\  
2. The customers of the said cannabis stores will have a high chance to **bring the odor or even used needles to the UBC nearby area** including lawns, parks, gardens, and all kinds of recreational facilities. That will have a serious impact on the daily lives of residents there.  
3. **There are several cannabis retail stores in Point Grey and Dunbar area.** The closest one is 2 km away from UBC. So, those who are 18 or above who need to buy cannabis have already got easy access.  
4. The odor of consuming cannabis can be spread within tens of meters, which is very unfair to the shops close to 5784 University Blvd. Since, with that smell, many people including my family will refrain from visiting that area. It will impact the business of the after-school education center, Staples, Fast Food Shops, Cafe, Medical offices, and Grocery Stores. Meanwhile, **the real estate price close to that cannabis store will drop.** As a result, it will lower the real estate taxes that can be collected by UNA and the city.  
5. UBC is a world-class university that attracted 18000+ international students to study there. However, the legalization of cannabis in many countries is still not the case. So, a cannabis store inside the heart area of UBC will **seriously damage the image of UBC as the international academic hub.**

The establishment of the cannabis retail store will damage the safety, health, the environment, economics, culture, and education. So, we hope you can seriously consider our opinion and disallow the establishment of the said cannabis retail store in UBC village area.

Sincerely,

*Tony Cheng*

<!--[if !supportAnnotations]-->

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<!--[endif]-->  
<!--[if !supportAnnotations]-->  
<!--[endif]--><!--[if !supportAnnotations]--><!--[endif]-->
```

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** NO UBC cannabis store  
**Date:** May 24, 2021 1:22:29 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

We reject the proposed cannabis retail store next to the CIBC branch (5784 Univ Blvd).

Rrgards!

Simon Zhang and his community.



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Objection to Change of Land Use District Application #1/20  
**Date:** May 25, 2021 6:09:50 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Officer,

As a resident of UBC campus, a mother of two children, I must express my strong objection to the opening of a non-medical cannabis retail store in UBC campus.

The population growth in UBC neighbourhoods grew rapidly in last a few years. We are seeing more and more kids in the neighbourhoods. If minors are easy to access cannabis, it will do great harm to their health. Opening a cannabis retail store in this community would also create other issues, including crime rise.

I wish UEL can decline this application to keep a peaceful environment for this community.

Best Regards,  
Yutian

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Objection to the Cannabis retail at 5784 University Blvd in UBC  
**Date:** May 26, 2021 2:58:26 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Sirs/Mesdames,

As a resident of UBC campus, I would like to express my position of objection to the Cannabis retail at 5784 University Blvd in UBC.

According to National Research, marijuana has negative effects on attention, memory, and learning can last for days or weeks after the acute effects of the drug wear off, depending on the person's history with the drug. Consequently, someone who smokes marijuana daily may be functioning at a reduced intellectual level most or all of the time.

Considerable evidence suggests that students who smoke marijuana have poorer educational outcomes than their nonsmoking peers. For example, a review of 48 relevant studies found marijuana use to be associated with reduced educational attainment (i.e., reduced chances of graduating). A recent analysis using data from three large studies in Australia and New Zealand found that adolescents who used marijuana regularly were significantly less likely than their non-using peers to finish high school or obtain a degree. They also had a much higher chance of developing dependence, using other drugs, and attempting suicide. Several studies have also linked heavy marijuana use to lower-income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction. UBC fosters a high density of minors, with elementary school, high school. This is especially detrimental to the health of children. Please consider the best interests of the children in our community.

Regards,

H Li

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** New Cannabis retailer at UBC  
**Date:** May 27, 2021 7:37:35 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello,

As a resident of UBC Neighborhood, I would like to express my extreme concern regarding opening of a Cannabis retailer at 5784 University Boulevard. UBC neighborhood is an academic area and home to a large population of families with children. The retailer will be of a threat to our children's safety on campus and makes them vulnerable to drug use. The retailer may also attract individuals with demographics substantially different than the existing academic atmosphere ,which will adversely impact the local community and UBC reputation. There are a few cannabis stores on 10th avenue outside the university lands where people can buy their cannabis needs, so there is no need to open one on UBC campus.

Regards,

Mirmosadegh Jamali

s.22

Vancouver BC s.22

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Rezoning application by Burb Corp  
**Date:** May 28, 2021 11:25:38 AM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Ms Shay,

I am opposed to this rezoning application for a cannabis retail store. I believe it will have a detrimental effect on students, on local owners and on the area. There is also an existing cannabis store a few blocks away on West 10 Ave.

Regards,

John Dill

Wesbrook area resident

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** I oppse to the rezoning to accommodate a cannabis store  
**Date:** May 28, 2021 12:16:07 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi,

My name is David Hahn, and I have been living in Wesbrook community for the past 5 years. Wesbrook is a family oriented neighborhood, with two elementary schools and a high school in the walking distance from the proposed cannabis retail store location. I do not believe this is a good fit with the community and thus I oppose to the idea of rezoning.

Please consider having a post office in this location. All parcels from Canada Post need to be picked up from University Blvd, which is 3-4 bus stops from Wesbrook.

Thank you.

Sincerely,

David Hahn

from my iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Hi there  
**Date:** May 28, 2021 4:36:15 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

To whom it may concerns

I am Laleh and I live in ubc campus with my husband and 2 little kids. Our kids all of the time playing out side . As you know this area is a cultural and family area. So I want to ask you please do not open marijuana store in this place . I wish you could understand and then we have better future for canada.

Best regards

Sent from my iPhone

**From:** [Hua, Simon](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** comments in opposition of the Cannabis retail store at 5784 University Boulevard  
**Date:** May 28, 2021 5:04:33 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi team,

I live in UNA community, and I would like to submit my comments in opposition to the below application.

I am a father with 2 school kids. My wife and I do like the UNA community very much – all the stores and facilities are great. However, a non-medical cannabis store might be too much for an area with many young kids. I once saw my 5-year old kid tried to use a stick to pretend he was smoking. My family is a non-smoking family, so for sure he saw someone else did that. A cannabis store might attract more people and that might give a bad example for young kids.

## Rezoning Application for Cannabis Retail Store

Please be advised that written comments are being accepted now until 4 p.m. on June 9 regarding a rezoning application to allow for the conditional use of a non-medical cannabis retail store at 5784 University Boulevard (in the current Copy Smart location in UEL's University Village).

Best regards,

**Simon Hua**

Systems Administrator - Desktop Services Architecture & Development  
UBC Information Technology  
The University of British Columbia | Vancouver Campus  
107-6356 Agricultural Road | Vancouver BC | V6T 1Z2 Canada  
Phone 604 827 4946 | [simon.hua@ubc.ca](mailto:simon.hua@ubc.ca)

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Rezoning Application for Retail Cannabis Store  
**Date:** May 28, 2021 5:35:46 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello Heather,

As a resident of the Westbrook Village, my family is very opposed to having a retail cannabis store anywhere on the UBC campus. This store will attract many people who do not normally travel into UBC to buy the foul-smelling product. When the store is open from 9 am to 11 pm, seven days a week, this unwanted traffic lasts all day throughout the year. There will be more traffic and more smell.

We do not want these people here! Please stop them from coming onto the campus as this is my home.

Thank you!

Annie Lee



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Cannabis store on UBC campus  
**Date:** May 28, 2021 7:08:37 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi,

As a resident of UBC neighborhood, I am really concerned about having a cannabis store on UBC. There many cannabis store available right on 10th Avenue. This will put our kids safety in danger.

Regards,

Osameh Ghazian

s.22, Vancouver, s.22

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** UBC village-Change of Land Use  
**Date:** May 28, 2021 10:24:00 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Sir or Madam,

I am writing to share my concerns about the notice of opening a Cannabis retail store at UBC village. I work at UBC and live on campus with my husband and my four year-old son. We have chosen to live on campus in spite of high rents because of its safe and family-friendly environment. We love raising our son here and growing our family in such neighbourhood. The sign at UBC village about the change of CopySmart to a Cannabis store has caused extreme stress for us and also all our family friends on campus. UBC population is very young and we think easy access to Cannabis only put our kids in danger at all age range. I would like to ask you not to permit opening of a Cannabis store on campus for the sake of youth safety and physical and mental health.

Sincerely,  
Narges Hadjesfandiari

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** From UBC Campus  
**Date:** May 28, 2021 11:50:35 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

I am writing to inform you that as a resident of UBC campus who has two children, I am very angry to hear about the possibility of starting a store which sells marijuana or cannabis sales.

It will surely affect our lives and safety.

Here is a district with academic environment. And we choose to live here because of this healthy community.

So, we express our disagreement with opening any store who sells any form of cannabis or liquor.

Regards,

One of the UBC residents

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Burb Cannabis Corp Rezoning application  
**Date:** May 30, 2021 4:36:36 PM  
**Attachments:** [5784 University Blvd Rezoning.pdf](#)

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Mr. Braman,

Enclosed please find my comments regarding the rezoning application.

Best regards,

Stephen Lam

May 30, 2021

Mr. Jonn Braman  
UEL Manager  
UEL Administration Office  
5495 Chancellor Boulevard  
Vancouver, BC.

RE: Change of Land Use Application by Burb Cannabis Corporation at 5784 University Blvd.

Dear Mr. Braman,

I am writing in regard to the application by the Burb Cannabis Corporation to develop the site at 5784 University Blvd for use as a non-medical cannabis retail store.

The company cited three reasons for choosing this location. I will comment on the first and the most relevant claim: Protecting our vulnerable youth.

Over the years, scientific research has presented a significant amount of evidence focused on the short and long-term health effects of Cannabis use especially among adolescents and young adults:

In the short-term, Cannabis use can induce paranoia and acute psychosis. It can also weaken motor coordination, thus increasing the chance of injury. Statistically, within four to six hours of consumption, drivers under the influence of Cannabis are responsible for double the number of motor vehicle accidents. Moreover, these numbers will increase further if Cannabis is taken alongside alcohol. Concerning long term use, Cannabis affects brain development which can triggers symptoms such as depression, anxiety, schizophrenia, and a reduced memory capacity, all which contribute towards a lower IQ and poorer academic performance.

As the proposed store is located within walking distance from the U-Hill primary school, middle school, high school, and is at the edge of the UBC campus, to make Cannabis readily available for purchase yet claim it will protect our vulnerable youths is unconscionable.

As a specialist in internal and respiratory medicine and a long-time resident of UEL, I strongly urge the UEL Administration and the BC Liquor and Cannabis Regulation Branch not to approve the Burb Cannabis Corporation's rezoning application at this location.

Sincerely,



Stephen Lam MD, FRCPC.

s.22

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** In opposition of opening of a marijuana store on UBC campus  
**Date:** May 30, 2021 7:06:53 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear UEL office,

As a resident of UBC campus, a mother of two children, I must express my strong opposition to the opening of a marijuana store on UBC campus when I learned of the plan.

The security situation on the UBC campus is not what it used to be, the population density and crime rate has increased, and there are far more school age children in this community than in any other community. Opening a marijuana store in this community would create many problems, including underage marijuana use, an increase in crime, and the perception of the surrounding residential environment. As far as I know, the vast majority of residential buildings bylaw prohibit smoking, then these marijuana smokers will be smoking marijuana on the street, which is a great negative impact on the minors in the entire community.

I hope UEL can reject this application to open a marijuana store and give the UBC campus a pure and peaceful environment to live and study.

Thanks,  
Jessie

**From:** [UEL Planning MUNI:EX](#)  
**To:** s.22  
**Subject:** RE: Question for cannabis store at UBC  
**Date:** June 3, 2021 1:00:00 PM  
**Attachments:** [image002.png](#)

---

Hello Moj,

Thank you for your feedback on this Change of Land Use District application in the University Endowment Lands (UEL). All comments received on this application will form part of the public record and will be provided to the Minister of Municipal Affairs as well as the Metro Vancouver Regional District. The Minister makes the decision regarding the Change of Land Use; the Metro Vancouver Regional District board issues the decision regarding the cannabis retail licence. At this point in time there is no public vote, although the Minister may chose to hold a public meeting at a later date, per Schedule 11 of the [UEL Land Use, Building and Community Administration Bylaw](#).

I have registered your opposition to the application.

Regards,

**Heather Shay, MCIP, RPP**  
**Planning Officer**

**University Endowment Lands**

5495 Chancellor Boulevard  
Vancouver, B.C., V6T 1E2  
P: 236-468-3176 | [www.universityendowmentlands.gov.bc.ca](http://www.universityendowmentlands.gov.bc.ca)



---

**From:** moj moj s.22  
**Sent:** June 3, 2021 12:51 PM  
**To:** UEL Planning MUNI:EX <PlanUEL@gov.bc.ca>  
**Subject:** Question for cannabis store at UBC

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi there,

Thanks for your time.

I just heard that there is a plan to open a cannabis store at UBC campus.

Is there any form asking for public idea and vote for that?

I believe having such store in the ubc campus area is not a good plan .

Thanks,

Moj



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Opposition to the Cannabis Store  
**Date:** June 5, 2021 1:32:35 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello Ms. Shay,

My name is Coco He and I am emailing you to oppose the application to change the store at 5784 University Boulevard to a cannabis shop.

I lived in the area when I went to UBC for 4 years, whereas my dad still lives in the area now. During my 4 years there, occasionally I could smell people smoking weed but the majority of the time, I enjoyed the nice air and environment of UBC.

In my opinion, building a marijuana shop right on the campus is a bad idea as it would encourage more people or students to buy or try marijuana. I am not against mature adults who make their decisions to buy and use marijuana. However, UBC is a school zone, and University Hill Secondary School is not far from the location either. Students of these ages tend to make wrong decisions. So we should at least make buying marijuana harder for them, not introducing it to them. Not to mention it would affect the air quality and the people around them as well.

I sincerely hope that the local authorities would think twice before they make any decisions in this matter.

Best regards,  
Coco

**From:** s.22  
**To:** [Braman, Jonn MUNI:EX](#); [UEL Planning MUNI:EX](#)  
**Subject:** Change of Land Use District Application #1/20 5784 University Boulevard, Vancouver, BC, V6T 1K6 Lot 13, Block 97, DL 140, Plan 8743  
**Date:** June 5, 2021 5:01:51 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Mr. Braman,

How are you?

This is the 1st time I am writing to UEL because of the application of a cannabis shop nearby. We are staying at Wesbrook Mall / Agronomy Road and I would like to share my view on the objection to the application.

I believe cannabis is not allowed in UBC student residences as well as the building that we are staying in; If the cannabis shop targets the huge population of UBC students, does it imply that a lot of students are enjoying cannabis outdoors? Wonder why we can't drink alcohol outdoors but can take cannabis? I really don't enjoy 2nd hand cannabis on the street, as we did enjoying the smell on the street and from the neighbor, sometimes.

The proposed store operation hours are too long, 9 am to 11 pm in the night, 6 days a week and 10 am to 8 pm for Sunday. We experienced a lot of students in groups on Wesbrook Mall in the evening and they used to talk loud, play around, especially at the beginning and end of the term and weekends, sometimes, it was really disturbing!! With the late closing, we would expect more pedestrian traffic and noise on the road at night.

I wonder if there is any strong reason for having a cannabis shop in UBC? The shop located just next to the bus loop, will there be a chance to attract outsiders to the area? We were being approached by 2 different men in April & May, one time outside HMart & the other incident near Vera, asking for money to help with the medical expenses for their family.

For sure, the owner of the cannabis shop is aiming at good business growth when opening a new shop. The huge population of UBC students, faculty staff and co-workers and residents in the area is a very good source of potential business. My concern is why would a cannabis shop open next to a University? At UBC area, except for university students, there are day care centres, a few junior and high schools, even for university 1st year students, a lot of them are still minorities under the age of 19. I understand that if the area is frequented by children, cannabis would be banned but why is there still a proposal for a cannabis store in the area?

These are my concerns and hope you will take them into consideration for reviewing the application.

Thanks & regards,  
Susana Fong

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [areaajen@gmail.com](#); [uelcac@gmail.com](#); Eby.MLA, David LASS:EX  
**Subject:** Cannabis Retail at 5784 University Blvd, UEL Village  
**Date:** June 7, 2021 1:05:29 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Vidya Kotamraju  
s.22, Vancouver, BC s.22

June 7, 2021

Mr. Jonn Braman  
Manager, UEL Administration Office  
5495 Chancellor Boulevard  
Vancouver, BC  
V6T 1E2

Sent via email: [PlanUEL@gov.bc.ca](mailto:PlanUEL@gov.bc.ca)

Dear Mr. Braman,

Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at **5784 University Blvd (UEL Village)**

I am writing this letter to provide comments for two processes, namely rezoning by the University Endowment Lands (UEL) and licensing recommendations by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch (LCRB).

Accordingly, I oppose the proposed rezoning.

- I am worried about the wellbeing and safety of my young children.
- This neighbourhood is surrounded by a huge student population and the opening of a cannabis store may negatively affect the health and safety of these young individuals.
- There is an easily accessible cannabis store that is located on W 10th avenue that is less than 3km away from UBC campus. People who want to purchase cannabis can shop in that store.

Sincerely,

Vidya Kotamraju  
UEL Area Resident

CC: Minister David Eby, [david.eby.mla@leg.bc.ca](mailto:david.eby.mla@leg.bc.ca)  
Jen McCutcheon, Director Electoral Area A, [areaajen@gmail.com](mailto:areaajen@gmail.com)  
UEL Community Advisory Council, [uelcac@gmail.com](mailto:uelcac@gmail.com)

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby,MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Change of Land Use: 5784 University Blvd (UEL Village)  
**Date:** June 7, 2021 8:23:29 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Gregory Viliunas  
s.22  
Vancouver, BC s.22  
s.22

June 7, 2021

Mr. Jonn Braman  
Manager, UEL Administration Office  
5495 Chancellor Boulevard  
Vancouver, BC  
V6T 1E2

Sent via email: [PlanUEL@gov.bc.ca](mailto:PlanUEL@gov.bc.ca)

Dear Mr. Braman,

**Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village)**

I am writing this letter to provide comments for two processes, namely rezoning by the University Endowment Lands (UEL) and licensing recommendations by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch (LCRB).

Accordingly, I oppose the proposed rezoning.

As a resident of UEL, I live with and interact with many of our future engineers, scientists, and medical professionals on a daily basis. This neighborhood is surrounded by a huge student population and the opening of a cannabis store, I fear, will negatively affect the health and safety of these young individuals. Additionally, I am worried about the general wellbeing and safety of our community and feel that allowing yet another easily accessible source of intoxicants here on-campus will negatively affect all of us.

There is an easily accessible cannabis store that is located on W 10th avenue that is less than 3km away from UBC campus. People who want to purchase cannabis can shop in that store.

Sincerely,

Gregory Viliunas

CC: Minister David Eby, [david.eby.mla@leg.bc.ca](mailto:david.eby.mla@leg.bc.ca)  
Jen McCutcheon, Director Electoral Area A, [areaajen@gmail.com](mailto:areaajen@gmail.com)  
UEL Community Advisory Council, [uelcac@gmail.com](mailto:uelcac@gmail.com)

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Marcelo Mora](#)  
**Subject:** Comments and concerns on Non-medical cannabis store to operate at 5784 University Boulevard - UBC  
**Date:** June 7, 2021 11:40:14 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Ms. Shay,

As tenants of a department nearby the potential non-medicinal cannabis store to be opened at UBC Marketplace, my husband (Marcelo Mora, cc'ed) and I wrote a letter to you with our concerns about that possibility. Please find the document attached (2 pages).

As parents of two young kids, we kindly request not allowing that business to come to this area, where many families and their children could be affected. We wish this neighbourhood can stay family oriented and a safe place for children to grow, play and thrive --as it has been so far. We don't want our kids' safety to be at risk. Our reasons are stated in the letter attached. Feel free to contact us through our email addresses. Thank you for your time.

Best regards,

Veronica Mesias & Marcelo Mora

Attachment: letter - 2 pages

/ VM

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Shay, Heather MUNI:EX](#)  
**Subject:** opposition to opening the Burb Cannabis at 5784 University Blvd and 5728 University Blvd  
**Date:** June 7, 2021 11:43:42 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi there,

I'm Lin, I live on the UBC campus.

I'm writing to express my opposition to opening the Burb Cannabis at 5784 University Blvd and 5728 University Blvd.

My reasons are:

- 1, It would attract some marijuana users to UBC;
- 2, There is a great risk of directly affecting nearby youth including elementary and secondary school students;
- 3, Deterioration of air quality on campus, as some students and university staff can't tolerate the smell of marijuana.

There should not be a marijuana store near a University. This kind of business does not suit a University community. Please kindly consider the health issues, and help to keep a healthy environment in the University community.

Sincerely,  
Lin Jiang

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Shay, Heather MUNI:EX](#)  
**Subject:** Opposition to the Burb Cannabis at 5784 University Blvd and 5728 University blvd  
**Date:** June 7, 2021 11:48:50 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi there,

I'm Michael, I live on the UBC campus.

I'm writing to express my opposition to the Burb Cannabis at 5784 University Blvd and 5728 University blvd.

My reasons are:

- 1,It would attract some marijuana users to UBC;
- 2,There is a great risk of directly affecting nearby youth including elementary and secondary school students;
- 3,Deterioration of air quality on campus , as some students and university staff can't tolerate the smell of marijuana.

There should not be a marijuana store near a University. This kind of business does not suit a University community. Please kindly consider the health issue, and help to keep a healthy environment in the University community.

Sincerely,  
Michael Song



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Cannabis retail store at 5784 University Boulevard (UBC campus)  
**Date:** June 7, 2021 11:59:01 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear madam or sir,

I object to the application to have a non-medical cannabis retail store on the UBC campus.

I am a former student on this campus and have been a owner-resident, living on the UBC campus for the past 11 years.

I do not want a cannabis store on campus.

1. There are already several cannabis stores just outside campus in the Point Grey neighbourhood along West 10th and West 4th.
2. Most buildings (university and residential) on campus already have regulations prohibiting the use of cannabis within or near the buildings.
3. The smell of smoked or vaped cannabis is a nuisance whether indoors or outdoors.
4. A large number of people also object to the proposed cannabis store, as evidenced by the change.org petition at [chng.it/XV5JVfpsWD](https://chng.it/XV5JVfpsWD). At least 1000 have signed the petition and there are only 4000 residents living on UBC campus. This suggests that a sizeable proportion of UNA / UEL residents object to the proposed cannabis store.
5. A outlet for the sale of a recreational drug is inappropriate in the context of a world class educational institute such as the University of British Columbia.
6. I think that an increase in recreational drug use will adversely affect the quality of education that UBC offers to its students.
7. I think that an increase in recreational drug use will adversely affect the quality of research and teaching by the faculty and staff of UBC.

Sincerely,

Dr Yeong S M

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Opposite Voice About opening the cannabis retail  
**Date:** June 7, 2021 8:44:51 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Mr or Ms,

I am a resident of UBC. These days I have noticed the posting of the plan for opening a non-medical cannabis retail at 5784 University Blvd. I don't really think it's a good idea.

It's a crowded place. It is usually packed with university students, teenagers, residents, even minors with their parents. In this area there are not only a food court as well as a McDonald's, but also some groceries, copy stores, Canada post and other stores concerned with our daily lives. Even a green space locates next to the place in which a flock of pigeons have settled here, and I usually bring my child to see them specially during the pandemic. It's a paradise for us. I can't imagine what it would happen if the marijuana store opened there.

As far as I'm concerned that it would bring a negative effect. Firstly it might be a wrong leading for teenagers. Another thing is a harm for public health. In addition, from my point of view, the drug users, after all, is minority. It's unacceptable and unworthy to set it.

So I honestly request to stop the non-medical cannabis retail which might be opened at 5784 University Blvd.

I am really looking forward to your help.

Sincerely

Tian

---

发自我的iPhone

**From:** [li.su](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** oppose open a cannabis shop in UBC University Blvd  
**Date:** June 8, 2021 12:17:26 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi,I live in Acadia RD,I do not agree to open a cannabis shop in UBC University Blvd.  
Thank you  
su

From: **S.22**  
To: [MUNIFX](#)  
Cc: [Eby, MIA, David LASS-EX; uelcac@gmail.com; arsaajen@gmail.com](#)  
Subject: 5784 University Blvd. re-zoning - opposition  
Date: June 8, 2021 9:05:15 AM  
Attachments: [Brain Scan Marijuana abuse in teens.png](#)  
[No Cannabis Store UBC.pdf](#)

**EXTERNAL** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello UEL office,

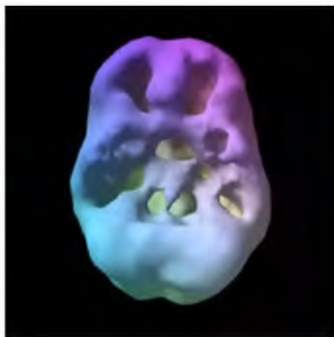
My name is Arica and I live and work in Westbrook Village. I am writing to express strong opposition to the proposed Cannabis retail store within the University Endowment lands. Some of my reasons are below:

1. **As per economical gain:** Cannabis dispensary makes far less money than claimed. They need to open as many outlets as possible to maintain strong presence (and attract new users of course), in the face of over-whelming challenges from the political front, health aversions from consumption and from its odour, plus community push-backs. DO NOT be fooled by their tactic, especially not at the expense of our peaceful, academy and family-oriented community;

Resource: B.C. still loses money on legalized marijuana: <https://www.vicnews.com/business/b-c-still-losing-money-on-legalized-marijuana-sales/>

2. **As per crime:** We already face skyrocketing petty crimes on the UBC campus (somewhere about 114% rise compares to pre-COVID). Are you ready to be the main player to further drive up crime rate on campus by allowing Cannabis Retail units and all the commotions resulted from it?

3. **As per health:** As a health professional, I am obliged to advise you the negative health affects associated with long-term recreational marijuana use/abuse. I am sharing a SPECT scan of a 16-year-old who has daily abuse of Marijuana. A typical normal brain SPECT should show no hollow area. It is sad, he's life is destroyed, so are his caretakers/family's. Legal does not mean it's "right". Being legal is the minimum requirement in a civil society; unfortunately, the time has come for us to have to fight for a reasonable minimal standard.



### MARIJUANA'S EFFECT ON THE BRAIN

16-year-old with 2 year history of daily abuse. Marked decreased prefrontal cortex and temporal lobe activity.

Source: Amen's Clinic (the specialist for brain injuries)

4. I am attaching a letter drafted by fellow resident and that I concur and support.

Thank you for your attention,

Arica Zhong

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Response to the proposal to locate cannabis stores on campus  
**Date:** June 9, 2021 2:48:14 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

As members of the St. Mark's Parish Council, representing St. Marks Parish and the Roman Catholic Chaplaincy on UBC Campus, we wish to express our strong opposition to the two proposed cannabis retail stores at **5784 University Boulevard** and unit **102 – 5728 University Boulevard**. This location is steps away from a campus of 55,000 students and the majority of the student residence buildings.

We are deeply concerned about the impact of facilitated access to cannabis on the UBC community. Most of UBC students are below the age of 25 and, as a result, may be particularly vulnerable to well documented adverse effects of cannabis on brain development and health. We are also concerned about the increased risk of commuters driving from campus under the influence of cannabis, thus causing a potential hazard to the general public.

Importantly, there are four existing cannabis stores in Point Grey/Dunbar neighborhoods, all within the 5 km radius from UBC Campus. Consequently, cannabis is already easily accessible to those who choose to use it.

In sum, we urge you to deny the relevant re-zoning and licensing requests.

We thank you for considering our request.

St. Mark's Parish Council

s.22

Vancouver, BC

s.22

**From:** s.22  
**To:** [areaajen@gmail.com](mailto:areaajen@gmail.com); [Eby.MLA, David LASS:EX](#); [uelcac@gmail.com](mailto:uelcac@gmail.com); [UEL Planning MUNI:EX](#)  
**Subject:** Change of Land Use planned permit Lot 13 Block 97, DL 140, Plan 8743  
**Date:** June 9, 2021 3:00:43 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

We are a property owner on the UBC Endowment lands and a parent.

I oppose any permit for a cannabis shop on UBC endowment land. I recognize the broader aims of legalizing cannabis and do support some measure of decriminalization but believe UBC is in a special situation. The endowment lands are essentially a school it exists to support our youth. This is not a residential neighbourhood in the strictest sense. While I recognize that students are often savvy and will also be exposed to illegal drug dealers many students are still developing adult behaviours. Further there are many students at UBC that come from countries where the drug culture is very strongly repressed.

There is no need to provide on campus access to cannabis as students can access the legal drug through either mail order or at least 4 shops within 5 km of UBC.

Although legalized, smoking cannabis is not a healthy activity. As a school UBC should be setting an example, the use of tobacco, vaping or cannabis should be prohibited in all public spaces on campus and students should be encouraged to follow a healthy lifestyle. This should be what the administrators of UEL should be promoting and permitting not activities that are injurious to health. UBC students are amongst BC's finest let them set a health example for the future that reduces our healthcare cost not perpetuates unhealthy living!

Respectfully  
Peter Boucher & Jing Zhang  
Homeowners and parents.  
Sent from [Mail](#) for Windows 10

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784, University Blvd, UEL Village  
**Date:** June 9, 2021 3:16:01 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Heather Shay  
Planning Officer  
UEL Administration Office  
[5495 Chancellor Blvd.](#)  
[Vancouver BC V6T 1E2](#)

Dear Ms Shay:

We hereby add our voices of opposition to the change of the Land Use, Building and Community Administration Bylaw to allow for the establishment of a non-medical cannabis retail store at 5784 University Boulevard.

Facilitating access to non-medical cannabis is tantamount to encouraging smoking. As UNA residents, we have enough hassle from ingesting second-hand smoke from both cigarettes and cannabis, not to mention the debris careless smokers leave behind.

Having a non-medical cannabis outlet located in the one commercial area within walking distance of Acadia Park, where many families with young children hang out at the McDonald's and A&W, sends the wrong message. We need to maintain a family-friendly environment on campus, which effectively tempers the young college students' behaviour as well.

While we tolerate non-medical cannabis use in the same vein that we tolerate cigarette smoking, we should in no way normalize and facilitate either activity in the eyes of our children and young people.

Thank you for your attention.

Sincerely,

Francesca & Dean Airey  
s.22  
Vancouver BC s.22

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Stop Cannabis in UEL/UBC/UNA at 5784 University Blvd  
**Date:** June 9, 2021 3:34:01 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi there,

As a resident and a worker on UBC campus, I strongly object to opening any cannabis stores in our neighbourhood. I'm writing now to express my big concerns regarding the two cannabis stores to be opened close to my kids' school. Please seriously consider my voice.

Many thanks,

Fei Liu  
Email: s.22  
Tel: s.22



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby,MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com)  
**Subject:** TWO applications ( at 5784 University Blvd, AND at Unit102/202 5728 University Blvd)  
**Date:** June 6, 2021 8:48:21 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom may concern,

Here are some oppose reasons for these permit change application:

- Worried about the wellbeing and safety of children.
- There is an easily accessible cannabis store outside UBC, Within the five-kilometer circle of UBC, there are already four cannabis retail stores in Point Grey and Dunbar neighborhood, none of which is comparable to UBC in the scale of schools and young children population.
- Tired of unpleasant odour:
- Does not fit in with the business surroundings
- Growing security concerns:

This is a university neighborhood, not entertainment district.

The UBC neighbourhood should be School friendly, also, just 3 mins driving or 6 mins bus you can reach tons of cannabis stores outside of UBC area.

Please revoke your plan to give academic friendly neighborhood to UBC campus.

Best Regards,  
Jacky

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby.MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com)  
**Subject:** TWO applications ( at 5784 University Blvd, AND at Unit102/202 5728 University Blvd)  
**Date:** June 6, 2021 8:49:36 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom may concern,

Here are some oppose reasons for these permit change application:

- Worried about the wellbeing and safety of children.
- There is an easily accessible cannabis store outside UBC, Within the five-kilometer circle of UBC, there are already four cannabis retail stores in Point Grey and Dunbar neighborhood, none of which is comparable to UBC in the scale of schools and young children population.
- Tired of unpleasant odour:
- Does not fit in with the business surroundings
- Growing security concerns:

This is a university neighborhood, not entertainment district.

The UBC neighbourhood should be School friendly, also, just 3 mins driving or 6 mins bus you can reach tons of cannabis stores outside of UBC area.

Please revoke your plan to give academic friendly neighborhood to UBC campus.

Best Regards,  
Kuan H.

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Opposition to Cannabis retailers!  
**Date:** June 8, 2021 12:33:45 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Ms. Heather Shay,

I and our whole family are shocked to learn that some cannabis company is going to open a couple retailer stores on UBC campus at address 5784 University Blvd and 102/202 5728 university Blvd. As a long term UNA resident and also a parent of a UBC student, I write to voice our objection to approval of these retailer businesses on campus. We hopes that the planning office may have full consideration the consequence upon younger children on campus and come to an wise and responsible decision on the application. Although it is legalized to sell cannabis products in Canada, it's not wise to allow they are sold on campus. Campus is the place where students gain knowledge and enjoy healthy social life, instead of a place to try trendy things for fun (if whoever really would like to try, they can buy from stores off campus). There are great number of elementary school students, middle school students and daycare toddlers who live on campus, for example, Norma Rose Elementary school and many daycare centers are located within one kilometer from the proposed location of the stores. Please do not put some people's pleasure ahead of many many children's health. It is very easy that cannabis products, such as cannabis candy/snack are eaten by children by accident without their parents consent and their own consent. It is not fair for them not to have an opportunity to make a decision of their own.

It is unacceptable and intolerable to run such business for some companies profit at the risk of younger generation. The purpose of any stores is to make money. Naturally the owners of the cannabis stores or the applicants for opening cannabis stores will not put these young people's benefit in their consideration. It is your office's responsibility to make sure all people's opinions are heard and taken seriously and to protect children from unwanted and great harm from some business.

So in order for UBC to continue to be a place for young people to grow healthily, please disapprove the application!

Claire Li  
St James House resident

Opposed

3.Other/Unspecified address

**From:** s.2  
**To:** [2EL Planning MUNI:EX](#)  
**Subject:** Please keep the cannabis shops away from UBC campus!  
**Date:** June 3, 2021 9:55:21 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello Heather,

Thanks for revealing the news of a potential cannabis store in UBC. Well, I believe that not all stores are created equal, and some are not welcome here in UBC.

We human beings are praise-worthy in discriminating what is the bottom line and what is normal. To many of us, who might not be heard often, this potential Cannabis store belongs to the former.

Please hold some respect for the already brewing opinions of more conservative opinions from the general. We are quiet, but not voice-less. We are many, but we are not united, until now.

Thank you again if you could turn to us and listen. Please consider leaving one slice of tiny space where we can still call a place heaven-like, literally. Anyway, it's the maple leaf bearing on the national flag that draws us to this country, not that wired cannabis leaf. They look alike, but they are not the same.

Best regards,

Amy  
A reasonably concerned mom

Sent from my iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Please keep the cannabis shops away from UBC campus!  
**Date:** June 4, 2021 5:48:04 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello Heather Shay,

The University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are families, students, and professors oriented towards the purpose of the university campus. By opening a cannabis retail store, non-relevant people may be attracted to the campus for purposes unrelated to the university.

UBC fosters a high density of minors, with an elementary school within 1.4 km, a high school within 1 km and another elementary school within ONLY 700 meter to the location of the cannabis retail. The location of the cannabis retail store is in a business plaza including a food court, supermarket, fast food chains, Staples, banks and educational institutes which are family, business, and academic-oriented. Many elementary and secondary school students pass by this area on the way to school and spend time in this area after school with friends. By allowing cannabis retail to exist in this business plaza, we are putting children at a high risk of exposure to substances they are too young for.

Since the legalization of marijuana in Canada in 2018, the bypassing marijuana smell happens more often in recent years. Many buildings have prohibited smoking inside and within 6 meters of the building which means the smokers would probably smoke on the street, where the open air will be polluted more seriously. Moreover, second-hand smoke will impact the community significantly. According to the US Centers for Disease Control, second-hand smoke causes negative psychological effects and toxic chemical effects on nonsmokers. This is especially detrimental to the health of children and elderly individuals in our community.

We ask that UEL Administration Office strongly consider how the cannabis retail store aligns with the research and educational purposes in UBC and how it will better serve the families, children and elderly in the area.

Thanks for your deep consideration.

Annie Xu

Sent from my iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Please keep the cannabis shops away from UBC campus!  
**Date:** June 3, 2021 11:21:43 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello Heather Shay

The University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are families, students, and professors oriented towards the purpose of the university campus. By opening a cannabis retail store, non-relevant people may be attracted to the campus for purposes unrelated to the university.

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We ask that UEL Administration Office strongly consider how the cannabis retail store aligns with the research and educational purposes in UBC and how it will better serve the families, children and elderly in the area.

Eric Xie

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Please keep the cannabis shops away from UBC campus!  
**Date:** June 4, 2021 10:26:42 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello Heather Shay

The University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are families, students, and professors oriented towards the purpose of the university campus. By opening a cannabis retail store, non-relevant people may be attracted to the campus for purposes unrelated to the university.

UBC fosters a high density of minors, with an elementary school within 1.4 km, a high school within 1 km and another elementary school within ONLY 700 meter to the location of the cannabis retail. The location of the cannabis retail store is in a business plaza including a food court, supermarket, fast food chains, Staples, banks and educational institutes which are family, business, and academic-oriented. Many elementary and secondary school students pass by this area on the way to school and spend time in this area after school with friends. By allowing cannabis retail to exist in this business plaza, we are putting children at a high risk of exposure to substances they are too young for.

Since the legalization of marijuana in Canada in 2018, the bypassing marijuana smell happens more often in recent years. Many buildings have prohibited smoking inside and within 6 meters of the building which means the smokers would probably smoke on the street, where the open air will be polluted more seriously. Moreover, second-hand smoke will impact the community significantly. According to the US Centers for Disease Control, second-hand smoke causes negative psychological effects and toxic chemical effects on nonsmokers. This is especially detrimental to the health of children and elderly individuals in our community.

We ask that UEL Administration Office strongly consider how the cannabis retail store aligns with the research and educational purposes in UBC and how it will better serve the families, children and elderly in the area.

Sincerely,

Jerry



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Please keep the cannabis shops away from UBC campus!  
**Date:** June 4, 2021 5:46:14 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello Heather Shay,

The University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are families, students, and professors oriented towards the purpose of the university campus. By opening a cannabis retail store, non-relevant people may be attracted to the campus for purposes unrelated to the university.

UBC fosters a high density of minors, with an elementary school within 1.4 km, a high school within 1 km and another elementary school within ONLY 700 meter to the location of the cannabis retail. The location of the cannabis retail store is in a business plaza including a food court, supermarket, fast food chains, Staples, banks and educational institutes which are family, business, and academic-oriented. Many elementary and secondary school students pass by this area on the way to school and spend time in this area after school with friends. By allowing cannabis retail to exist in this business plaza, we are putting children at a high risk of exposure to substances they are too young for.

Since the legalization of marijuana in Canada in 2018, the bypassing marijuana smell happens more often in recent years. Many buildings have prohibited smoking inside and within 6 meters of the building which means the smokers would probably smoke on the street, where the open air will be polluted more seriously. Moreover, second-hand smoke will impact the community significantly. According to the US Centers for Disease Control, second-hand smoke causes negative psychological effects and toxic chemical effects on nonsmokers. This is especially detrimental to the health of children and elderly individuals in our community.

We ask that UEL Administration Office strongly consider how the cannabis retail store aligns with the research and educational purposes in UBC and how it will better serve the families, children and elderly in the area.

Thanks for your consideration.

John Zhu

Sent from my iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#); [Shay, Heather MUNI:EX](#)  
**Subject:** Please keep the cannabis shops away from UBC campus!  
**Date:** June 6, 2021 9:53:02 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello Heather Shay

The University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are families, students, and professors oriented towards the purpose of the university campus. By opening a cannabis retail store, non-relevant people may be attracted to the campus for purposes unrelated to the university.

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We ask that UEL Administration Office strongly consider how the cannabis retail store aligns with the research and educational purposes in UBC and how it will better serve the families, children and elderly in the area.

Thanks

Lily

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Please keep the cannabis shops away from UBC campus!  
**Date:** June 3, 2021 11:14:15 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello Heather,

I am strongly against the idea of having a cannabis shop on UBC campus!

The University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are families, students, and professors oriented towards the purpose of the university campus. By opening a cannabis retail store, non-relevant people may be attracted to the campus for purposes unrelated to the university.

UBC fosters a high density of minors, with an elementary school within 1.4 km, a high school within 1 km and another elementary school within ONLY 700 meter to the location of the cannabis retail. The location of the cannabis retail store is in a business plaza including a food court, supermarket, fast food chains, Staples, banks and educational institutes which are family, business, and academic-oriented. Many elementary and secondary school students pass by this area on the way to school and spend time in this area after school with friends. By allowing cannabis retail to exist in this business plaza, we are putting children at a high risk of exposure to substances they are too young for.

Since the legalization of marijuana in Canada in 2018, the bypassing marijuana smell happens more often in recent years. Many buildings have prohibited smoking inside and within 6 meters of the building which means the smokers would probably smoke on the street, where the open air will be polluted more seriously. Moreover, second-hand smoke will impact the community significantly. According to the US Centers for Disease Control, second-hand smoke causes negative psychological effects and toxic chemical effects on nonsmokers. This is especially detrimental to the health of children and elderly individuals in our community.

We ask that UEL Administration Office strongly consider how the cannabis retail store aligns with the research and educational purposes in UBC and how it will better serve the families, children and elderly in the area.

Thanks for your kind considerations!

Regards,  
Lucy

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Please keep the cannabis shops away from UBC campus!  
**Date:** June 4, 2021 8:33:45 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello Heather Shay

The University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are families, students, and professors oriented towards the purpose of the university campus. By opening a cannabis retail store, non-relevant people may be attracted to the campus for purposes unrelated to the university.

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We ask that UEL Administration Office strongly consider how the cannabis retail store aligns with the research and educational purposes in UBC and how it will better serve the families, children and elderly in the area.

Best Regard,

Michelle Chen

**From:** s.2  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Please keep the cannabis shops away from UBC campus!  
**Date:** June 4, 2021 1:43:47 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello Heather Shay

The University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are families, students, and professors oriented towards the purpose of the university campus. By opening a cannabis retail store, non-relevant people may be attracted to the campus for purposes unrelated to the university.

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We ask that UEL Administration Office strongly consider how the cannabis retail store aligns with the research and educational purposes in UBC and how it will better serve the families, children and elderly in the area.

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Please keep the cannabis shops away from UBC campus!  
**Date:** June 5, 2021 12:06:30 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello Heather Shay

The University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are families, students, and professors oriented towards the purpose of the university campus. By opening a cannabis retail store, non-relevant people may be attracted to the campus for purposes unrelated to the university.

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We ask that UEL Administration Office strongly consider how the cannabis retail store aligns with the research and educational purposes in UBC and how it will better serve the families, children and elderly in the area.

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Please keep the cannabis shops away from UBC campus!  
**Date:** June 5, 2021 12:18:00 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello Heather Shay

The University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are families, students, and professors oriented towards the purpose of the university campus. By opening a cannabis retail store, non-relevant people may be attracted to the campus for purposes unrelated to the university.

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We ask that UEL Administration Office strongly consider how the cannabis retail store aligns with the research and educational purposes in UBC and how it will better serve the families, children and elderly in the area.

Residents

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Please keep the cannabis shops away from UBC campus!  
**Date:** June 3, 2021 9:37:00 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello Heather Shay

The University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are families, students, and professors oriented towards the purpose of the university campus. By opening a cannabis retail store, non-relevant people may be attracted to the campus for purposes unrelated to the university.

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We ask that UEL Administration Office strongly consider how the cannabis retail store aligns with the research and educational purposes in UBC and how it will better serve the families, children and elderly in the area.



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Please keep the cannabis shops away from UBC campus!  
**Date:** June 3, 2021 11:03:37 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Please Keep the Cannabis Shops Away From UBC Campus!  
**Date:** June 3, 2021 9:39:33 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello Heather,

Thanks for revealing the news of a potential cannabis store in UBC. Well, I believe that not all stores are created equal, and some are not welcome here in UBC.

We human beings are praise-worthy in discriminating what is the bottom line and what is normal. To many of us, who might not be heard often, this potential Cannabis store belongs to the former.

The University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are families, students, and professors oriented towards the purpose of the university campus. By opening a cannabis retail store, non-relevant people may be attracted to the campus for purposes unrelated to the university.

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We ask that UEL Administration Office strongly consider how the cannabis retail store aligns with the research and educational purposes in UBC and how it will better serve the families, children and elderly in the area.

Best regards,

Vivien Zhang  
A reasonably concerned mom

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Please keep the cannabis shops away from UBC campus!  
**Date:** June 4, 2021 10:26:23 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello Heather Shay

The University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are families, students, and professors oriented towards the purpose of the university campus. By opening a cannabis retail store, non-relevant people may be attracted to the campus for purposes unrelated to the university.

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We ask that UEL Administration Office strongly consider how the cannabis retail store aligns with the research and educational purposes in UBC and how it will better serve the families, children and elderly in the area.

Sincerely,

Zirui

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Please keep the cannabis store away from UBC campus  
**Date:** June 5, 2021 8:44:05 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello Heather,

Thanks for revealing the news of a potential cannabis store in UBC. I believe that the cannabis stores are not welcome here in UBC campus.

We human beings are praise-worthy in discriminating what is the bottom line and what is normal. To many of us, the potential Cannabis store belongs to the former.

The University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are families, students, and professors oriented towards the purpose of the university campus. By opening a cannabis retail store, non-relevant people may be attracted to the campus for purposes unrelated to the university.

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Since the legalization of marijuana in Canada in 2018, the bypassing marijuana smell happens more often in recent years. Many buildings have prohibited smoking inside and within 6 meters of the building which means the smokers would probably smoke on the street, which the open air will be polluted more seriously. Moreover, second-hand smoke will impact the community significantly. According to the US Centers for Disease Control, second-hand smoke causes negative psychological effects and toxic chemical effects on nonsmokers. This is especially detrimental to the health of children and elderly individuals in our community.

We ask that UEL Administration Office strongly consider how the cannabis retail store aligns with the research and educational purposes in UBC and how it will better serve the families, children and elderly in the area.

Please hold some respect for the already brewing opinions of more conservative opinions from the general. We are quiet, but not voice-less. We are many, but we are not united, until now.

Thank you again if you could turn to us and listen. We love our campus as much as we love our children.

Best regards,

Sincerely Sophia

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** 来自lorawang023@126.com的邮件  
**Date:** June 3, 2021 9:35:05 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello Heather Shay

The University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are families, students, and professors oriented towards the purpose of the university campus. By opening a cannabis retail store, non-relevant people may be attracted to the campus for purposes unrelated to the university.

UBC fosters a high density of minors, with an elementary school within 1.4 km, a high school within 1 km and another elementary school within ONLY 700 meter to the location of the cannabis retail. The location of the cannabis retail store is in a business plaza including a food court, supermarket, fast food chains, Staples, banks and educational institutes which are family, business, and academic-oriented. Many elementary and secondary school students pass by this area on the way to school and spend time in this area after school with friends. By allowing cannabis retail to exist in this business plaza, we are putting children at a high risk of exposure to substances they are too young for.

Since the legalization of marijuana in Canada in 2018, the bypassing marijuana smell happens more often in recent years. Many buildings have prohibited smoking inside and within 6 meters of the building which means the smokers would probably smoke on the street, where the open air will be polluted more seriously. Moreover, second-hand smoke will impact the community significantly. According to the US Centers for Disease Control, second-hand smoke causes negative psychological effects and toxic chemical effects on nonsmokers. This is especially detrimental to the health of children and elderly individuals in our community.

We ask that UEL Administration Office strongly consider how the cannabis retail store aligns with the research and educational purposes in UBC and how it will better serve the families, children and elderly in the area.

Lora Wang

--

发自我的网易邮箱手机智能版

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** 邮件标题: Please keep the cannabis shops away from UBC campus!  
**Date:** June 3, 2021 9:36:27 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello Heather, Thanks for revealing the news of a potential cannabis store in UBC. Well, I believe that not all stores are created equal, and some are not welcome here in UBC.

We human beings are praise-worthy in discriminating what is the bottom line and what is normal. To many of us, who might not be heard often, this potential Cannabis store belongs to the former.

Please hold some respect for the already brewing opinions of more conservative opinions from the general. We are quiet, but not voice-less. We are many, but we are not united, until now.

Thank you again if you could turn to us and listen. Please consider leaving one slice of tiny space where we can still call a place heaven-like, literally. Anyway, it's the maple leaf bearing on the national flag that draws us to this country, not that wired cannabis leaf. They look alike, but they are not the same.

Best regards,

Sincerely

Lora Wang

A reasonably concerned mom发自我的网易邮箱手机智能版

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Cannabis Retail Store in UBC  
**Date:** May 4, 2021 8:04:46 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Madam or Sir,

I heard that there is a plan to open a Cannabis Retail Store in UBC.

I think that it will have bad impact to kids especially who are in U-hill secondary school and Norma Rose Point elementary school inside UBC campus.

Please consider not to approve that.

I will feel grateful for your consideration.

Thank you

James

**From:** [Shay, Heather MUNI:EX](#)  
**To:** [UEL MUNI:EX](#)  
**Cc:** [UEL Planning MUNI:EX](#)  
**Subject:** RE: Cannabis Store at University Village Marketplace  
**Date:** May 5, 2021 8:39:25 AM

---

Thanks for this- in future please forward these to [planuel@gov.bc.ca](mailto:planuel@gov.bc.ca) for tracking purposes (this is the address on the sign)

Thanks!

H.

-----Original Message-----

From: UEL MUNI:EX <[uel@gov.bc.ca](mailto:uel@gov.bc.ca)>  
Sent: May 5, 2021 8:37 AM  
To: Shay, Heather MUNI:EX <[Heather.Shay@gov.bc.ca](mailto:Heather.Shay@gov.bc.ca)>  
Subject: FW: Cannabis Store at University Village Marketplace

-----Original Message-----

From: Janlynnweb s.22  
Sent: May 4, 2021 7:56 PM  
To: UEL MUNI:EX <[uel@gov.bc.ca](mailto:uel@gov.bc.ca)>  
Subject: Cannabis Store at University Village Marketplace

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello,

I don't know if this is the correct email address for public feedback on the new development application posted at the University Village Marketplace for a Cannabis Store to replace the space of Copies Plus.

As a 20 year resident in this area, I am opposed to the application. The area is experiencing increased density because of the Project F development by Polygon on Musqueam Territory. There has also been increased migration to campus of transient people in the past 5 years who hang around the Marketplace shops and occupy green spaces for overnight camping. A cannabis shop in the area may exacerbate this problem in an area that sees little security or police presence in neighboring residential neighborhoods.

There is already a Cannabis shop on 10th avenue and Sasamat.

Please forward my comments to the appropriate UBC body if this is an incorrect email contact for public input on the new development proposal.

Respectfully submitted,

Janet Web

Sent from Iphone



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [areaajen@gmail.com](mailto:areaajen@gmail.com)  
**Subject:** Oppose the opening of a Cannabis store in UBC  
**Date:** May 5, 2021 12:16:45 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Officer,

We write to strongly oppose the opening of a cannabis store in UBC Village.

Given the fact that this is so close to the elementary and secondary schools and that our kids pass the village everyday, this is highly inappropriate for a cannabis store to be opened at this particular location.

Best regards,

En Yu Huang  
Chao Xia Dong

Sent from my iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [areaajen@gmail.com](mailto:areaajen@gmail.com)  
**Subject:** Against Opening a Cannabis Retail Store at 5784 University Blvd  
**Date:** May 6, 2021 10:35:08 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

I am writing to express my deep concern and firm objection to opening a cannabis retail store at 5784 University Blvd!

There are two reasons for the objection:

1. Opening a cannabis store on a university land is just a ridiculous decision, especially in the case that there are two elementary schools and one secondary school very close by! Cannabis is illegal to people under 19 years old. Every year, around 10,000 students are admitted into UBC undergraduates and most of them are 18 or 19. The number of elementary and secondary students is also big. Having a cannabis store in an area with so many young people poses a huge risk for them. They would have easier access to the illegal staff (cannabis and related products) that they should not touch. We should protect our kids and youths from them!

2. I live in Wesbrook Mall and often take my <sup>s.22</sup>-year-old daughter to stores and restaurants in the Village for food or grocery. I am shocked to see the Development Notice of a cannabis retail store. We used to be bothered by the cannabis smell from our neighbour and just do not want this to become more severe for the residents in the neighborhood! It is not the environment that I want to put my daughter in.

Based on this, I strongly oppose opening a cannabis retail store at 5784 University Blvd!

Sincerely,  
Hui

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Title: Against Opening a Cannabis Retail Store at 5784 University Blvd  
**Date:** May 6, 2021 12:14:28 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

To whom it may concern,

I am writing to express my deep concern and firm objection to opening a cannabis retail store at 5784 University Blvd!

Opening a cannabis store on a university land is just a ridiculous decision, especially in the case that there are two elementary schools and one secondary school very close by! Cannabis is illegal to people under 19 years old. Every year, around 10,000 students are admitted into UBC undergraduates and most of them are 18 or 19. The number of elementary and secondary students is also big. Having a cannabis store in an area with so many young people poses a huge risk for them. They would have easier access to the illegal stuff (cannabis and related products) that they should not touch. We should protect our kids and youths from them! It is not the environment that I want to put my kids in.

Therefore, I strongly oppose opening a cannabis retail store at 5784 University Blvd!

Sincerely,

Carmen

Sent from my iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Opposition: cannabis retail store at 5784 University Blvd  
**Date:** May 6, 2021 2:21:52 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear all,

I am writing to express my strong opposition of the opening a cannabis retail store at 5784 University Blvd!

Opening a cannabis store in UEL is a very selfish idea regardless the kids-friendly environment in our community. There are two elementary schools, many child care facilities and one secondary school in the neibourhood! UEL have so many playground, facilities for kids and swimming pools, ice rank, libraries etc in our community. Kids are wandering happily and grow healthy in our area.

Cannabis is illegal to people under 19 years old. Considering the actual situation and adorable environement we are having in UEL. Having a cannabis store in an area will put so many young kids in danger. Please help to protect our kids and youth from Cannabis.

**I strongly oppose opening a cannabis retail store at 5784 University Blvd!**

Sincerely,

Natalie Lee

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** RE: Rezoning Application for non-medical cannabis retail on UBC campus  
**Date:** May 7, 2021 10:24:48 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL Manager,

As a resident of UBC campus, a mother of two children, I must express my strong opposition to the opening of a non-medical cannabis retail store on UBC campus.

The security situation on the UBC campus is not what it used to be, the population density and crime rate has increased, and there are far more school age children in this community than in any other community. Opening a cannabis store in this community would create many problems, including underage cannabis use, an increase in crime, and the perception of the surrounding residential environment. As far as I know, the vast majority of residential buildings bylaw prohibit smoking, then these marijuana smokers will be smoking marijuana on the street, which is a great negative impact on the minors in the entire community.

Please do NOT approve this rezoning application and keep the UBC campus a pure and peaceful environment for living and studying.

Thanks very much,

Jessica Zhuang

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**CONFIDENTIALITY NOTICE** The information in this transmission may contain privileged and confidential information and is intended only for the use of the person or corporate entity to which it is addressed. The confidential nature of this communication remains regardless of whether or not you are an intended recipient. If you are not an intended recipient, please notify the sender immediately and destroy this message and all attachments, without making a copy. Any distribution or reproduction of this message is prohibited. We assume no liability for the interception of any Internet communication or the transmission of computer viruses.

## UEL Planning MUNI:EX

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**From:** Clark Collet s.22  
**Sent:** May 7, 2021 10:47 AM  
**To:** UEL Planning MUNI:EX  
**Subject:** Re 5784 University Blvd cannabis

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

You people are absolute monsters to rezone this business into a drug pusher front. How dare you. Stop it. You are killing this generation. Just because drug cartel lords bought out some crooked politicians doesn't mean you ought to back them in killing the minds and bodies of our youth. It IS dangerous for them and this IS illegal. Period.

Victoria.

<https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.victoriareginaimperatrix.com%2F&data=04%7C01%7C%7Cb16a813366eb4e04e59008d9118018c9%7C6fdb52003d0d4a8ab036d3685e359adc%7C0%7C0%7C637560064126723962%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCI6Mn0%3D%7C1000&data=H11RcvioaH7Sm0ULWrOqLXGkn%2FUMuo8DGvgY%2FWmcJck%3D&reserved=0>

Sent from my iPhone

**From:** s.22  
**To:** [Jen McCutcheon](#)  
**Cc:** [UEL Planning MUNI:EX](#)  
**Subject:** Re: UEL rezoning application - public comment period now open  
**Date:** May 7, 2021 7:14:05 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Thank you Jen,

There are numbers of residents oppose the cannabis store in wechat social media, they are Chinese parents. They opposed this idea from their cultural background.

I am hoping they send their feedback to this plan Uel or online Chanel. I will refer this link to the group.

Best,

Jane

Get [Outlook for iOS](#)

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**From:** Jen McCutcheon <areaajen@gmail.com>  
**Sent:** Friday, May 7, 2021 12:05:45 PM  
**Subject:** UEL rezoning application - public comment period now open

Dear UEL, UNA, and UBC residents,

I would like to make residents aware that written comments are being accepted now until 4:00 pm on June 9th, 2021 regarding a rezoning application to allow for the conditional use of a non-medical cannabis retail store at 5784 University Boulevard (in the current Copy Smart location in UEL's University Village).

For information on the application and how to submit comments, please [click here](#).

For further information regarding this rezoning application, or to submit your comments in support or in opposition, please contact Heather Shay, Planning Officer, at [planUEL@gov.bc.ca](mailto:planUEL@gov.bc.ca).

As your Electoral Area A representative, I encourage residents to participate in all local land use planning processes.

All the best,

Jen

--

Jen McCutcheon, Director

*Metro Vancouver Director for Electoral Area A*

*Mayor's Council on Regional Transportation*

*pronouns: she/her*

[www.areaajen.ca](http://www.areaajen.ca)



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Comment about Burb Cannabis" application  
**Date:** May 7, 2021 10:32:49 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Planning Officer Shay,

My wife and I, as well as our two girls, are living adjacent to 5784 University Boulevard. We recently received your mail request for comments on Burb Cannabis Corporation's application for a Change of Land Use District (rezoning) to allow for the conditional use of a non-medical cannabis retail store in the CD-1 District at 5784 University Boulevard.

The following two paragraphs are our comment.

We herein express our **FIRMEST DISAPPROVAL** on the rezoning application!! Our community is primarily home to scholars and professionals working at the University of British Columbia, as well as their families. We are DEEPLY CONCERNED that a cannabis retail store would boost the local cannabis consumption and increase the percentage of cannabis consumers in our community. This would not only ruin local air quality but also unconsciously provide a very negative demonstration for our kids.

Both my wife and I are allergic to the smell of cannabis, whatever lit or pristine. We have rhinitis and trachea disease, which become worse when we smell cannabis. Living in an environment with the smell of cannabis every now and then is a **HUGE SUFFERING** for us - it makes us struggle in breathing. We and the majority of the residents in our community who are not cannabis consumers **FIRMLY DENY** any applications to establish a cannabis retail store in our community, including the one Burb Cannabis Corporation is applying for. We **FIRMLY REJECT** the right of breathing cannabis-polluted air in any form.

Thank you for your earnest consideration in **REJECTING** Burb Cannabis' application, as well as any applications similar in the future.

Sincere,  
Residents living adjacent to 5784 University Boulevard

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Comments - Change of Land Use District Application #1/20  
**Date:** May 8, 2021 11:26:19 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

**Re: Change of Land Use District Application #1/20**

**5784 University Boulevard, Vancouver, BC, V6T 1K6 Lot 13, Block 97, DL 140, Plan 8743**

Hi,

We are not in favour of changing the land use for this application due to the negative impact on the community.

We expect crime and accidents to increase in the area. Many including myself would no longer feel comfortable going to the other shops and restaurants in the immediate vicinity, or picking up mail at the post office.

Most residential buildings and dorms on campus do not allow smoking, so the users will smoke/use in the public spaces on campus that families and children currently use but they will no longer feel welcome there.

It is certain that more young people will get into using recreational cannabis than if this shop does not open, impacting their health.

Thank you,

L. Rozali

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Marijuana store  
**Date:** May 9, 2021 4:20:53 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL office,

I strongly oppose opening a marijuana store on UBC campus. There are many schools in this area and opening a marijuana store would negatively affect the children. It would promote smoking and increase the amount of underage smokers.

I hope UEL can reject this application to open a marijuana store to help keep the UBC campus a safe and peaceful environment.

Thanks

Tonghong Xu

[Sent from Yahoo Mail on Android](#)

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Cannnabis store in University Marketplace  
**Date:** May 10, 2021 4:57:53 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I think the opening of a Cannabis store in the University Marketplace is not in the best interest of the campus community, and making a drug easier to get is not in the best interest of the students.

Rick Downs

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [areaajen@gmail.com](mailto:areaajen@gmail.com)  
**Subject:** Against Opening a Cannabis Retail Store at 5784 University Blvd  
**Date:** May 11, 2021 12:20:19 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concert,

I am writing to express my deep concern and firm objection to opening a cannabis retail store at 5784 University Blvd.

Opening a cannabis store on a university land is just a ridiculous decision, especially in the case that there are two elementary schools and one secondary school very close by.

Cannabis is illegal to people under 19 years old. Every year, around 10,000 students are admitted into UBC undergraduates and most of them are 18 or 19. the number of elementary and secondary student is also big. Having a cannabis store in an area with so many young people poses a huge risk for them. They would have easier access to the illegal staff(cannabis and related products) that they should not touch. We should protect our kids and youths from them. It is not the environment that I want to put my kids in.

Therefore, I strongly oppose opening a cannabis retail store at 5784 University Blvd!

Sincerely

Joanne Chen

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Opposition to change the land use at 5784 University Boulevard  
**Date:** May 18, 2021 12:17:51 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Heather Shay,

Regarding to an rezoning application to allow for the conditional use of a non-medical cannabis retail store at 5784 University Boulevard, I strongly object this application as it will affect everyday life of many families with young children and teens who lives in UBC.

Thank you for your attention.

Regards,  
Jan

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Opposition of Opening Cannabis Retail Store at 5784 University Boulevard  
**Date:** May 20, 2021 9:45:13 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Sir/Madam,

I am writing to express my deep concern and firm objection to opening a cannabis retail store at 5784 University Blvd!

The reasons are as follow:

1. Cannabis is illegal to people under 19 years old. Every year, around 10,000 students are admitted into UBC undergraduates and most of them are 18 or 19. We should protect them from getting illegal stuff so easily.
2. There are two elementary schools and one secondary school very close by! At least 2000 - 3000 elementary and secondary students attend those schools. Having a cannabis store in an area with so many young people poses a huge risk for them. They would have easier access to cannabis and related products that are illegal for them to get.
3. There are a lot of UBC daycares nearby. It would be inappropriate to have cannabis sold so close to daycares.
4. There is a strong desire to keep this neighbourhood quiet and safe for residents.

Therefore, I strongly oppose opening a cannabis retail store at 5784 University Blvd!

Sincerely,  
Jack

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Opposition of the land development  
**Date:** May 20, 2021 9:02:24 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear all,

I am writing to you to oppose the plan to open a cannabis store on UBC campus :

1. There is a cannabis store on 4545 West 10th Ave, only 2500 meters away from the proposed location. There is no need to open another cannabis store.
2. It will affect other shops' business, there are Uhill Elementary School, Norma Rose Point Elementary School, UBC daycares are located within 1000 meter area, and kids like going to McDonald's, A&W and Pizza Gardens for food. It is really a bad idea to impress the children that cannabis can be found so easily and cannabis is so popular on campus. As a parent with 2 children under 10 years old, I will avoid passing that area if a cannabis store opens its business.
3. Village Food Court attracts many UBC young students, and alcohol-related nuisance complaints already become a biggest community issue for UBC RCMP, with a cannabis business opening its door, things will get worse and worse.

I am sure UEL is trying to build up a better community for its members, but not to create more chaos and nuisance.

It is really a bad idea to approve opening a cannabis store in UBC Academy friendly community.

Best Regards  
Vincent Meng  
Cell: s.22



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Rezoning Application for Cannabis Retail Store  
**Date:** May 28, 2021 6:24:30 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Sirs/Madam

With regard to Mandial Holdings Ltd, Inc's, application for a Bylaw change of Land Use - rezoning - to allow for the conditional use of a non-medical cannabis retail store at 5784 University Boulevard I would like to express my strong and utmost disapproval of this application being granted.

There are enough cannabis outlets close to UBC that people frequent if the odor they bring into my building is any example. Having another cannabis retail outlet at 5784 University Boulevard to make it more convenient for people in the neighbourhood to buy this disgusting product would be a grievous annoyance to me. In my opinion it would degrade the nice little strip mall known as University Marketplace - described in your advertising as "A Prestigious Development situated in Point Grey next to University Village on the University Endowment Lands".

If I haven't clearly stated my objections - let me say one more time - I disagree with the rezoning mentioned here for the purposes of opening another cannabis store at 5784 University Boulevard in the current Copy Smart location.

Yours truly,  
Fran Goldberg

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** BURB at UBC  
**Date:** May 31, 2021 6:38:40 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

I feel that this cannabis store is a waste of crucial commercial space on campus. It also negatively represents us as a student body. There are dozens of cannabis stores within a short bus ride of UBC; I argue that this store detracts from the lively but endangered commercial hub of the University Village. Moreover, the growing number of primary and secondary students, as well as first year undergrads, are especially at risk to the unhealthy lifestyle loop inherent to regular cannabis use.

-G

**From:** S. [REDACTED]  
**To:** [2EL Planning MUNI:EX](#)  
**Subject:** Please keep the cannabis store away from UBC, at least  
**Date:** June 3, 2021 8:57:25 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello Heather,

Thanks for revealing the news of potential cannabis store in UBC. Well, I believe that not all stores are created equal, and some are not welcome here in UBC.

We human beings are praise worthy in discriminating what is the bottom line and what is normal. To many of us, who might not be heard often, this potential Cannabis store belongs to the former.

Please hold some respect for the already brewing opinions of more conservative opinions from the general. We are quiet, but not voice less. We are many, but we are not united, until now.

Thank you again if you could turn to us and listen. Please consider leaving one slice of tiny space where we can still call a place heaven like, literally. Anyway, it's the maple leaf bearing on the national flag that draws us to this country, not that wired cannabis leaf. They looks alike, but they are not the same.

Best regards,  
Sincerely  
Nina  
A reasonably concerned mom

发自我的iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** about burb cannabis  
**Date:** June 3, 2021 9:21:22 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello ,

The University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are families, students, and professors oriented towards the purpose of the university campus. By opening a cannabis retail store, non-relevant people may be attracted to the campus for purposes unrelated to the university.

UBC fosters a high density of minors, with an elementary school within 1.4 km, a high school within 1 km and another elementary school within ONLY 700 meter to the location of the cannabis retail. The location of the cannabis retail store is in a business plaza including a food court, supermarket, fast food chains, Staples, banks and educational institutes which are family, business, and academic-oriented. Many elementary and secondary school students pass by this area on the way to school and spend time in this area after school with friends. By allowing cannabis retail to exist in this business plaza, we are putting children at a high risk of exposure to substances they are too young for.

Since the legalization of marijuana in Canada in 2018, the bypassing marijuana smell happens more often in recent years. Many buildings have prohibited smoking inside and within 6 meters of the building which means the smokers would probably smoke on the street, which the open air will be polluted more seriously. Moreover, second-hand smoke will impact the community significantly. According to the US Centers for Disease Control, second-hand smoke causes negative psychological effects and toxic chemical effects on nonsmokers. This is especially detrimental to the health of children and elderly individuals in our community.

Please sign this petition to let the UEL Administration Office know the concerns and effects it poses on our community from the approval of a cannabis store on 5784 University Blvd. We ask that UEL Administration Office strongly consider how the cannabis retail store aligns with the research and educational purposes in UBC and how it will better serve the families, children and elderly in the area.



陈晓琳

邮箱: s.22

---

签名由 [网易邮箱大师](#) 定制

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** 邮件标题: Please keep the cannabis shops away from UBC campus!  
**Date:** June 3, 2021 9:30:57 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello Heather, Thanks for revealing the news of a potential cannabis store in UBC. Well, I believe that not all stores are created equal, and some are not welcome here in UBC.

We human beings are praise-worthy in discriminating what is the bottom line and what is normal. To many of us, who might not be heard often, this potential Cannabis store belongs to the former.

Please hold some respect for the already brewing opinions of more conservative opinions from the general. We are quiet, but not voice-less. We are many, but we are not united, until now.

Thank you again if you could turn to us and listen. Please consider leaving one slice of tiny space where we can still call a place heaven-like, literally. Anyway, it's the maple leaf bearing on the national flag that draws us to this country, not that wired cannabis leaf. They look alike, but they are not the same.

Best regards,

Sincerely

Jessie Wang

A reasonably concerned mom

June. 3. 2021

---

发自我的iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** No Cannabis Store at UBC Campus  
**Date:** June 3, 2021 9:37:39 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi Heather Shay,

Hope you are doing well.

I'm writing to you to oppose the plan to open a cannabis store at UBC campus. As a parent of 2 young children, I'm very concerned when I heard this plan.

There is a cannabis store at 4545 West 10th Ave, only 2.5km away from the proposed location, which already could meet the need for the people around. There is no need to open another one to bother the people who don't need it.

The University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are families, students, and professors oriented towards the purpose of the university campus. By opening a cannabis retail store, non-relevant people may be attracted to the campus for purposes unrelated to the university.

UBC fosters a high density of minors, with an elementary school within 1.4 km, a high school within 1 km and another elementary school within ONLY 700 meter to the location of the cannabis retail. The location of the cannabis retail store is in a business plaza including a food court, supermarket, fast food chains, Staples, banks and educational institutes which are family, business, and academic-oriented. Many elementary and secondary school students pass by this area on the way to school and spend time in this area after school with friends. By allowing cannabis retail to exist in this business plaza, we are putting children at a high risk of exposure to substances they are too young for.

Since the legalization of marijuana in Canada in 2018, the bypassing marijuana smell happens more often in recent years. Many buildings have prohibited smoking inside and within 6 meters of the building which means the smokers would probably smoke on the street, which the open air will be polluted more seriously. Moreover, second-hand smoke will impact the community significantly. According to the US Centers for Disease Control, second-hand smoke causes negative psychological effects and toxic chemical effects on nonsmokers. This is especially detrimental to the health of children and elderly individuals in our community.

It is really a bad idea to approve opening a cannabis store in UBC Academy friendly community.

Best Regards,

Wei Qiao Chen



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** About the petition to deny access to the 5784 University Blvd cannabis store  
**Date:** June 3, 2021 9:49:29 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

The sale of cannabis poses a threat to the safety of the community, is detrimental to the healthy growth of young people, and lowers the health quality of the public. Many unsafe incidents are caused by the brain being out of control after smoking cannabis: rape, dangerous driving, robbery, shooting, explosion, violent mob fighting, etc. Aren't there enough bloody lessons to be learned? Since ancient times, cannabis has been a Wolf in sheep's clothing. The sale of cannabis has shown many irreversible social consequences, and politicians cannot afford to ignore health and social safety issues for the sake of the economy. Therefore, I sincerely request the government department to cancel the opening of this unsafe factor. Please make the most wise and wise decision for yourself, others, the community, and the development of Canada: refuse to open the cannabis store on 33rd Street. Thank you very much!

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Cannabis store on UBC campus  
**Date:** June 3, 2021 10:16:03 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Ms. Shay,

I am writing to oppose the plan to open a cannabis store on UBC campus.

1. There is another cannabis store 2500 meters away on W 10th ave. It is very accessible for anyone on campus who needs cannabis.. There is no need to have another cannabis store on campus.
2. The proposed cannabis store is very close to high schools, elementary schools, and daycares. University students and other kids visit stores nearby. It is a bad idea to impress children that cannabis can be found easily and cannabis is so popular on the campus. As a parent with 2 children under 6, I will stay away from that area if a cannabis store opens there.

Kindly reconsider and deny the cannabis store opens on the campus.

Best Regards,

Jimmy Yuan

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** 原文：我坚决反对在学校开大麻店 译文：I'm firmly opposed to having a pot shop on campus.  
**Date:** June 4, 2021 4:42:35 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

原文：我坚决反对在学校开大麻店 译文：I'm firmly opposed to having a pot shop on campus.

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Burb Cannabis 's application to open a store at 5784 University Blvd  
**Date:** June 5, 2021 1:00:04 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Ms Shay  
Good afternoon

I am strongly against this idea of opening a cannabis store on the campus.

As we are experiencing in other neighborhoods in the westside, the stores attract lots of people and they smoke on the streets and at home. We can smell it pretty often. Some are really bothered because their neighbor smoked with the window open and the smell came into their place even until midnight, which made them stay up at night.

UBC fosters a high density of minors, with an elementary school within 1.4 km, a high school within 1 km and another elementary school within ONLY 700 meter to the location of the cannabis retail. The location of the cannabis retail store is in a business plaza including a food court, supermarket, fast food chains, Staples, banks and educational institutes which are family, business, and academic-oriented. Many elementary and secondary school students pass by this area on the way to school and spend time in this area after school with friends. By allowing cannabis retail to exist in this business plaza, we are putting children at a high risk of exposure to substances they are too young for.

Please kindly take these into consideration during the approving process  
thanks

--

Lily Ye

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Please keep the cannabis shops away from UBC campus!  
**Date:** June 5, 2021 1:49:10 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear officer at planning office:

I was shocked to hear the news that some cannabis company is going to open a store in UBC campus. As a UNA resident and also a parent of a toddler, i want to write to voice our objection to do so. Our family hopes that the planning office may have full consideration of the justification to approve the application.

Although It's legalized to take the cannabis here in canada, it's not a wise decision to make it on campus. Campus is the place where students learn knowledge, and enjoy healthy social gatherings insteading of just for leisure. And also I hope it will not set a bad example to other universities. Please also seriously consider the approval because there are great number of middle school students and daycare toddlers living on campus; the norma Rose elementary school and many daycare centers are located within 1 kilometer distance from the proposed location to open the store. It's absolutely very bad idea to open a store there. It's unacceptable and intolerable to run business at the risk of younger generation.

So in order to keep a good environment on campus and protect our younger generation, Your further consideration on approving the application is highly recommended.

Thank you!

Residents of UBC

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Opposition  
**Date:** June 5, 2021 2:06:18 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I oppose opening cannabis shop on UBC campus, because it might attract unwanted people or harm nearby children's health, either because of smoke or curiosity.

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Strongly opposed to opening a cannabis shop in UBC (强烈反对在UBC开大麻店)  
**Date:** June 5, 2021 4:03:06 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Strongly opposed to opening a cannabis shop in UBC:

- 1 会吸引各种吸大麻的人到UBC
- 2 对附近常聚集好奇的青少年 孩童有吸引力风险
- 3 空气品质会恶化

谢谢!

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Objection to open cannabis store  
**Date:** June 5, 2021 4:57:43 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear officer at planning office:

I was shocked to hear the news that some cannabis company is going to open a store in UBC campus. As a UNA resident and also a parent of a toddler, i want to write to voice our objection to do so. Our family hopes that the planning office may have full consideration of the justification to approve the application.

Although It's legalized to take the cannabis here in canada, it's not a wise decision to make it on campus. Campus is the place where students learn knowledge, and enjoy healthy social gatherings instead of just for leisure. And also I hope it will not set a bad example to other universities. Please also seriously consider the approval because there are great number of middle school students and daycare toddlers living on campus; the norma Rose elementary school and many daycare centers are located within 1 kilometer distance from the proposed location to open the store. It's absolutely very bad idea to open a store there. It's unacceptable and intolerable to run business at the risk of younger generation.

So in order to keep a good environment on campus and protect our younger generation, Your further consideration on approving the application is highly recommended.

Sincerely,  
Julia

Sent from my iPhone



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Objection to setting up a cannabis store on campus  
**Date:** June 5, 2021 9:00:55 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear officer at planning office:

I was shocked to hear the news that some cannabis company is going to open a store on the UBC campus. As a UNA resident and also a parent, i want to write to voice our objection to do so.

Although It's legalized to take the cannabis here in canada, it's not a wise decision to have it on campus, where young teens and children frequent. Campus is the place where students learn knowledge, and enjoy healthy social gatherings insteading of just for leisure. And also I hope it will not set a bad example to other universities. Please also seriously consider the approval because there are great number of middle school students and daycare toddlers living on campus; the norma Rose elementary school and many daycare centers are located within 1 kilometer distance from the proposed location to open the store. It's absolutely very bad idea to open a store there. It's unacceptable to run business at the risk of younger generation.

So in order to keep a good environment on campus and protect our younger generation, your further consideration on approving the application is appreciated.

Kay

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Objection of the Cannabis retail at 5784 University Blvd in UBC  
**Date:** June 6, 2021 11:24:35 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Officer,

The University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are families, students, and professors oriented towards the purpose of the university campus. By opening a cannabis retail store, **non-relevant people may be attracted to the campus** for purposes unrelated to the university.

UBC fosters a **high density of minors**, with an elementary school within 1.4 km, a high school within 1 km and another elementary school within ONLY 700 meter to the location of the cannabis retail. The location of the cannabis retail store is in a business plaza including a food court, supermarket, fast food chains, Staples, banks and educational institutes which are family, business, and academic-oriented. Many elementary and secondary school students pass by this area on the way to school and spend time in this area after school with friends. By allowing cannabis retail to exist in this business plaza, we are putting vulnerable children at a high risk of exposure to substances they are too young for.

Since the legalization of marijuana in Canada in 2018, the **bypassing marijuana smell happens more often in recent years**. Many buildings have prohibited smoking inside and within 6 meters of the building which means the smokers would probably smoke on the street, which the open air will be polluted more seriously. Moreover, second-hand smoke will impact the community significantly. According to the US Centers for Disease Control, second-hand smoke causes negative psychological effects and toxic chemical effects on nonsmokers. This is especially detrimental to the health of children and elderly individuals in our community.

We ask that UEL Administration Office strongly consider how the cannabis retail store aligns with the research and educational purposes in UBC and how it will better serve the families, children and elderly in the area.

Thanks!

Iris

Get [Outlook for iOS](#)

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Oppose opening a marijuana store on UBC campus  
**Date:** June 6, 2021 11:44:21 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL office,

I strongly oppose opening a marijuana store on UBC campus. There are many schools in this area and opening a marijuana store would negatively affect the children.

It would promote smoking and increase the amount of underage smokers.

I hope UEL can reject this application to open a marijuana store to help keep the UBC campus a safe and peaceful environment.

Dawn Wu

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby,MLA, David LASS:EX](#)  
**Subject:** strong objection to the non-medical cannabis retail license application at 5784 University Blvd., Vancouver, BC  
**Date:** June 6, 2021 3:10:15 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff,

I am writing to express my strongest objection to the non-medical cannabis retail license application for 5784 University Blvd., Vancouver, BC (in the UBC village) from Burb Cannabis Corporation. I have been living on the UBC campus for 16 years, like many UBC families, and deeply care about such a natural and socially healthy environment for raising kids. My strong opposition to this application is summarized:

1.

The retail application address is at the UBC village, where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and services such as banking and medical care. The early exposure and the easy access to cannabis can only increase the penetration of cannabis to the children and youth population, and I am deeply concerned about this negative impact to the neighborhood.

2.

For many cannabis stores, the customer flow also brings the consumption with a very strong odor and even used needles in the nearby area. The odor can be identified within tens of meters and spread widely, which is not only unpleasant but also unhealthy for people having second-hand smoke. This is obviously to cause air pollution that will have a long term adverse impact on everyday's life on the UBC community.

3.

In fact, there are already four cannabis retail stores in Point Grey and Dunbar neighborhoods. These stores are within the 5 km circles of the UBC campus, the closest one is only 2 km, and are already easy access for those who consume cannabis.

This proposed one at UBC ignores the scale of schools and young children population. Its approval would pose a serious threat and damage to safety, health, freedom, and the rights of the UBC children and families.

In summary, I am deeply concerned about the potential damages that this store can bring to the existing community members with high density of children and youth population, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demographic data and previous urban planning data of our community.

Therefore, I have strong objections to this licensee's application.

Sincerely,

Lin-Ping Song

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#); [Shay, Heather MUNI:EX](#)  
**Subject:** Burb Cannabis at 5784 University Blvd.  
**Date:** June 6, 2021 3:30:37 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Heather,

I'm writing to express my opposition to the Burb Cannabis at 5784 University Blvd. My reasons being:

- It would attract some unwanted marijuana users to UBC;
- There is great risk of directly affecting nearby minors including elementary and secondary school students;
- Deterioration of air quality on campus. Some students and university staff can't tolerate the smell of marijuana

Thank you  
Bonnie

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Cannabis store stop pls  
**Date:** June 6, 2021 4:51:28 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Pls no Cannabis store at 5784 university Blvd. No! No!

Nancy

[Sent from Yahoo Mail for iPad](#)

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Strongly Against Cannabis store @5784 University Blvd  
**Date:** June 6, 2021 6:28:06 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Strongly against Cannabis store @5784 University Blvd.

 **tj\_free**

s.22

---

签名由 [网易邮箱大师](#) 定制



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Against The Opening A Non-Medical Cannabis Retail At 5748 University Blvd  
**Date:** June 6, 2021 8:28:44 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

To whom it may concern,

We live in the UBC area. My kids are only 8 and 22 years old. I donot hope they live in an environment that they can see peoples using cannabis everywhere;they can smell cannabis on the way to school, to playground.

I strongly against the opening of cannabis retail at 5748 university blvd!

Thanks; Yijun Zhang

发自我的 iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Cannabis store in UBC  
**Date:** June 6, 2021 9:20:39 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello Heather Shay

The University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are families, students, and professors oriented towards the purpose of the university campus. By opening a cannabis retail store, non-relevant people may be attracted to the campus for purposes unrelated to the university.

UBC fosters a high density of minors, with an elementary school within 1.4 km, a high school within 1 km and another elementary school within ONLY 700 meter to the location of the cannabis retail. The location of the cannabis retail store is in a business plaza including a food court, supermarket, fast food chains, Staples, banks and educational institutes which are family, business, and academic-oriented. Many elementary and secondary school students pass by this area on the way to school and spend time in this area after school with friends. By allowing cannabis retail to exist in this business plaza, we are putting children at a high risk of exposure to substances they are too young for.

Since the legalization of marijuana in Canada in 2018, the bypassing marijuana smell happens more often in recent years. Many buildings have prohibited smoking inside and within 6 meters of the building which means the smokers would probably smoke on the street, where the open air will be polluted more seriously. Moreover, second-hand smoke will impact the community significantly. According to the US Centers for Disease Control, second-hand smoke causes negative psychological effects and toxic chemical effects on nonsmokers. This is especially detrimental to the health of children and elderly individuals in our community.

We ask that UEL Administration Office strongly consider how the cannabis retail store aligns with the research and educational purposes in UBC and how it will better serve the families, children and elderly in the area.

Kathy Wu

Sent from my iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** I am against the Burb Cannabis  
**Date:** June 6, 2021 9:29:55 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I'm writing to express my opposition to the Burb Cannabis at [5784 University Blvd.](#) My reasons being: It would attract some unwanted marijuana users to UBC; There is great risk of directly affecting nearby minors including elementary and secondary school students; Deterioration of air quality on campus, as some students and university staff can't tolerate the smell of marijuana.

Flora

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Voice from parents  
**Date:** June 6, 2021 9:44:46 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear sir,

I am writing to express my opposition to the Burb Cannabis at 5784 University Blvd. My reasons being: It would attract some unwanted marijuana users to UBC; There is great risk of directly affecting nearby minors including elementary and secondary school students; Deterioration of air quality on campus, as some students and university staff can't tolerate the smell of marijuana.

Best regards,

 **omonsa\_176**

邮箱: s.22

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Strongly Against Cannabis store @5784 University Blvd  
**Date:** June 6, 2021 9:53:33 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Strongly against Cannabis store @5784 University Blvd.

 **TOMMY**

s.22

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签名由 [网易邮箱大师](#) 定制

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Oppose The Opening A Non-Medical Cannabis Retail At 5748 University Blvd  
**Date:** June 6, 2021 10:04:56 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

the smell of cannabis makes me sick

发自我的iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#); [Shay, Heather MUNI:EX](#)  
**Subject:** I opposition to the Burb Cannabis at 5784 University Blvd.  
**Date:** June 6, 2021 10:14:58 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

I'm writing to express my pposition to the Burb Cannabis at 5784 University Blvd.

My reasons being: It would attract some unwanted marijuana users to UBC;

There is great risk of directly affecting nearby minors including elementary and secondary school students;

Deterioration of air quality on campus, as some students and university staff can't tolerate the smell of marijuana.

We hope UBC is a safe and healthy community!  
Take care!

---

发自我的iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Objection of the Cannabis retail at 5784 University Blvd in UBC  
**Date:** June 6, 2021 10:15:45 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello,

I'm writing to express my opposition to the Burb Cannabis at 5784 University Blvd. My reasons being: It would attract some unwanted marijuana users to UBC;  
There is great risk of directly affecting nearby minors including elementary and secondary school students;  
Deterioration of air quality on campus, as some students and university staff can't tolerate the smell of marijuana.

Thanks and regards,  
Bo

Sent from my iPhone



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby,MLA, David LASS:EX](#)  
**Subject:** strong objection to the non-medical cannabis retail license application at Unit102/202 5728 University Blvd., Vancouver, BC  
**Date:** June 6, 2021 3:07:23 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff,

I am writing to express my strongest objection to the non-medical cannabis retail license application for 5784 University Blvd., Vancouver, BC (in the UBC village) from Burb Cannabis Corporation. I have been living on the UBC campus for 16 years, like many UBC families, and deeply care about such a natural and socially healthy environment for raising kids. My strong opposition to this application is summarized:

1.

The retail application address is at the UBC village, where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and services such as banking and medical care. The early exposure and the easy access to cannabis can only increase the penetration of cannabis to the children and youth population, and I am deeply concerned about this negative impact to the neighborhood.

2.

For many cannabis stores, the customer flow also brings the consumption with a very strong odor and even used needles in the nearby area. The odor can be identified within tens of meters and spread widely, which is not only unpleasant but also unhealthy for people having second-hand smoke. This is obviously to cause air pollution that will have a long term adverse impact on everyday's life on the UBC community.

3.

In fact, there are already four cannabis retail stores in Point Grey and Dunbar neighborhoods. These stores are within the 5 km circles of the UBC campus, the closest one is only 2 km, and are already easy access for those who consume cannabis.

This proposed one at UBC ignores the scale of schools and young children population. Its approval would pose a serious threat and damage to safety, health, freedom, and the rights of the UBC children and families.

In summary, I am deeply concerned about the potential damages that this store can bring to the existing community members with high density of children and youth population, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demographic data and previous urban planning data of our community.

Therefore, I have strong objections to this licensee's application.

Sincerely,

Lin-Ping Song

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** I strongly against the open of cannabis retail at 5748 University Blvd  
**Date:** June 7, 2021 7:03:39 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

It makes me feel sick and makes me unable to breathe

Cindy

**From:** [Shay, Heather MUNI:EX](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** FW: Burb Cannabis at 5784 University Blvd.  
**Date:** June 7, 2021 9:15:51 AM

---

**From:** Bonnie Guan s.22  
**Sent:** June 6, 2021 3:31 PM  
**To:** UEL Planning MUNI:EX <PlanUEL@gov.bc.ca>; Shay, Heather MUNI:EX <Heather.Shay@gov.bc.ca>  
**Subject:** Burb Cannabis at 5784 University Blvd.

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Heather,

I'm writing to express my opposition to the Burb Cannabis at 5784 University Blvd. My reasons being:

- It would attract some unwanted marijuana users to UBC;
- There is great risk of directly affecting nearby minors including elementary and secondary school students;
- Deterioration of air quality on campus. Some students and university staff can't tolerate the smell of marijuana

Thank you  
Bonnie

**From:** [Shay, Heather MUNI:EX](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** FW: Opposing for the Burb Cannabis  
**Date:** June 7, 2021 9:22:25 AM

---

**From:** Yan Liu s.22  
**Sent:** June 6, 2021 9:12 PM  
**To:** Shay, Heather MUNI:EX <Heather.Shay@gov.bc.ca>  
**Subject:** Opposing for the Burb Cannabis

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi there,

I'm writing to express my opposition to the Burb Cannabis at 5784 University Blvd.

My concern is that it may attract some unwanted marijuana users to UBC. In addition, there is great risk of directly affecting nearby minors including elementary and secondary school students. Deterioration of air quality on campus is also another reason as some students and university staff can't tolerate the marijuana.

Hope our concerns will be considered.

Yan Liu

[发自 iPhone 版 Yahoo 邮箱](#)

**From:** [Shay, Heather MUNI:EX](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** FW: I am against Burb Cannabis in UBC  
**Date:** June 7, 2021 9:22:39 AM

---

**From:** Hua Cheng s.22  
**Sent:** June 6, 2021 9:19 PM  
**To:** Shay, Heather MUNI:EX <Heather.Shay@gov.bc.ca>; planuel@gov.bc.va  
**Subject:** I am against Burb Cannabis in UBC

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I'm writing to express my opposition to the Burb Cannabis at 5784 University Blvd. My reasons being: It would attract some unwanted marijuana users to UBC;

There is great risk of directly affecting nearby minors including elementary and secondary school students;

Deterioration of air quality on campus, as some students and university staff can't tolerate the smell of marijuana.

Flora

获取 [Outlook for iOS](#)

**From:** [Shay, Heather MUNI:EX](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** FW: Please keep the cannabis shops away from UBC campus!  
**Date:** June 7, 2021 9:22:49 AM

---

**From:** 月光下的蓝冰 s.22  
**Sent:** June 6, 2021 9:45 PM  
**To:** UEL Planning MUNI:EX <PlanUEL@gov.bc.ca>; Shay, Heather MUNI:EX <Heather.Shay@gov.bc.ca>  
**Subject:** Please keep the cannabis shops away from UBC campus !

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello Heather Shay

The University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are families, students, and professors oriented towards the purpose of the university campus. By opening a cannabis retail store, non-relevant people may be attracted to the campus for purposes unrelated to the university.

UBC fosters a high density of minors, with an elementary school within 1.4 km, a high school within 1 km and another elementary school within ONLY 700 meter to the location of the cannabis retail. The location of the cannabis retail store is in a business plaza including a food court, supermarket, fast food chains, Staples, banks and educational institutes which are family, business, and academic-oriented. Many elementary and secondary school students pass by this area on the way to school and spend time in this area after school with friends. By allowing cannabis retail to exist in this business plaza, we are putting children at a high risk of exposure to substances they are too young for.

Since the legalization of marijuana in Canada in 2018, the bypassing marijuana smell happens more often in recent years. Many buildings have prohibited smoking inside and within 6 meters of the building which means the smokers would probably smoke on the street, where the open air will be polluted more seriously. Moreover, second-hand smoke will impact the community significantly. According to the US Centers for Disease Control, second-hand smoke causes negative psychological effects and toxic chemical effects on nonsmokers. This is especially detrimental to the health of children and elderly individuals in our community.

We ask that UEL Administration Office strongly consider how the cannabis retail store aligns with the research and educational purposes in UBC and how it will better serve the families, children and

elderly in the area.

Thanks

Lily

发自我的iPhone

---



**From:** [Shay, Heather MUNI:EX](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** FW: I opposition to the Burb Cannabis at 5784 University Blvd.  
**Date:** June 7, 2021 9:22:58 AM

---

**From:** s.22  
**Sent:** June 6, 2021 10:01 PM  
**To:** UEL Planning MUNI:EX <PlanUEL@gov.bc.ca>; Shay, Heather MUNI:EX <Heather.Shay@gov.bc.ca>  
**Subject:** I opposition to the Burb Cannabis at 5784 University Blvd.

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

I'm writing to express my pposition to the Burb Cannabis at 5784 University Blvd.

My reasons being: It would attract some unwanted marijuana users to UBC;

There is great risk of directly affecting nearby minors including elementary and secondary school students;

Deterioration of air quality on campus, as some students and university staff can't tolerate the smell of marijuana.

We hope UBC is a safe and healthy community !  
Take care !

---

发自我的iPhone

**From:** [Shay, Heather MUNI:EX](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** FW: Objection of the Cannabis retail at 5784 University Blvd in UBC  
**Date:** June 7, 2021 9:23:41 AM

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-----Original Message-----

From: Bo Sun s.22  
Sent: June 6, 2021 10:18 PM  
To: Shay, Heather MUNI:EX <Heather.Shay@gov.bc.ca>  
Subject: Objection of the Cannabis retail at 5784 University Blvd in UBC

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello,

>

> I'm writing to express my opposition to the Burb Cannabis at 5784  
> University Blvd. My reasons being: It would attract some unwanted  
> marijuana users to UBC; There is great risk of directly affecting nearby minors including elementary and  
secondary school students; Deterioration of air quality on campus, as some students and university staff can't  
tolerate the smell of marijuana.

>

>

> Thanks and regards,

> Bo

>

> Sent from my iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** STOP Cannabis in UEL/BC/UNA  
**Date:** June 7, 2021 9:45:53 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Heather,

I am writing to oppose the plan to establish cannabis shop at 5784 University Blvd in UBC area.

The reasons are as follows:

- it will attract nuisance to the campus area which will interfere the normal life of the students;
- some students may be lured to try the cannabis products which may cause some unpleasant consequences and impact their ability to carry out their academic goals;
- all the university students are the hope of many parents, families and our country, such Cannabis shop will only negatively impair their health, family relationship and their future;

I hope that the government will re-assess such plan and stop the plan.

Much appreciate and Kind regards,

Delia Wang

Cell: s.22

## UEL Planning MUNI:EX

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**From:** Vincent Zhang s.22  
**Sent:** June 7, 2021 10:23 AM  
**To:** UEL Planning MUNI:EX  
**Subject:** Cannabis store in our community

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear UEL administration office manager and staff,

I am writing to express my strongest objection to the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (UEL village) from Burb Cannabis Corporation. (\*\*\* Remember in your 2nd letter, to change to Unit102/202-5728 University Blvd from Atheneum Cannabis\*\*\*) I strongly oppose this application for the following reasons:

1. Worried about the wellbeing and safety of children: There are more than 2600 children (preschoolers and K-12 students) that go to school daily in this area, including two center/school for children with disabilities that need our best protection. They are Uhill elementary, Uhill secondary, Norma Rose Point, Eaton Smith School, about 1900 K-12 students, 10+ daycare centers (~ 700 age

0-5 children) and two community centers. These schools are located from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith School for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities (~ 100 children) is about 700 meters away. The retail application address is at the UEL village, where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and service places such as banks and doctors. I am deeply concerned the negative influences that this retail may bring to them at a very early age.

2. Unpleasant odour: The closest park: Jim Everett memorial park is only 100 meters away from the proposed retail address, where kids play. In many cannabis stores, the customer flow also brings unpleasant smoke odour in the nearby area, and there is no guarantee that this store's customers will

not. Who can guarantee that the odour would not affect the brain of baby and children? How is this business development help our children/families/residences in any aspect?

3. Existing easy accessible Cannabis stores: Within 5 km circle of UBC, there are already 4 cannabis retail stores, none of which is comparable to UBC in the scale of schools and young children population. I would regard this application's approval as a serious threat and damage to the UBC neighborhood children and families' safety, health, freedom and rights.

4. Negative impact to the business of surrounding stores: Opening a retail cannabis store in this neighborhood would negatively limit the business potential/opportunities for existing businesses nearby. They include an after-school education firm, staples, coffee shops, food places, medical offices, a gym and grocery stores. As the south campus has many similar shops, for the reason that there is a cannabis store, many will avoid possible trips to UEL village and use other alternatives. Eventually, this cannabis store can be the single biggest damper for the development of the UEL village. I could also imagine that the real-estate prices near this area will drop, which lowers the real estate taxes/levies that the city, and UEL can collect. This is especially a problem for UBC as there are so many residential buildings in this area.

5. Culture shock for Tourist/UBC international Students:UBC has a total of 66,512 students, among whom there are 18,283 international students (about 28%). Please bear in mind that the legalization of cannabis is still not the case in most of the countries

([https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fen.wikipedia.org%2Fwiki%2Flegality\\_of\\_cannabis&data=04%7C01%7Cplanuel%40gov.bc.ca%7Cee2f449e36324868b65708d929d8f26a%7C6fdb52003d0d4a8ab03](https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fen.wikipedia.org%2Fwiki%2Flegality_of_cannabis&data=04%7C01%7Cplanuel%40gov.bc.ca%7Cee2f449e36324868b65708d929d8f26a%7C6fdb52003d0d4a8ab03))

6d3685e359adc%7C0%7C0%7C637586834147009166%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQJjoiV2luMzliLCJBTil6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&data=1f5gRPorEtn8hx7c6Hpb99OtOjAoUUQM7bOYO11BbK4%3D&reserved=0). In many cultures, having a cannabis store nearby is very damaging to the residents' comfort and life quality, which is the case for the residents from these culture background. It also gives the tourists negative impressions of UBC as a world-class university. Considering that Regent College, the first graduate school of theology in North America, is just across the street and there are two chapels down the University Blvd, this location can be viewed by many as not suitable or considerate.

With these comments, I am writing about the potential damages that this store can bring to the existing community members and children, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demography data and previous urban planning data of our community.

Sincerely,  
Vincent Zhang

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [jl516@gmail.com](mailto:jl516@gmail.com)  
**Subject:** Stop the cannabis in UBC  
**Date:** June 7, 2021 11:20:50 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Sir or Madam:

I strongly oppose the plan of cannabis in UBC. This is totally unacceptable. Please consider our request seriously and give me a reply. Thank you so much for your attention.

Yours sincerely

Amanda Zhu

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Stop Cannabis in UEL/UBC/UNA  
**Date:** June 7, 2021 12:09:31 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Canada, UBC Repent to God!

哀哉，加拿大，哀哉，UBC!  
负担者欢迎发声 写信给议员及签名 求主帮助  
Burb Cannabis 大麻公司认罪悔改归向主耶稣 加国政权更需要悔改 回归先贤们的基督信仰

该公司申请在UBC校园的两处位置开设大麻店：  
1. 5784 University Blvd, CIBC 旁边, 开大麻店,  
2. 102/202, 5728 University Blvd

请大家在务必在6月9日下午4点之前发出Email 到以下地址表达你反对的声音：  
Heather Shay, planning officer,  
[planuel@gov.bc.ca](mailto:planuel@gov.bc.ca)

发邮件时标题可以用：  
Stop Cannabis in UEL/UBC/UNA

需要针对2个大麻店，各写一封反馈邮件给UEL 办公室表达我们的反对意见 至少要写几句反对的理由 2封邮件的内容可以一致，就是大麻店的地址不同

也请点击以下链接，签请愿书：  
<http://chnng.it/twXBYbGx>

以表达民众良心的声音 UBC 的精英们，你们自己可以发声吗？[流泪][爱心]

欢迎把以下经文贴在邮件里

箴 14:34 公义使邦国高举，罪恶是人民的羞辱

Pro 14:34 Righteousness exalts a nation, but sin is a disgrace to any people

诗 33:8 愿全地都敬畏耶和华，愿世上的居民都惧怕他

Psm 33:8 Let all the earth fear the LORD; let all the people of the world revere him.

诗 33:11 耶和华的筹算永远立定，他心中的思念万代常存

Psm 33:11 But the plans of the LORD stand firm forever, the purposes of his heart through all generations.

诗 33:12 以耶和华为 神的，那国是有福的！他所拣选为自己产业的，那民是有福的！

Psm 33:12 Blessed is the nation whose God is the LORD, the people he chose for his inheritance.

我签了，也发邮件了 [爱心]

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Objection to cannabis stores at UBC  
**Date:** June 7, 2021 1:33:23 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern:

I am writing to express my opposition to the proposed cannabis retail stores at 5784 University Boulevard and unit 102/202 5728 University Boulevard. I am concerned about the facilitated access to cannabis to the thousands of young university students who are especially vulnerable to suffer adverse impact on their long term brain health. Within the 5km radius there are already four cannabis stores in Point Grey/Dunbar neighborhoods, so there is already reasonable access to the drug to those who chose to use it. I am also concerned about the potential for increased incidents of inappropriate behavior/crime/driving under the influence that may be harmful to the community. I urge you to reject the applications.

Thank you for your consideration.

Catherine Kelly

--

The whole world is our meeting place with God. (CLC charism)



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Stop Cannabis in UBC  
**Date:** June 7, 2021 9:27:06 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

dear Heather Shay ,

I strongly opposed to open cannabis stores in UBC campus .

this will be a very bad example for others education institutions in our country. UBC campus is also a residential community for many elementary students, is not a wise choice to let this two stores open their business in the campus.

please reply.

thank you very much !

from Margaret Wong

Sent from my iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby.MLA, David LASS:EX](#)  
**Subject:** Objections of Cannabis store application in University Village at 5784 University Blvd  
**Date:** June 7, 2021 10:09:45 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff,

I am writing to express my strongest objection to the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (UEL Village) from Burb Cannabis Corporation. I strongly oppose this application for the following reasons:

1. Worried about the wellbeing and safety of children,
2. Unpleasant odour,
3. Existing easily accessible Cannabis stores within 5 km circle of UBC already,
4. Negative impact to the business of surrounding stores'
5. Culture shock for Tourist/UBC international students.

With these comments, I am writing about the potential damages that this store can bring to the existing community and residents.

Thank you for your consideration.

Sincerely,

Freda

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**From:** Hongxia Shan via Clements Green <noreply@forum.clementsgreen.com>

**Sent:** June 7, 2021 5:38 PM

**To:** s

**Subject:** [Clements Green] TWO Cannabis store applications in University Village

2



**Hongxia**  
June 7

You may have heard, but in case you have not, two separate applications have been submitted to set up two different Cannabis stores, both at our University Village ( at 5784 University Blvd, AND at Unit102/202 5728 University Blvd).

I have been approached by multiple groups who have uttered their objections. People who have strong objections to the applications s/could write to the following emails: [planuel@gov.bc.ca](mailto:planuel@gov.bc.ca); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com); [david.eby.mla@leg.bc.ca](mailto:david.eby.mla@leg.bc.ca).

Below I am attaching images of a letter that another council has sent to their residents. Hopefully, you are able to open or see them. I cannot attach pdf doc here. Thanks for reading!



---

[Visit Topic](#) to respond.

You are receiving this because you enabled mailing list mode.  
To unsubscribe from these emails, [click here](#).

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby,MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com)  
**Subject:** Cannabis retail store at 5784 University Boulevard  
**Date:** June 7, 2021 10:21:09 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Ms. Heather Shay,

Good day to you!

I have heard that an application to set up a non-medical cannabis retail store at the address 5784 University Blvd, Vancouver, BC V6T 1K6 is under consideration.

As a resident of the neighbourhood and a father of two young children, I am very concerned with this cannabis store, and I am in strong opposition to opening this store in our neighborhood.

In my opinion, it is not healthy either for adults or for kids. The smell is sickening and can remain in the air for a long time. The presence of this store could increase the usage of cannabis and thus worsen the air quality. It could also increase the risk of exposing kids to cannabis.

Therefore, I strongly oppose opening any cannabis retail store in the UEL/UNA area.

Thanks for considering our petition.

Best regards,  
Thomas Xu

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Date:** June 7, 2021 10:41:49 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

objection to open Canabits store at the campus at University of British Columbia!!!!

**From:** s.2  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Opposition The Opening A Non-Medical Cannabis Retail At 5748 University Blvd  
**Date:** June 7, 2021 10:55:50 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello Heather Shay

The University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are families, students, and professors oriented towards the purpose of the university campus. By opening a cannabis retail store, non-relevant people may be attracted to the campus for purposes unrelated to the university.

UBC fosters a high density of minors, with an elementary school within 1.4 km, a high school within 1 km and another elementary school within ONLY 700 meter to the location of the cannabis retail. The location of the cannabis retail store is in a business plaza including a food court, supermarket, fast food chains, Staples, banks and educational institutes which are family, business, and academic-oriented. Many elementary and secondary school students pass by this area on the way to school and spend time in this area after school with friends. By allowing cannabis retail to exist in this business plaza, we are putting children at a high risk of exposure to substances they are too young for.

Since the legalization of marijuana in Canada in 2018, the bypassing marijuana smell happens more often in recent years. Many buildings have prohibited smoking inside and within 6 meters of the building which means the smokers would probably smoke on the street, where the open air will be polluted more seriously. Moreover, second-hand smoke will impact the community significantly. According to the US Centers for Disease Control, second-hand smoke causes negative psychological effects and toxic chemical effects on nonsmokers. This is especially detrimental to the health of children and elderly individuals in our community.

We ask that UEL Administration Office strongly consider how the cannabis retail store aligns with the research and educational purposes in UBC and how it will better serve the families, children and elderly in the area.

---

发自我的iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Opposition The Opening A Non-Medical Cannabis Retail At 5748 University Blvd  
**Date:** June 7, 2021 11:00:26 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL office,

I strongly oppose opening a marijuana store on UBC campus. There are many schools in this area and opening a marijuana store would negatively affect the children. It would promote smoking and increase the amount of underage smokers.

I hope UEL can reject this application to open a marijuana store to help keep the UBC campus a safe and peaceful environment.

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Opposition The Opening A Non-Medical Cannabis Retail At 5748 University Blvd  
**Date:** June 7, 2021 11:01:57 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL office,

I strongly oppose opening a marijuana store on UBC campus. There are many schools in this area and opening a marijuana store would negatively affect the children. It would promote smoking and increase the amount of underage smokers.

I hope UEL can reject this application to open a marijuana store to help keep the UBC campus a safe and peaceful environment.



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Shop Burb UBC  
**Date:** June 7, 2021 11:13:23 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I think this is a terrible Idea and I would strongly consider removing my 2 kids from clases if this were to happen. Please keep the cannabis off campus there is no place for that here

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Cannabis store at UBC  
**Date:** June 7, 2021 11:25:32 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I speak for many parents when I say if this happens we will have no choice but to take our kids to another University, there are plenty of places in Vancouver for Cannabis stores and UBC is not one of them.

**From:** s.2  
**To:** [2EL Planning MUNI:EX](#); [Shay, Heather MUNI:EX](#)  
**Subject:** Opposition to the Burb Cannabis at 5784 University Blvd  
**Date:** June 7, 2021 11:29:02 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Ms. Heather Shay,

I'm writing to express my strong opposition to the Burb Cannabis at 5784 University Blvd. My reasons being:

It would attract some unwanted marijuana users to UBC;

There is great risk of directly affecting nearby minors including elementary and secondary school students;

Deterioration of air quality on campus, as some students, university staff and neighborhood families can't tolerate the smell of marijuana.

Thank you very much for your attention!

Sincerely  
Rose Zhang

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby.MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Objection to Cannabis Retail -- Brub Cannabis at 5784 University Blvd  
**Date:** June 8, 2021 12:13:54 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL Admins:

This a current UBC student in year 3. I recently heard that there are two non-medical cannabis stores planing for opening on campus. The first one is Burb Cannabis at 5784 University Blvd, and the second is Atheneum Cannabis at 102-5728 University Blvd.

To me, this does not make any sense, and I strongly against them. There is no reason to put any cannabis retail on campus, in a world-leading university and dense living space. In my opinion, this will not only affect UBC's reputation internationally but also create a bad atmosphere on campus, the fear of unknown dangers. Still remember what happened to Hmart? The university village is already not secure with dozens of homeless and drunk people at night, but now it is just going to be worse with cannabis stores.

Please consider this matter not only for those who would like to have easy access to cannabis on campus but also to those, the majority in fact, that hate the odour of cannabis and fear all consequence that it might bring. Imagine the most beautiful campus in North America quickly becoming the most dangerous campus in North America.

In conclusion, I don't see any positive effect that having a cannabis store on campus would bring, with very obvious negative impacts. I hope UBC can continue to be a clean, beautiful and safe campus, with students eager to study, instead of staying high.

Thank you in advance for considering this issue.

Best,  
Ricky

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Stop Cannabis in Uel/UBC/UNA  
**Date:** June 8, 2021 10:09:01 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Ms. Shay,

I strongly oppose to “Burb Cannabis” application to open cannabis stores at 5784 University Blvd., and at 102/202 - 5728 University Blvd.

UEL is the wrong location for cannabis stores. UBC should be maintained in an environment that encourages students to study, not to take up marijuana.

Please reject these applications. Thank you.

King regards,

Lisa Cheung

從我的iPhone傳送

**From:** S.  
**To:** [22L Planning MUNI:EX](#)  
**Cc:** [Eby.MLA, David LASS:EX; agreaajen@gmail.com; uelcac@gmail.com](#)  
**Subject:** I strongly against non-medical cannabis retail application for 5784 University Blvd, Vancouver, BC(UEL village).  
**Date:** June 8, 2021 10:09:20 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff,  
I am writing to express my strongest objection to the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (UEL village) from Burb Cannabis Corporation. I strongly oppose this application for the following reasons:

**1. Worried about the wellbeing and safety of children:** There are more than 2600 children (preschoolers and K-12 students) that go to school daily in this area, including two center/school for children with disabilities that need our best protection. They are Uhill elementary, Uhill secondary, Norma Rose Point, Eaton Smith School, about 1900 K-12 students, 10+ daycare centers (~ 700 age 0-5 children) and two community centers. These schools are located from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith School for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities (~ 100 children) is about 700 meters away. The retail application address is at the UEL village, where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and service places such as banks and doctors. I am deeply concerned the negative influences that this retail may bring to them at a very early age.

**2. Unpleasant odour:** The closest park: Jim Everett memorial park is only 100 meters away from the proposed retail address, where kids play. In many cannabis stores, the customer flow also brings unpleasant smoke odour in the nearby area, and there is no guarantee that this store's customers will not. Who can guarantee that the odour would not affect the brain of baby and children? How is this business development help our children/families/residences in any aspect?

**3. Existing easy accessible Cannabis stores:** Within 5 km circle of UBC, there are already 4 cannabis retail stores, none of which is comparable to UBC in the scale of schools and young children population. I would regard this application's approval as a serious threat and damage to the UBC neighborhood children and families' safety, health, freedom and rights.

**4. Negative impact to the business of surrounding stores:** Opening a retail cannabis store in this neighborhood would negatively limit the business potential/opportunities for existing businesses nearby. They include an after-school education firm, staples, coffee shops, food places, medical offices, a gym and grocery stores. As the south campus has many similar shops, for the reason that there is a cannabis store, many will avoid possible trips to UEL village and use other alternatives. Eventually, this cannabis store can be the single biggest damper for the development

of the UEL village. I could also imagine that the real-estate prices near this area will drop, which lowers the real estate taxes/levies that the city, and UEL can collect. This is especially a problem for UBC as there are so many residential buildings in this area.

**5. Culture shock for Tourist/UBC international Students:**UBC has a total of 66,512 students, among whom there are 18,283 international students (about 28%). Please bear in mind that the legalization of cannabis is still not the case in most of the countries ([https://en.wikipedia.org/wiki/Legality\\_of\\_cannabis](https://en.wikipedia.org/wiki/Legality_of_cannabis)). In many cultures, having a cannabis store nearby is very damaging to the residents' comfort and life quality, which is the case for the residents from these culture background. It also gives the tourists negative impressions of UBC as a world-class university. Considering that Regent College, the first graduate school of theology in North America, is just across the street and there are two chapels down the University Blvd, this location can be viewed by many as not suitable or considerate.

With these comments, I am writing about the potential damages that this store can bring to the existing community members and children, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demography data and previous urban planning data of our community.

Sincerely,  
Young

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Opposition The Opening A Non-Medical Cannabis Retail At 5748 University Blvd  
**Date:** June 8, 2021 10:40:35 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

There are too many underage children in this community and it is easy to have a negative influence. The smell of marijuana is disgusting and affects the environment of the community.



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Re-zoning of 5784 University Blvd - Opposition  
**Date:** June 8, 2021 11:29:09 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff,

I am writing to express my strongest objection to the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (UEL village) from Burb Cannabis Corporation.

**1. Worried about the wellbeing and safety of children:** There are more than 2600 children (preschoolers and K-12 students) that go to school daily in this area, including two center/school for children with disabilities that need our best protection. They are Uhill elementary, Uhill secondary, Norma Rose Point, Eaton Smith School, about 1900 K-12 students, 10+ daycare centers (~ 700 age 0-5 children) and two community centers. These schools are located from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith School for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities (~ 100 children) is about 700 meters away. The retail application address is at the UEL village, where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and service places such as banks and doctors. I am deeply concerned the negative influences that this retail may bring to them at a very early age.

**2. Unpleasant odour:** The closest park: Jim Everett memorial park is only 100 meters away from the proposed retail address, where kids play. In many cannabis stores, the customer flow also brings unpleasant smoke odour in the nearby area, and there is no guarantee that this store's customers will not. Who can guarantee that the odour would not affect the brain of baby and children? How is this business development help our children/families/residences in any aspect?

**3. Existing easy accessible Cannabis stores:** Within 5 km circle of UBC, there are already 4 cannabis retail stores, none of which is comparable to UBC in the scale of schools and young children population. I would regard this application's approval as a serious threat and damage to the UBC neighborhood children and families' safety, health, freedom and rights.

**4. Negative impact to the business of surrounding stores:** Opening a retail cannabis store in this neighborhood would negatively limit the business potential/opportunities for existing businesses nearby. They include an after-school education firm, staples, coffee shops, food places, medical offices, a gym and grocery stores. As the south campus has many similar shops, for the reason that there is a

cannabis store, many will avoid possible trips to UEL village and use other alternatives. Eventually, this cannabis store can be the single biggest damper for the development of the UEL village. I could also imagine that the real-estate prices near this area will drop, which lowers the real estate taxes/levies that the city, and UEL can collect. This is especially a problem for UBC as there are so many residential buildings in this area.

**5. Culture shock for Tourist/UBC international Students:**UBC has a total of 66,512 students, among whom there are 18,283 international students (about 28%). Please bear in mind that the legalization of cannabis is still not the case in most of the countries ([https://en.wikipedia.org/wiki/Legality\\_of\\_cannabis](https://en.wikipedia.org/wiki/Legality_of_cannabis)). In many cultures, having a cannabis store nearby is very damaging to the residents' comfort and life quality, which is the case for the residents from these culture background. It also gives the tourists negative impressions of UBC as a world-class university. Considering that

Regent College, the first graduate school of theology in North America, is just across the street and there are two chapels down the University Blvd, this location can be viewed by many as not suitable or considerate.

With these comments, I am writing about the potential damages that this store can bring to the existing community members and children, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demography data and previous urban planning data of our community.

Sincerely,

Mirand

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Objection to the proposed cannabis store in UBC at 5784 University Blvd.  
**Date:** June 8, 2021 11:50:40 AM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Ms. Shay,

I am writing to oppose the plan for opening a cannabis store in UBC at the address stated in the Subject line.

UBC is a well-known world-class institute attracting thousands of International students to receive high quality undergraduate, graduate and doctorate studies now every year. International students and their families from all over the world promote consumptions and bring revenues to our local economies. While marijuana is treated an illegal drug in most of the Asian country, parents from Asian countries like me would be scared to send their children or young adults to a study environment with a cannabis store so close to campus and choose others cities or countries instead. If that happens, the income UBC loses from the international sources of the student (both university and high school) will not be compensated by that from a cannabis store.

Please reconsider the proposal and make a wise decision.

Sincerely yours,  
Joyce Li

Sent from my iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Objection to cannabis store  
**Date:** June 8, 2021 2:29:11 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear officer at planning office:

I was shocked to hear the news that some cannabis company is going to open a store in UBC campus. As a UNA resident , I want to write to voice our objection to do so. Our family hopes that the planning office may have full consideration of the justification to approve the application.

Although It's legalized to take the cannabis here in canada, it's not a wise decision to make it on campus. Campus is the place where students learn knowledge, and enjoy healthy social gatherings instead of just for leisure. And also I hope it will not set a bad example to other universities. Please also seriously consider the approval because there are great number of middle school students and daycare toddlers living on campus; the norma Rose elementary school and many daycare centers are located within 1 kilometer distance from the proposed location to open the store. It's absolutely very bad idea to open a store there. It's unacceptable and intolerable to run business at the risk of younger generation.

So in order to keep a good environment on campus and protect our younger generation, Your further consideration on approving the application is highly recommended. Thank you! William H Sent from my iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Objection - Cannabis Store Application @5784 University Blvd, Vancouver BC From Burb Cannabis Corporation  
**Date:** June 8, 2021 2:44:16 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL Administration Office Manager and staff,

I am writing to express my strongest objection to the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (UEL Village) from Burb Cannabis Corporation. I strongly oppose this application for the following reasons:

**1. Worried about the wellbeing and safety of children:**

There are more than 2600 children, they are preschoolers and K-12 students that go to school daily in this area, including 2 centers/schools for children with disabilities that need our best protection. They are Uhill Elementary, Uhill Secondary, Norma Rose Point, Eaton Smith School, about 1,900 K-12 students, 10+ daycare centres with around 700 age 0-5 children and two community centers. These schools are located within 440 to 1000 meters from the proposed retail address. Especially for Eaton Smith School for children with learning disabilities is just 600 meters away and Berwick Child Development Centre for children with and without disabilities (approx. 100 children) is about 700 meters away, The retail application address is at the UEL Village, where many young families with babies and toddlers and the 1,900 K-12 students frequent on a daily basis to get their good, groceries and services such as banks and doctors. I am deeply concerned about the negative influences that this retail may bring to them at a very early age.

**2. Unpleasant odour**

The closest park, Jim Everett Memorial Park is only 100 meters away from the proposed retail address where kids play. In many cannabis stores, the customer flow also brings unpleasant smoke odour in the nearby area and there is no guarantee that this store's customers will not pollute the fresh air in the area. Who can guarantee that the odour would not affect the brain of babies and children? How does this business development help our children/families/residences in any aspect?

**3. Existing easy accessible cannabis stores**

When 5km circle of UBC, there are already 4 cannabis retail stores, none of which is comparable to UBC in the scale of schools and young children population. I would regard this application's approval as a serious threat and damage to the UBC neighbourhood, children and families' safety; health, freedom and rights.

**4. Negative impact to the business of surrounding stores**

Opening a retail cannabis store in this neighbourhood would negatively limit the business potential/opportunities for existing businesses nearby. They include an after-school education centre, Staples, coffee shops, food places, medical offices, a gym and grocery stores. As the south campus has many similar shops, for the reason that there is a cannabis store, many will avoid possible trips to UEL village and use other alternatives, definitely I will avoid UEL

village. Eventually, this cannabis store can be the single biggest damper for the development of the UEL village. I could also imagine that the real-estate prices near this area will drop, which will affect the property taxes/levy that the city and UEL can collect. This is especially a problem for UBC as there are so many residential buildings in this area, it will also affect the development of the new leləm` village.

### **5. Culture shock for Tourist / UBC International Students**

UBC has a total of 66,512 students among whom there are 18,283 international students from 166 countries, accountable for about 28%. Please bear in mind that the legalization of cannabis is still not the case in most of the countries ([Legality of cannabis - Wikipedia](#)). In many cultures, having a cannabis store nearby is very damaging to the residents' comfort and life quality, which is the case for the residents from these cultural backgrounds. It also gives tourists/visitors the negative impressions of UBC as a world top class university. Considering that Regent College, the first graduate school of theology in North America is just across the street and there are two chapels down the University Blvd, this location for a cannabis store can be viewed by many as not suitable or considerate.

With all these concerns, please evaluate the potential damages that this store can bring to the existing community members and the children who have been enjoying the very nice, peaceful, multicultural and close-to-nature neighbourhood that we built together. The damages are on safety, health, environment, economics, culture and education, that everyone can easily review by reading the demographic data and previous urban planning data of our community.

Best regards,  
Fong Yee Ling

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Strongly Disagree to Marijuana store 5784 University blvd.  
**Date:** June 8, 2021 3:34:45 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

I am a student of UBC, living on campus with my family. We feel very worried after hearing that there may be plans of opening a marijuana store at UBC 5784 University blvd.) and strongly disagree. For personal reasons, neither myself or anyone in my family is a marijuana user, and I feel like UBC should be a positive place that motive people to focus on their studies instead of getting “high” on marijuana. On the international level, we all know that marijuana is listed as a serious drug in China, if people in China hear that marijuana is sold on campus, which Chinese family would agree to send their children to UBC to study?

Thank you for your time,  
Crystal.

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#); [Shay, Heather MUNI:EX](#)  
**Subject:** Opposition to the Burb Cannabis at 5784 University Blvd  
**Date:** June 8, 2021 5:14:51 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear officer

I'm writing to express my opposition to the Burb Cannabis at 5784 University Blvd.

My reasons being: It would attract some unwanted marijuana users to UBC;  
There is a great risk of directly affecting nearby minors including elementary and secondary school students;  
Deterioration of air quality on campus, as some students and university staff can't tolerate the smell of marijuana.

Thank you so much!

Have a great day

Paul(two kids' father)



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby,MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** oppose re-zoning application for 5784 University Blvd.  
**Date:** June 8, 2021 9:16:55 PM  
**Attachments:** [No Cannabis Store UBC.pdf](#)

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello dear office, we as family of 4 (two minors) oppose the subjected re-zoning application by Burd Cannibis. We oppose by attaching a letter drafted by fellow neighbors. We support the notions within this letter, and strongly oppose recreational cannabis into UBC campus. We read the UEL Bylaw, the Bylaw is an disappointing one --allowing one cannabis store? You should have allowed none -- like the city of Richmond. We are far more vulnerable and family-oriented compared to Richmond.

Thank you for listening

Melly Yuan

**From:** s.22  
**To:** s.22  
**Subject:** Statement of Opposition to the New UBC Cannabis Store  
**Date:** June 8, 2021 10:44:44 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Heather,

I would like to strongly state my opposition to the plans to open a new cannabis store at UBC. I believe that opening of a cannabis store at an education institution is both unnecessary and inappropriate, and it would negatively impact the area overall.

Please give this request some serious consideration, and grant us a reply. Thank you for your time and attention.

Sincerely,

Ingrid Ma

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Statement of Opposition to the New UBC Cannabis Store  
**Date:** June 8, 2021 11:22:26 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Heather,

I would like to strongly state my opposition to the plans to open a new cannabis store at UBC. I believe that opening of a cannabis store at an education institution is both unnecessary and inappropriate, and it would negatively impact the area overall.

Please give this request some serious consideration, and grant us a reply. Thank you for your time and attention.

Sincerely,

Helena Bi

Sent from my iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#); [Shay, Heather MUNI:EX](#)  
**Subject:** opposition to the Burb Cannabis at 5784 University Blvd  
**Date:** June 8, 2021 11:24:32 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello Heather,

I am writing to express my opposition to the Burb Cannabis at 5784 University Blvd.

My reasons being: it would attract some unwanted marijuana users to UBC; there is great risk of directly affecting nearby minors including elementary and secondary school students, and deterioration of air quality on campus, as some students and university staff can't tolerate the smell of marijuana.

Thank you for considering my opposition.

Best,

Junli Wei

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Statement of Opposition to the New UBC Cannabis Stores  
**Date:** June 8, 2021 11:34:02 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Heather,

I would like to strongly state my opposition to the plans to open two new cannabis stores at UBC campus. I believe that opening of a cannabis store at an education institution is both unnecessary and inappropriate, and it would negatively impact the area overall.

Please give this request some serious consideration, and grant us a reply. Thank you for your time and attention.

Sincerely,  
Veronica

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby,MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village)&Unit 102/202, 5728 University Blvd (UEL Village))  
**Date:** June 9, 2021 12:06:43 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Mr. Braman,

I am writing this letter to provide comments for two processes, namely rezoning by the University Endowment Lands (UEL) and licensing recommendations by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch (LCRB).

Accordingly, I oppose the proposed rezoning.

Please write some reasons for your comment and why you support/not support this. Some example of reasons may include but are not limited to:

- I am worried about the wellbeing and safety of my teenage children.
- This neighbourhood is surrounded by a huge student population and the opening of a cannabis store may negatively affect the health and safety of these young individuals.
- There is an easily accessible cannabis store that is located on W 10th avenue that is less than 3km away from UBC campus. People who want to purchase cannabis can shop in that store.

Sincerely,  
R.Shiry  
s.22

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [areaajen@gmail.com](mailto:areaajen@gmail.com); [Community Advisory Council](#)  
**Subject:** Non-medical Cannabis Retail at 5784 University Blvd.  
**Date:** June 9, 2021 8:29:16 AM  
**Attachments:** [Rezoning application for non-medical cannabis at 5784 University Blvd.docx](#)

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To Whom it Concerns:

Please find attached my letter of opposition to the rezoning application noted above.

Sincerely,

Kimberly Smith

8 June, 2021

s.22

Vancouver, BC

s.22

Mr Jonn Braman  
Manager, UEL Administration Office  
5495 Chancellor Boulevard  
Vancouver, BC  
[PlanUEL@gov.bc.ca](mailto:PlanUEL@gov.bc.ca)

Dear Mr Braman,

Re: rezoning application for Non-medical Cannabis retail shop at 5784 University Blvd (UEL village).

I'm writing to express my opposition to the rezoning application that would potentially permit a non-medical cannabis retail shop in the UEL village.

In my view, the current UEL Bylaw provides for an adequate range of commercial opportunities for those living, working, and studying in both the UEL and UBC areas. Furthermore, the established cannabis store at 4529 W 10<sup>th</sup> Ave is just a few kilometres away and easily accessible on foot or by bus.

I do not believe a cannabis store in the UEL would serve the needs of our community.

Sincerely,

Kimberly Smith  
UEL Resident



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Statement of Opposition to the New UBC Cannabis Store  
**Date:** June 9, 2021 9:44:40 AM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Heather,

I would like to strongly state my opposition to the plans to open two new cannabis stores at UBC. I believe that opening of a cannabisstore at an education institution is both unnecessary and inappropriate, and it would negatively impact the area overall.

Please give this request some serious consideration, and grant us a reply. Thank you for your timeand attention.

Sincerely,

Annie

Sent from my iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby.MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** objection to the non-medical cannabis retail application for 5784 University Blvd.  
**Date:** June 9, 2021 11:01:20 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff,

I am writing to express my strongest objection to the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (UEL village) from Burb Cannabis Corporation. I strongly oppose this application for the following reasons:

**1. Worried about the wellbeing and safety of children:** There are more than 2600 children (preschoolers and K-12 students) that go to school daily in this area, including two centers/schools for children with disabilities that need our best protection. They are Uhill elementary, Uhill secondary, Norma Rose Point, Eaton Smith School, about 1900 K-12 students, 10+ daycare centers (~ 700 age 0-5 children) and two community centers. These schools are located from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith School for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities (~ 100 children) is about 700 meters away. The retail application address is at the UEL village, where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and service places such as banks and doctors. I am deeply concerned about the negative influences that this retail may bring to them at a very early age.

**2. Unpleasant odour:** The closest park: Jim Everett memorial park is only 100 meters away from the proposed retail address, where kids play. In many cannabis stores, the customer flow also brings unpleasant smoke odour in the nearby area, and there is no guarantee that this store's customers will not. Who can guarantee that the odour would does not affect the brain of babies and children? How does this business development help our children/families/residences in any aspect?

**3. Existing easily accessible Cannabis stores:** Within 5 km circle of UBC, there are already 4 cannabis retail stores, none of which is comparable to UBC in the scale of schools and young children population. I would regard this application's approval as a serious threat and damage to the UBC neighborhood children and families' safety, health, freedom and rights.

**4. Negative impact to the business of surrounding stores:** Opening a retail cannabis store in this neighborhood would negatively limit the business potential/opportunities for existing businesses nearby. They include an after-school education firm, staples, coffee shops, food places, medical offices, a gym and grocery stores. As the south campus has many similar shops, for the reason that there is a cannabis store, many will avoid possible trips to UEL village and use other alternatives. Eventually, this cannabis store can be the single biggest damper for the development of the UEL village. I could also imagine that the real-estate prices near this area will drop, which lowers the real estate taxes/levies that the city, and UEL can collect. This is especially

a problem for UBC as there are so many residential buildings in this area.

**5. Culture shock for Tourist/UBC international Students:**UBC has a total of 66,512 students, among whom there are 18,283 international students (about 28%). Please bear in mind that the legalization of cannabis is still not the case in most of the countries ([https://en.wikipedia.org/wiki/Legality\\_of\\_cannabi](https://en.wikipedia.org/wiki/Legality_of_cannabi)). In many cultures, having a cannabis store nearby is very damaging to the residents' comfort and life quality, which is the case for the residents from these cultural backgrounds. It also gives the tourists negative impressions of UBC as a world-class university. Considering that Regent College, the first graduate school of theology in North America, is just across the street and there are two chapels down the University Blvd, this location can be viewed by many as not suitable or considerate.

With these comments, I am writing about the potential damages that this store can bring to the existing community members and children, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demography data and previous urban planning data of our community.

Sincerely,

Claire

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [areaajen@gmail.com](mailto:areaajen@gmail.com); [Eby.MLA, David LASS:EX](#); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Oppose cannabis store  
**Date:** June 9, 2021 11:07:35 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff,

I am writing to express my strongest objection to the non-medical cannabis retail application for [5784 University Blvd., Vancouver, BC](#) (UEL village) from Burb Cannabis Corporation. I strongly oppose this application. It's really bad to children and people's future.

Best regards,

Julia

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [david.eby.mal@leg.bc.ca](mailto:david.eby.mal@leg.bc.ca); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Oppose the cannabis retail application  
**Date:** June 9, 2021 11:10:07 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration officemanager and staff,

I am writing to express my strongest objection to the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (UEL village) from Burb Cannabis Corporation. I strongly oppose this application for the following reason:

There are more than 2600 children that go to school daily in this area, including two center/school for children with disabilities that need our best protection. They are Uhill elementary, Uhillsecondary, NormaRosePoint, EatonSmithSchool, about 1900K-12students, 10+daycarecenters andtwocommunitycenters. Theseschool sarelocated from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith School for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities is about 700 meters away. Their application address is at the UEL village, where many young families with babies and toddlers and the 1900K-12 students frequent on a daily basis to get their food, groceries and service places such as banks and doctors. I am deeply concerned the negative influences that this retail may bring to the neighborhood over the years.

Thank you for your attention.

Sincerely,

Hong Yao

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** RE: Rezoning Application for non-medical cannabis retail on UBC campus - 5784 University Blvd  
**Date:** June 9, 2021 11:14:22 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL Manager,

As a resident of UBC campus, a mother of two children, I must express my strong opposition to the opening of a non-medical cannabis retail store on UBC campus.

The security situation on the UBC campus is not what it used to be, the population density and crime rate has increased, and there are far more school age children in this community than in any other community. Opening a cannabis store in this community would create many problems, including underage cannabis use, an increase in crime, and the perception of the surrounding residential environment. As far as I know, the vast majority of residential buildings bylaw prohibit smoking, then these marijuana smokers will be smoking marijuana on the street, which is a great negative impact on the minors in the entire community.

Please do NOT approve this rezoning application and keep the UBC campus a pure and peaceful environment for living and studying.

Thanks very much,  
Jessica (Hai Jue) Zhuang

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**CONFIDENTIALITY NOTICE** The information in this transmission may contain privileged and confidential information and is intended only for the use of the person or corporate entity to which it is addressed. The confidential nature of this communication remains regardless of whether or not you are an intended recipient. If you are not an intended recipient, please notify the sender immediately and destroy this message and all attachments, without making a copy. Any distribution or reproduction of this message is prohibited. We assume no liability for the interception of any Internet communication or the transmission of computer viruses.

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Proposed Cannabis stores at 5784 University Boulevard and Unit 102/202 - 5728 University Boulevard  
**Date:** June 9, 2021 11:24:58 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern:

We are writing to express our opposition to the proposed cannabis retail stores at 5784 University Boulevard and unit 102/202 5728 University Boulevard. It is too convenient for University students as it is within walking distance from the main campus. We are concerned about the facilitated access to cannabis to the thousands of young university and college students who are especially vulnerable to suffer adverse impact on their long term brain health.

We are residents. We are also concerned about the potential for increased incidents of inappropriate behavior/crime/driving under the influence that may be harmful to the community. There already are 4 Cannabis stores in the Point Grey/Dunbar area.

We urge you to reject the applications.

Thank you for your consideration.

Abram Friesen, PhD Pharmacology  
Elfrieda Friesen

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby.MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Cannabis store 5784 University Blvd  
**Date:** June 9, 2021 11:28:56 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff,

I am writing to express my strongest objection to the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (UEL village) from Burb Cannabis Corporation.

I strongly oppose this application as I am extremely worried about the wellbeing and safety of children if this application would indeed be approved. There are more than 2600 children (preschoolers and K-12 students) that go to school daily in this area, including two center/school for children with disabilities that need our best protection. They are Uhill elementary, Uhill secondary, Norma Rose Point, Eaton Smith School, about 1900 K-12 students, 10+ daycare centers (~ 700 age 0-5 children) and two community centers. These schools are located from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith School for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities (~ 100 children) is about 700 meters away.

Within a 5 km circle of UBC, there are already 4 cannabis retail stores, none of which is comparable to UBC in the scale of schools and young children population. I would regard this application's approval as a serious threat and damage to the UBC neighborhood children and families' safety, health, freedom and rights.

The retail application address is at the UEL village, where the 1900 K-12 students as well as many young families with babies and toddlers frequent on a daily basis to get their food, groceries and service places such as banks and doctors.

I am deeply concerned about the negative influences that this retail may bring to them at a very early age.

Sincerely, Emma Carpenter



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby.MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** oppose : 5784 University Blvd  
**Date:** June 9, 2021 11:32:27 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Sir or Ma'am

I hope that you are doing well.

I'd like to deliver you my concern about this cannabis store which applied to open on UBC campus.

I have three kids attending elementary and secondary school that live on UBC campus and regularly visit this area, and they often mention headaches due to the odor of cannabis. I really object the opening of this store on the location.

Thank you so much.

Sincerely,

Jungsun Ghil

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#); [Eby.MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** oppose:5784 University Blvd  
**Date:** June 9, 2021 11:40:08 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Council members,

I'd like to deliver you my concern about this cannabis store which applied to open on UBC campus.

I have three kids attending elementary and secondary school that live on UBC campus and regularly visit this area, and they often mention headaches due to the odor of cannabis. I really object the opening of this store on the location.

Thank you so much.

Sincerely,

Kyungchul Song

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby.MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Objection of the Cannabis retail at 5784 University Blvd in UBC  
**Date:** June 9, 2021 11:43:04 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff,

I am writing to express my strongest objection to the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (UEL village) from Burb Cannabis Corporation. I strongly oppose this application for the following reasons:

**1. Worried about the wellbeing and safety of children:** There are more than 2600 children (preschoolers and K-12 students) that go to school daily in this area, including two center/school for children with disabilities that need our best protection. They are Uhill elementary, Uhill secondary, Norma Rose Point, Eaton Smith School, about 1900 K-12 students, 10+ daycare centers (~ 700 age 0-5 children) and two community centers. These schools are located from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith School for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities (~ 100 children) is about 700 meters away. The retail application address is at the UEL village, where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and service places such as banks and doctors. I am deeply concerned the negative influences that this retail may bring to them at a very early age.

**2. Unpleasant odour:** The closest park: Jim Everett memorial park is only 100 meters away from the proposed retail address, where kids play. In many cannabis stores, the customer flow also brings unpleasant smoke odour in the nearby area, and there is no guarantee that this store's customers will not. Who can guarantee that the odour would not affect the brain of baby and children? How is this business development help our children/families/residences in any aspect?

**3. Existing easy accessible Cannabis stores:** Within 5 km circle of UBC, there are already 4 cannabis retail stores, none of which is comparable to UBC in the scale of schools and young children population. I would regard this application's approval as a serious threat and damage to the UBC neighborhood children and families' safety, health, freedom and rights.

**4. Negative impact to the business of surrounding stores:** Opening a retail cannabis store in this neighborhood would negatively limit the business potential/opportunities for existing businesses nearby. They include an after-school education firm, staples, coffee shops, food places, medical offices, a gym and grocery stores. As the south campus has many similar shops, for the reason that there is a cannabis store, many will avoid possible trips to UEL village and use other alternatives. Eventually, this cannabis store can be the single biggest damper for the development of the UEL village. I could also imagine that the real-estate prices near this area will drop, which lowers the real estate taxes/levies that the city, and UEL can collect. This is especially a problem for UBC as there are so many residential buildings in this area.

**5. Culture shock for Tourist/UBC international Students:** UBC has a total of 66,512 students,

among whom there are 18,283 international students (about 28%). Please bear in mind that the legalization of cannabis is still not the case in most of the countries ([https://en.wikipedia.org/wiki/Legality\\_of\\_cannabi](https://en.wikipedia.org/wiki/Legality_of_cannabi)). In many cultures, having a cannabis store nearby is very damaging to the residents' comfort and life quality, which is the case for the residents from these culture background. It also gives the tourists negative impressions of UBC as a world-class university. Considering that Regent College, the first graduate school of theology in North America, is just across the street and there are two chapels down the University Blvd, this location can be viewed by many as not suitable or considerate.

With these comments, I am writing about the potential damages that this store can bring to the existing community members and children, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demography data and previous urban planning data of our community.

Sincerely,

Hongwen Yu

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#); [Eby.MLA.David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Re: oppose:5784 University Blvd  
**Date:** June 9, 2021 11:51:02 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Council members,

I'd like to deliver you my concern about this cannabis store which applied to open on UBC campus.

I have three kids attending elementary and secondary school that live on UBC campus and regularly visit this area, and they often mention headaches due to the odour of cannabis. I really object the opening of this store on the location.

Thank you so much.

Sincerely,

Kyungchul Song, s.22

On Wednesday, June 9, 2021, 11:40:03 AM PDT, Kyungchul Song s.22 wrote:

Dear Council members,

I'd like to deliver you my concern about this cannabis store which applied to open on UBC campus.

I have three kids attending elementary and secondary school that live on UBC campus and regularly visit this area, and they often mention headaches due to the odor of cannabis. I really object the opening of this store on the location.

Thank you so much.

Sincerely,

Kyungchul Song

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#); [Eby.MLA.David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Re: oppose:5784 University Blvd  
**Date:** June 9, 2021 11:51:02 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Council members,

I'd like to deliver you my concern about this cannabis store which applied to open on UBC campus.

I have three kids attending elementary and secondary school that live on UBC campus and regularly visit this area, and they often mention headaches due to the odour of cannabis. I really object the opening of this store on the location.

Thank you so much.

Sincerely,

Kyungchul Song, s.22

On Wednesday, June 9, 2021, 11:40:03 AM PDT, Kyungchul Song s.22 wrote:

Dear Council members,

I'd like to deliver you my concern about this cannabis store which applied to open on UBC campus.

I have three kids attending elementary and secondary school that live on UBC campus and regularly visit this area, and they often mention headaches due to the odor of cannabis. I really object the opening of this store on the location.

Thank you so much.

Sincerely,

Kyungchul Song

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby,MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Re: oppose : 5784 University Blvd  
**Date:** June 9, 2021 11:51:48 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Sir or Ma'am

I hope that you are doing well.

I'd like to deliver you my concern about this cannabis store which applied to open on UBC campus.

I have three kids attending elementary and secondary school that live on UBC campus and regularly visit this area, and they often mention headaches due to the odor of cannabis. I really object the opening of this store on the location.

Thank you so much.

Sincerely,

Jungsun Ghil, s.22

On Wednesday, June 9, 2021, 11:32:19 AM PDT, jungsun song s.22 wrote:

Dear Sir or Ma'am

I hope that you are doing well.

I'd like to deliver you my concern about this cannabis store which applied to open on UBC campus.

I have three kids attending elementary and secondary school that live on UBC campus and regularly visit this area, and they often mention headaches due to the odor of cannabis. I really object the opening of this store on the location.

Thank you so much.

Sincerely,

Jungsun Ghil

**From:** s.22  
**To:** UEL Planning MUNI:EX  
**Cc:** David.eby.mla@leg.bc.ca; s.22  
**Subject:** I Explicitly Oppose opening Any Cannabis shop here  
**Date:** June 9, 2021 11:52:49 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Minister David Eby, & UEL officers

As a resident of the UBC campus, a mother of two children, I must express my strong opposition to the opening of a marijuana store on the UBC campus when I learned of the plan.

Four years ago we moved here, not only for its beautiful environment, but also because it is a pure land full of vitality, kindness, and safe for children to grow up. There are far more school-age children in this community than in any other community. Opening a marijuana store in this community would create many problems, including underage marijuana use, an increase in crime, and the perception of the surrounding residential environment.

As far as I know, the vast majority of residential buildings' bylaws prohibit smoking, then these marijuana smokers will be smoking marijuana on the street, **which is a great negative impact on the minors in the entire community.**

**Currently, we often smell marijuana in parks or playgrounds surround our building, which means someone smoked marijuana there. The kids playing there of course will smell it. Every time I told them that it was a smell that was harmful to the body and should keep away from the smell. In the past, this situation only happened downtown.** Opening any marijuana shops will only make the situation worse.

I hope UEL can reject this application to open any marijuana store on the UBC campus and keep the UBC campus as a pure and peaceful environment to live and study.

Thanks and regards,

Yongli Wu(Ms.)

Mobile s.22

E-mail s.22



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#); [Eby.MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** I Explicitly Oppose opening Any Cannabis shop on 5784 University Blvd  
**Date:** June 9, 2021 12:00:08 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Minister David Eby, & UEL officers

As a resident of the UBC campus, a father of two children, I must express my strong opposition to the opening of a marijuana store on the UBC campus when I learned of the plan.

Four years ago we moved here, not only for its beautiful environment, but also because it is a pure land full of vitality, kindness, and safe for children to grow up. There are far more school-age children in this community than in any other community. Opening a marijuana store in this community would create many problems, including underage marijuana use, an increase in crime, and the perception of the surrounding residential environment.

As far as I know, the vast majority of residential buildings' bylaws prohibit smoking, then these marijuana smokers will be smoking marijuana on the street, **which is a great negative impact on the minors in the entire community.**

**Currently, we often smell marijuana in parks or playgrounds surround our building, which means someone smoked marijuana there. The kids playing there of course will smell it. Every time I told them that it was a smell that was harmful to the body and should keep away from the smell. In the past, this situation only happened downtown.** Opening any marijuana shops will only make the situation worse.

I hope UEL can reject this application to open any marijuana store on the UBC campus and keep the UBC campus as a pure and peaceful environment to live and study.

Thanks and regards,  
Kind regards,

Louis Zhang

s.22, Canada

T s.22

Email: s.22

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#); [Eby.MLA, David LASS:EX](#)  
**Cc:** [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Objection to proposal of Cannabis store at 5784 University Blvd in UBC  
**Date:** June 9, 2021 12:07:18 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Heather and David,

Hope this message finds you very well.

It's almost time we all can go out and breathe fresh air again! But I was shocked to hear the news that Burb Cannabis is applying to open a store on UBC campus. As a UEL resident and also a parent of two kids, I want to write to let you know my deep concern.

Although it's legal to smoke cannabis in Canada, it's not a wise decision to have a cannabis store on campus. Campus is a place where students learn knowledge, and enjoy healthy social gatherings. They need a clear mind and fresh air for study and living. Smoking cannabis has been proven to cause damage to youth brains and obviously pollute the air. Many buildings have signs against smoking in UBC. It will be a confusing message to the university students if we allow any cannabis store on campus. There are also kids attending high school, two elementary schools and many toddlers and babies on campus. You or your colleagues probably have such kids too. Their homes, schools, daycares, playgrounds are very close to university village, where the proposed location for the cannabis stores will be. It's so heartbreaking to see what cannabis will do to their beautiful neighborhood. I therefore firmly object to the proposal of opening any cannabis store in the UBC area. Many of my friends in UBC echo my objection. Please kindly take our concern into consideration when you make the decision. I hope you and everyone else living and working at UBC will always enjoy a healthy and clean UBC.

Thank you and I look forward to hearing back from you!

Yours respectfully,  
Annie

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [areaajen@gmail.com](#); [Eby.MLA, David LASS:EX](#); [uelcac@gmail.com](#)  
**Subject:** Opposite for cannabis open in UBC  
**Date:** June 9, 2021 12:13:22 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Sir,

I'm resident in s.22, Vancouver BC. I write this email to you to express my strong opinion of opposition to open any cannabis shops in UBC.

I noticed that:

- 1). Burb Cannabis is proposing to use the Copy Smart store space at 5784 University Blvd.
- 2). Atheneum Cannabis is proposing to use the Bubble Waffle Cafe store space at Unit102/202 5728 University Blvd.

The reasons of my opposite to open above 2 cannabis in UBC are :

1. Protect our children as they would be attract, especially for children as parent we could not control everything but to avoid the possibility of potential.
2. Avoid air pollution in UBC, for people who dislike cannabis, we could not tolerate this kind of smell.
3. To protect the healthy of our next generation.

A British study confirmed that cannabidiol is an important factor in schizophrenia, and smoking cannabis causes the incidence of psychosis to double. A recent study tracked nearly two thousand people from adolescence to adulthood, and found that young people who had smoked marijuana were twice as likely to suffer from mental illness in the next ten years as those who had not smoked marijuana. Another study confirmed that smoking marijuana in late childhood or early adolescence can cause mental illness to occur three years earlier.

Cannabidiol is also associated with other mental illnesses. A scientist from the Addiction and Mental Health Center of Canada surveyed 14,000 people and found that people who started smoking marijuana early not only doubled the prevalence of mental illness, but these people are more likely to get anxiety disorders, Mood disorders, especially depression. In 2010, the Netherlands Institute of Mental Health and Addiction (Netherlands Institute of Mental Health and Addiction) released a research report based on data collected by Mental Health Research conducted by the World Health Organization on 50,000 adults in 17 countries, The conclusion is that if marijuana is used earlier, the prevalence of depression before the age of 17 will increase by 50%. One of the largest research studies has tracked tens of thousands of young soldiers in Sweden for more than ten years. The most serious cannabis users, that is, people who have smoked more than 50 times, are six times more likely to suffer from schizophrenia than people who never smoked.

Best regards

Bevan

## UEL Planning MUNI:EX

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**From:** Yu Wang <sup>s.22</sup>  
**Sent:** June 9, 2021 12:24 PM  
**To:** UEL Planning MUNI:EX  
**Subject:** Please stop do it

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear UEL administration office manager and staff, I am writing to express my strongest objection to the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (UEL village) from Burb Cannabis Corporation. (\*\*\*) Remember in your 2nd letter, to change to Unit102/202-5728 University Blvd from Atheneum Cannabis(\*\*\*) I strongly oppose this application for the following reasons:

1. Worried about the wellbeing and safety of children: There are more than 2600 children (preschoolers and K-12 students) that go to school daily in this area, including two center/school for children with disabilities that need our best protection. They are Uhill elementary, Uhill secondary, Norma Rose Point, Eaton Smith School, about 1900 K-12 students, 10+ daycare centers (~ 700 age

0-5 children) and two community centers. These schools are located from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith School for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities (~ 100 children) is about 700 meters away. The retail application address is at the UEL village, where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and service places such as banks and doctors. I am deeply concerned the negative influences that this retail may bring to them at a very early age.

2. Unpleasant odour: The closest park: Jim Everett memorial park is only 100 meters away from the proposed retail address, where kids play. In many cannabis stores, the customer flow also brings unpleasant smoke odour in the nearby area, and there is no guarantee that this store's customers will

not. Who can guarantee that the odour would not affect the brain of baby and children? How is this business development help our children/families/residences in any aspect?

3. Existing easy accessible Cannabis stores: Within 5 km circle of UBC, there are already 4 cannabis retail stores, none of which is comparable to UBC in the scale of schools and young children population. I would regard this application's approval as a serious threat and damage to the UBC neighborhood children and families' safety, health, freedom and rights.

4. Negative impact to the business of surrounding stores: Opening a retail cannabis store in this neighborhood would negatively limit the business potential/opportunities for existing businesses nearby. They include an after-school education firm, staples, coffee shops, food places, medical offices, a gym and grocery stores. As the south campus has many similar shops, for the reason that there is a cannabis store, many will avoid possible trips to UEL village and use other alternatives. Eventually, this cannabis store can be the single biggest damper for the development of the UEL village. I could also imagine that the real-estate prices near this area will drop, which lowers the real estate taxes/levies that the city, and UEL can collect. This is especially a problem for UBC as there are so many residential buildings in this area.

5. Culture shock for Tourist/UBC international Students:UBC has a total of 66,512 students, among whom there are 18,283 international students (about 28%). Please bear in mind that the legalization of cannabis is still not the case in most of the countries

([https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fen.wikipedia.org%2Fwiki%2FLegality\\_of\\_cannabis&data=04%7C01%7CPlanUEL%40gov.bc.ca%7C99e544214c3d4904f69708d92b7c1b56%7C6fdb52003d0d4a8ab036d3685e359adc%7C0%7C0%7C637588634293451746%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luZmZlLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C3000&data=rVhcSirY7hinXj4vyN6AvquwccCAw8mhgl%2FJi3S](https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fen.wikipedia.org%2Fwiki%2FLegality_of_cannabis&data=04%7C01%7CPlanUEL%40gov.bc.ca%7C99e544214c3d4904f69708d92b7c1b56%7C6fdb52003d0d4a8ab036d3685e359adc%7C0%7C0%7C637588634293451746%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luZmZlLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C3000&data=rVhcSirY7hinXj4vyN6AvquwccCAw8mhgl%2FJi3S))

%2BTw%3D&reserved=0). In many cultures, having a cannabis store nearby is very damaging to the residents' comfort and life quality, which is the case for the residents from these culture background. It also gives the tourists negative impressions of UBC as a world-class university. Considering that Regent College, the first graduate school of theology in North America, is just across the street and there are two chapels down the University Blvd, this location can be viewed by many as not suitable or considerate.

With these comments, I am writing about the potential damages that this store can bring to the existing community members and children, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demography data and previous urban planning data of our community.

Sincerely,

Ruth Wang

Sent from my iPad

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Stop Cannabis in UEL/UBC/UNA  
**Date:** June 9, 2021 12:42:39 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Re: 5784 University Blvd, CIBC  
No cannabis store

1. Stop poisoning our next generation They are our our future
2. Bad for Environment
3. Bad for Children

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#); [Eby.MLA, David LASS:EX](#)  
**Cc:** [areaajen@gmail.com](#); [uelcac@gmail.com](#)  
**Subject:** Stop Cannabis in UEL/UBC/UNA at 5784 University Blvd.  
**Date:** June 9, 2021 12:53:06 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff,

I am writing to express my strongest objection to the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (UEL village) from Burb Cannabis Corporation. ( \*\*\* Remember in your 2nd letter, to change to Unit102/202-5728 University Blvd from Atheneum Cannabis\*\*\*) I strongly oppose this application for the following reasons:

- 1) Attract all kinds of marijuana users to UBC;
- 2) There is a risk of attracting curious teenagers and children nearby;
- 3) Deterioration of UBC's air quality.
- 4) Cannabis can affect young generations' health through candies and snacks. especially for some children and teenagers under the age of 18.

I hope the UEL OFFICE can listen to residents' opinions and suggestions, and Stop Cannabis in UEL/UBC/UNA.

Sincerely,

An enthusiastic resident who cares about the healthy life of the community  
Sabrina



**From:** s.22  
**To:** [Eby.MLA, David LASS:EX; UEL Planning MUNI:EX](#)  
**Cc:** [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Opposed application at 5784 University Blvd  
**Date:** June 9, 2021 1:10:35 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Burb Cannabis is proposing to use the Copy Smart store space at 5784 University Blvd.I opposed this application below.

- 1) Attract marijuana smokers of all kinds;
- 2) There is a risk of attracting curious teenagers and children who often gather nearby;
- 3) Air quality deteriorates.
- 4) Marijuana attracts children in the form of candies and snacks. Children under the age of 18 who eat it will damage the development and growth of the brain.

Regards,  
Qing Mao

## UEL Planning MUNI:EX

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**From:** Ling X<sup>s.22</sup>  
**Sent:** June 9, 2021 1:16 PM  
**To:** UEL Planning MUNI:EX  
**Subject:** Opposition to the opening of cannabis retail application in UBC campus

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear UEL administration office manager and staff,

As a mother of a high school student in UBC community, I am writing to express my strongest objection to the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (UEL village) from Burb Cannabis Corporation. I strongly oppose this application for the following reasons:

1. Worried about the wellbeing and safety of children: There are more than 2600 children (preschoolers and K-12 students) that go to school daily in this area, including two center/school for children with disabilities that need our best protection. They are Uhill elementary, Uhill secondary, Norma Rose Point, Eaton Smith School, about 1900 K-12 students, 10+ daycare centers (~ 700 age 0-5 children) and two community centers. These schools are located from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith School for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities (~ 100 children) is about 700 meters away. The retail application address is at the UEL village, where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and service places such as banks and doctors. I am deeply concerned the negative influences that this retail may bring to them at a very early age.
2. Unpleasant odour: The closest park: Jim Everett memorial park is only 100 meters away from the proposed retail address, where kids play. In many cannabis stores, the customer flow also brings unpleasant smoke odour in the nearby area, and there is no guarantee that this store's customers will

not. Who can guarantee that the odour would not affect the brain of baby and children? How is this business development help our children/families/residences in any aspect?

3. Existing easy accessible Cannabis stores: Within 5 km circle of UBC, there are already 4 cannabis retail stores, none of which is comparable to UBC in the scale of schools and young children population. I would regard this application's approval as a serious threat and damage to the UBC neighborhood children and families' safety, health, freedom and rights.

4. Negative impact to the business of surrounding stores: Opening a retail cannabis store in this neighborhood would negatively limit the business potential/opportunities for existing businesses nearby. They include an after-school education firm, staples, coffee shops, food places, medical offices, a gym and grocery stores. As the south campus has many similar shops, for the reason that there is a cannabis store, many will avoid possible trips to UEL village and use other alternatives. Eventually, this cannabis store can be the single biggest damper for the development of the UEL village. I could also imagine that the real-estate prices near this area will drop, which lowers the real estate taxes/levies that the city, and UEL can collect. This is especially a problem for UBC as there are so many residential buildings in this area.

5. Culture shock for Tourist/UBC international Students:UBC has a total of 66,512 students, among whom there are 18,283 international students (about 28%). Please bear in mind that the legalization of cannabis is still not the case in most of the countries

([https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fen.wikipedia.org%2Fwiki%2Flegality\\_of\\_cannabis&data=04%7C01%7Cplanuel%40gov.bc.ca%7C340bbeac31794564132708d92b836691%7C6fdb52003d0d4a8ab036d3685e359adc%7C0%7C0%7C637588665733988862%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAilCJQlj](https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fen.wikipedia.org%2Fwiki%2Flegality_of_cannabis&data=04%7C01%7Cplanuel%40gov.bc.ca%7C340bbeac31794564132708d92b836691%7C6fdb52003d0d4a8ab036d3685e359adc%7C0%7C0%7C637588665733988862%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAilCJQlj))

oiV2luMzliLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&amp;sdata=31CmQGZXrsix5AH1oLY%2FAEaXak90FR4JdjeDXbkpE0Q%3D&amp;reserved=0). In many cultures, having a cannabis store nearby is very damaging to the residents' comfort and life quality, which is the case for the residents from these culture background. It also gives the tourists negative impressions of UBC as a world-class university. Considering that Regent College, the first graduate school of theology in North America, is just across the street and there are two chapels down the University Blvd, this location can be viewed by many as not suitable or considerate.

With these comments, I am writing about the potential damages that this store can bring to the existing community members and children, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demography data and previous urban planning data of our community.

Sincerely,

Ling

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Opposition to the Cannabis store at 5784 Univ. Blvd  
**Date:** June 9, 2021 1:23:13 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Mr. Heather,

I am writing to express my opposition to the Burb Cannabis at 5784 University Blvd. My concerns are:

- Worried about the wellbeing and safety of children.
- It would attract unwanted marijuana users to UBC. There is an easily accessible cannabis store outside UBC, Within the five-kilometer circle of UBC, there are already four cannabis retail stores in Point Grey and Dunbar neighborhood, none of which is comparable to UBC in the scale of schools and young children population.
- Deterioration of air quality on campus.
- Does not fit in with the business surroundings
- Growing security concerns:

regards,

Liang Xu

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Objection to new UBC cannabis shop  
**Date:** June 9, 2021 1:23:24 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff,

I am writing to express my strongest objection to the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (UEL village) from Burb Cannabis. I strongly oppose this application for the following reasons:

1. Worried about the wellbeing and safety of children: There are more than 2600 children (preschoolers and K-12 students) that go to school daily in this area, including two center/school for children with disabilities that need our best protection. They are Uhill elementary, Uhill secondary, Norma Rose Point, Eaton Smith School, about 1900 K-12 students, 10+ daycare centers (~ 700 age 0-5 children) and two community centers. These schools are located from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith School for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities (~ 100 children) is about 700 meters away. The retail application address is at the UEL village, where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and service places such as banks and doctors. I am deeply concerned the negative influences that this retail may bring to them at a very early age.
2. Unpleasant odour: The closest park: Jim Everett memorial park is only 100 meters away from the proposed retail address, where kids play. In many cannabis stores, the customer flow also brings unpleasant smoke odour in the nearby area, and there is no guarantee that this store's customers will not. Who can guarantee that the odour would not affect the brain of baby and children? How is this business development help our children/families/residences in any aspect?
3. Existing easy accessible Cannabis stores: Within 5 km circle of UBC, there are already 4 cannabis retail stores, none of which is comparable to UBC in the scale of schools and young children population. I would regard this application's approval as a serious threat and damage to the UBC neighborhood children and families' safety, health, freedom and rights.
4. Negative impact to the business of surrounding stores: Opening a retail cannabis store in this neighborhood would negatively limit the business potential/opportunities for existing businesses nearby. They include an after-school education firm, staples, coffee shops, food places, medical offices, a gym and grocery stores. As the south campus has many similar shops, for the reason that there is a cannabis store, many will avoid possible trips to UEL village and use other alternatives. Eventually, this cannabis store can be the single biggest damper for the development of the UEL village. I could also imagine that the real-estate prices near this area will drop, which lowers the real estate taxes/levies that the city, and UEL can collect. This is

especially a problem for UBC as there are so many residential buildings in this area.

5. Culture shock for Tourist/UBC international Students:UBC has a total of 66,512 students, among whom there are 18,283 international students (about 28%). Please bear in mind that the legalization of cannabis is still not the case in most of the countries ([https://en.wikipedia.org/wiki/Legality\\_of\\_cannabis](https://en.wikipedia.org/wiki/Legality_of_cannabis)). In many cultures, having a cannabis store nearby is very damaging to the residents' comfort and life quality, which is the case for the residents from these culture background. It also gives the tourists negative impressions of UBC as a world-class university. Considering that Regent College, the first graduate school of theology in North America, is just across the street and there are two chapels down the University Blvd, this location can be viewed by many as not suitable or considerate.

With these comments, I am writing about the potential damages that this store can bring to the existing community members and children, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demography data and previous urban planning data of our community.

Sincerely,  
Susan Luo

## UEL Planning MUNI:EX

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**From:** s.22  
**Sent:** June 9, 2021 1:29 PM  
**To:** UEL Planning MUNI:EX  
**Subject:** Opposition to the cannabis retail application in UBC campus

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear UEL administration office manager and staff,

As a father of a high school student in UBC community, I am writing to express my strongest objection to the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (UEL village) from Burb Cannabis Corporation. I strongly oppose this application for the following reasons:

1. Worried about the wellbeing and safety of children: There are more than 2600 children (preschoolers and K-12 students) that go to school daily in this area, including two center/school for children with disabilities that need our best protection. They are Uhill elementary, Uhill secondary, Norma Rose Point, Eaton Smith School, about 1900 K-12 students, 10+ daycare centers (~ 700 age 0-5 children) and two community centers. These schools are located from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith School for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities (~ 100 children) is about 700 meters away. The retail application address is at the UEL village, where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and service places such as banks and doctors. I am deeply concerned the negative influences that this retail may bring to them at a very early age.
2. Unpleasant odour: The closest park: Jim Everett memorial park is only 100 meters away from the proposed retail address, where kids play. In many cannabis stores, the customer flow also brings unpleasant smoke odour in the nearby area, and there is no guarantee that this store's customers will not. Who can guarantee that the odour would not affect the brain of baby and children? How is this business development help our children/families/residences in any aspect.
3. Existing easy accessible Cannabis stores: Within 5 km circle of UBC, there are already 4 cannabis retail stores, none of which is comparable to UBC in the scale of schools and young children population. I would regard this application's approval as a serious threat and damage to the UBC neighborhood children and families' safety, health, freedom and rights.
4. Negative impact to the business of surrounding stores: Opening a retail cannabis store in this neighborhood would negatively limit the business potential/opportunities for existing businesses nearby. They include an after-school education firm, staples, coffee shops, food places, medical offices, a gym and grocery stores. As the south campus has many similar shops, for the reason that there is a cannabis store, many will avoid possible trips to UEL village and use other alternatives. Eventually, this cannabis store can be the single biggest damper for the development of the UEL village. I could also imagine that the real-estate prices near this area will drop, which lowers the real estate taxes/levies that the city, and UEL can collect. This is especially a problem for UBC as there are so many residential buildings in this area.
5. Culture shock for Tourist/UBC international Students:UBC has a total of 66,512 students, among whom there are 18,283 international students (about 28%). Please bear in mind that the legalization of cannabis is still not the case in most of the countries

([https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fen.wikipedia.org%2Fwiki%2Flegality\\_of\\_cannabis&data=04%7C01%7CplanUEL%40gov.bc.ca%7Ce51a8f29fca141a5e93608d92b85421e%7C6fdb52003d0d4a8ab036d3685e359adc%7C0%7C0%7C637588673597055521%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6Ik1haWwiLCJXVCi6Mn0%3D%7C3000&sdata=ChK8o%2FnM3ILNKnPmeF9bPMIAMblwgF4qGAg6G1lp%2F%2FA%3D&reserved=0](https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fen.wikipedia.org%2Fwiki%2Flegality_of_cannabis&data=04%7C01%7CplanUEL%40gov.bc.ca%7Ce51a8f29fca141a5e93608d92b85421e%7C6fdb52003d0d4a8ab036d3685e359adc%7C0%7C0%7C637588673597055521%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6Ik1haWwiLCJXVCi6Mn0%3D%7C3000&sdata=ChK8o%2FnM3ILNKnPmeF9bPMIAMblwgF4qGAg6G1lp%2F%2FA%3D&reserved=0)). In many cultures, having a cannabis store nearby is very damaging to the residents' comfort and life quality, which is the case for the residents from these culture background. It also gives the tourists negative impressions of UBC as a world-class university. Considering that Regent College, the first graduate school of theology in North America, is just across the street and there are two chapels down the University Blvd, this location can be viewed by many as not suitable or considerate.

With these comments, I am writing about the potential damages that this store can bring to the existing community members and children, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demography data and previous urban planning data of our community.

Sincerely,

Weitao



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Objection to new UBC cannabis shop  
**Date:** June 9, 2021 1:23:24 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff,

I am writing to express my strongest objection to the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (UEL village) from Burb Cannabis. I strongly oppose this application for the following reasons:

1. Worried about the wellbeing and safety of children: There are more than 2600 children (preschoolers and K-12 students) that go to school daily in this area, including two center/school for children with disabilities that need our best protection. They are Uhill elementary, Uhill secondary, Norma Rose Point, Eaton Smith School, about 1900 K-12 students, 10+ daycare centers (~ 700 age 0-5 children) and two community centers. These schools are located from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith School for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities (~ 100 children) is about 700 meters away. The retail application address is at the UEL village, where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and service places such as banks and doctors. I am deeply concerned the negative influences that this retail may bring to them at a very early age.
2. Unpleasant odour: The closest park: Jim Everett memorial park is only 100 meters away from the proposed retail address, where kids play. In many cannabis stores, the customer flow also brings unpleasant smoke odour in the nearby area, and there is no guarantee that this store's customers will not. Who can guarantee that the odour would not affect the brain of baby and children? How is this business development help our children/families/residences in any aspect?
3. Existing easy accessible Cannabis stores: Within 5 km circle of UBC, there are already 4 cannabis retail stores, none of which is comparable to UBC in the scale of schools and young children population. I would regard this application's approval as a serious threat and damage to the UBC neighborhood children and families' safety, health, freedom and rights.
4. Negative impact to the business of surrounding stores: Opening a retail cannabis store in this neighborhood would negatively limit the business potential/opportunities for existing businesses nearby. They include an after-school education firm, staples, coffee shops, food places, medical offices, a gym and grocery stores. As the south campus has many similar shops, for the reason that there is a cannabis store, many will avoid possible trips to UEL village and use other alternatives. Eventually, this cannabis store can be the single biggest damper for the development of the UEL village. I could also imagine that the real-estate prices near this area will drop, which lowers the real estate taxes/levies that the city, and UEL can collect. This is

especially a problem for UBC as there are so many residential buildings in this area.

5. Culture shock for Tourist/UBC international Students:UBC has a total of 66,512 students, among whom there are 18,283 international students (about 28%). Please bear in mind that the legalization of cannabis is still not the case in most of the countries ([https://en.wikipedia.org/wiki/Legality\\_of\\_cannabis](https://en.wikipedia.org/wiki/Legality_of_cannabis)). In many cultures, having a cannabis store nearby is very damaging to the residents' comfort and life quality, which is the case for the residents from these culture background. It also gives the tourists negative impressions of UBC as a world-class university. Considering that Regent College, the first graduate school of theology in North America, is just across the street and there are two chapels down the University Blvd, this location can be viewed by many as not suitable or considerate.

With these comments, I am writing about the potential damages that this store can bring to the existing community members and children, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demography data and previous urban planning data of our community.

Sincerely,  
Susan Luo

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [Eby.MLA, David LASS:EX](#); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Opposing opening marijuana stores in the UBC community  
**Date:** June 9, 2021 1:42:20 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello there,

This is Ming, a UBC staff and a resident living on UBC campus for the last 17 years. We just got to know that there are two applications of opening marijuana stores at the UBC village area.

My family and I would like to express our concerns about it. There are lots of children, young kids and college students living on UBC campus. They are at the age of easily being subject to suggestions and adopting addictions. As we all know, Addictions can easily ruin anyone's life, such as alcohol, drugs including entertaining marijuana (I am not opposing medical marijuana).

Therefore we are opposing the application of opening a marijuana store on UBC campus. We would like to protect and properly educate our children at a larger sense as much as we can as a whole until they reach the age of reason. By then they are mature enough and should be able to take responsibility for their behaviours.

Thank you for taking our voice into your serious consideration.

Sincerely  
Ming

**From:** [Maria Bitterli](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Community Feedback re: non-medical cannabis stores  
**Date:** June 9, 2021 1:51:32 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Good afternoon,

I am writing to contribute to the community feedback regarding the applications for two non-medical cannabis stores at 5784 University Boulevard and at unit 102/202 University Boulevard.

Given that these stores are proposed as recreational cannabis distributors (as opposed to medical use), and given the potential adverse effects of cannabis use especially in younger people, I would like to register my concern about these two applications especially on campus.

I believe the space can be used in ways more conducive to community building, and in ways that serve the people living and working on campus.

Thank you for your consideration,  
**Maria Bitterli**, BA Th, MATS  
*Assistant to the President*  
Regent College  
E [mbitterli@regent-college.edu](mailto:mbitterli@regent-college.edu)  
T 604.221.3322  
[www.regent-college.edu](http://www.regent-college.edu)

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby.MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** RE: Burb Cannabis is proposing to use the Copy Smart store space at 5784 University Blvd.  
**Date:** June 9, 2021 2:06:10 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff,

I am writing to express my strongest objection to the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (UEL village) from Burb Cannabis Corporation. (\*\*\* Remember in your 2nd letter, to change to Unit102/202-5728 University Blvd from Atheneum Cannabis\*\*\*) I strongly oppose this application for the following reasons:

**1. Worried about the wellbeing and safety of children:** There are more than 2600 children (preschoolers and K-12 students) that go to school daily in this area, including two center/school for children with disabilities that need our best protection. They are Uhill elementary, Uhill secondary, Norma Rose Point, Eaton Smith School, about 1900 K-12 students, 10+ daycare centers (~ 700 age 0-5 children) and two community centers. These schools are located from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith School for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities (~ 100 children) is about 700 meters away. The retail application address is at the UEL village, where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and service places such as banks and doctors. I am deeply concerned the negative influences that this retail may bring to them at a very early age.

**2. Unpleasant odour:** The closest park: Jim Everett memorial park is only 100 meters away from the proposed retail address, where kids play. In many cannabis stores, the customer flow also brings unpleasant smoke odour in the nearby area, and there is no guarantee that this store's customers will not. Who can guarantee that the odour would not affect the brain of baby and children? How is this business development help our children/families/residences in any aspect?

**3. Existing easy accessible Cannabis stores:** Within 5 km circle of UBC, there are already 4 cannabis retail stores, none of which is comparable to UBC in the scale of schools and young children population. I would regard this application's approval as a serious threat and damage to the UBC neighborhood children and families' safety, health, freedom and rights.

**4. Negative impact to the business of surrounding stores:** Opening a retail cannabis store in this neighborhood would negatively limit the business potential/opportunities for existing businesses nearby. They include an after-school education firm, staples, coffee shops, food places, medical offices, a gym and grocery stores. As the south campus has many similar shops, for the reason that there is a cannabis store, many will avoid possible trips to UEL village and use other alternatives. Eventually, this cannabis store can be the single biggest damper for the development of the UEL village. I could also imagine that the real-estate prices near this area will drop, which lowers the real estate taxes/levies that the city, and UEL can collect. This is especially

a problem for UBC as there are so many residential buildings in this area.

**5. Culture shock for Tourist/UBC international Students:**UBC has a total of 66,512 students, among whom there are 18,283 international students (about 28%). Please bear in mind that the legalization of cannabis is still not the case in most of the countries ([https://en.wikipedia.org/wiki/Legality\\_of\\_cannabi](https://en.wikipedia.org/wiki/Legality_of_cannabi)). In many cultures, having a cannabis store nearby is very damaging to the residents' comfort and life quality, which is the case for the residents from these culture background. It also gives the tourists negative impressions of UBC as a world-class university. Considering that Regent College, the first graduate school of theology in North America, is just across the street and there are two chapels down the University Blvd, this location can be viewed by many as not suitable or considerate.

With these comments, I am writing about the potential damages that this store can bring to the existing community members and children, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demography data and previous urban planning data of our community.

Sincerely,

**May your troubles be less and your blessings be more & nothing but happiness come through your door!**

Warm Regards,  
**Eve Chuang**

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Oppose the cannabis stores  
**Date:** June 9, 2021 3:03:52 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern:

I am writing to express my opposition to the proposed cannabis retail stores at 5784 University Boulevard and unit 102/202 5728 University Boulevard. I am concerned about the facilitated access to cannabis to the thousands of young university and college students who are especially vulnerable to suffer adverse impact on their long term brain health. I am also concerned about the potential for increased incidents of inappropriate behavior/crime/driving under the influence that may be harmful to the community. I urge you to reject the applications.

Jane Kang

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Concerns regarding cannabis stores in UBC  
**Date:** June 9, 2021 3:15:39 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Heather Shay,

I am writing to you to express my concerns regarding the recent news about the potential opening of two cannabis stores on University Blvd in UBC.

UBC has always been a safe space for many children, students, families and others who reside in and around the area. The location in which the stores are choosing to open is a popular area within UBC in which many restaurants and shops locate. It is a place where not only UBC students often visit for food and groceries, but also a popular hangout area for U-Hill elementary, Norma Rose Point elementary, and U-Hill secondary students. There has been many scientific studies conducted in which secondhand marijuana smoke has been detected in children. While research regarding the effect of secondhand marijuana smoke on children is ongoing, there has been evidence that secondhand marijuana smoke negatively affect children's brain development. Not to mention the many other products that they may sell (such as brownies, candies), these also possess a potential risk on children as children may accidentally consume them. Consumption of alcohol by minor has always been an issue as there are countless cases of minors asking adult strangers around liquor stores to purchase alcohol on their behalf. With the potential opening of two cannabis stores within this area, it is convenient not only for adults to purchase cannabis, but also attract children and minors to try cannabis. Therefore, it should be in the best interest to not jeopardize the health of children within the UBC community and minimize their level of exposure of marijuana.

As mentioned previous, UBC has always been a safe ground for students and families living within and around the area. With the potential opening of two cannabis store within the community, it is most probable that they will attract unwanted individuals around the city with potential threats. Those who are under the influence of cannabis could also cause safety concerns within the area and community. It is interesting to note that while both alcohol and cannabis negatively influence the brain and distort thinking, drinking in public is illegal, yet smoking and consuming cannabis in public is permitted. Hence, with laws being lenient on the consumption of cannabis, it is up to the community to minimize harms and threats, and protect the safety and well-being of those who resides within it.

Personally, I have nothing against the legalization of cannabis and the opening of cannabis stores within the city. However, the locations in which the stores choose to open should be seriously and carefully considered. These stores should not open in areas and communities with a large vulnerable population that consist of mostly students, minors and families. Therefore, I sincerely request the committee to reevaluate the decision on the opening of these two stores. Thank your for your time.

Best regards,  
Tony Yin



UBC resident and student

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#); [Eby.MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Stop Cannabis in UEL/UBC/UNA  
**Date:** June 9, 2021 3:52:47 PM  
**Importance:** High

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff,

I am writing to express my strongest objection to the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (UEL village) from Burb Cannabis Corporation. (

\*\*\* Remember in your 2nd letter, to change to Unit102/202-5728 University Blvd from Atheneum Cannabis\*\*\*) I strongly oppose this application for the following reasons:

1. Worried about the wellbeing and safety of children: There are more than 2600 children (preschoolers and K-12 students) that go to school daily in this area, including two center/school for children with disabilities that need our best protection. They are Uhill elementary, Uhill secondary, Norma Rose Point, Eaton Smith School, about 1900 K-12 students, 10+ daycare centers (~ 700 age 0-5 children) and two community centers. These schools are located from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith School for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities (~ 100 children) is about 700 meters away. The retail application address is at the UEL village, where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and service places such as banks and doctors. I am deeply concerned the negative influences that this retail may bring to them at a very early age.

2. Unpleasant odour: The closest park: Jim Everett memorial park is only 100 meters away from the proposed retail address, where kids play. In many cannabis stores, the customer flow also brings unpleasant smoke odour in the nearby area, and there is no guarantee that this store's customers will

not. Who can guarantee that the odour would not affect the brain of baby and children? How is this business development help our children/families/residences in any aspect?

3. Existing easy accessible Cannabis stores: Within 5 km circle of UBC, there are already 4 cannabis retail stores, none of which is comparable to UBC in the scale of schools and young children population. I would regard this application's approval as a serious threat and

damage to the UBC neighborhood children and families' safety, health, freedom and rights.

4. Negative impact to the business of surrounding stores: Opening a retail cannabis store in this neighborhood would negatively limit the business potential/opportunities for existing businesses nearby. They include an after-school education firm, staples, coffee shops, food places, medical offices, a gym and grocery stores. As the south campus has many similar shops, for the reason that

there is a cannabis store, many will avoid possible trips to UEL village and use other alternatives. Eventually, this cannabis store can be the single biggest damper for the development of the UEL village. I could also imagine that the real-estate prices near this area will drop, which lowers the real estate taxes/levies that the city, and UEL can collect. This is especially a problem for UBC as there are so many residential buildings in this area.

5. Culture shock for Tourist/UBC international Students:UBC has a total of 66,512 students, among whom there are 18,283 international students (about 28%). Please bear in mind that the legalization of cannabis is still not the case in most of the countries ([https://en.wikipedia.org/wiki/Legality\\_of\\_cannabis](https://en.wikipedia.org/wiki/Legality_of_cannabis)). In many cultures, having a cannabis store nearby is very damaging to the residents' comfort and life quality, which is the case for the residents from these culture background. It also gives the tourists negative impressions of UBC as a world-class university. Considering that Regent College, the first graduate school of theology in North America, is just across the street and there are two chapels down the University Blvd, this location can be viewed by many as not suitable or considerate.

With these comments, I am writing about the potential damages that this store can bring to the existing community members and children, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demography data and previous urban planning data of our community.

Sincerely,

Michelle Chen

发自我的华为手机

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [Eby,MLA, David LASS:EX](#); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Oppose Cannabis retail sales on UBC UEL  
**Date:** June 9, 2021 3:56:32 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Sir/Madam,

As a mother of UBC student I strongly oppose any permit for Cannabis retail sales on UBC UEL.

Thank you for your consideration!

Yours sincerely

Jacqueline Sun

**From:** s.22  
**To:** [UEL Planning MUNI:EX](mailto:UEL.Planning.MUNI:EX)  
**Cc:** [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Stop Cannabis in UEL/UBC/UNA at 5784 University Blvd  
**Date:** June 9, 2021 3:56:59 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff:

I am writing to express my strongest objection to the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (UEL village) from Burb Cannabis Corporation. (\*\* Remember in your 2nd letter, to change to Unit102/202-5728 University Blvd from Atheneum Cannabis\*\*) I strongly oppose this application for the following reasons:

1. Worried about the wellbeing and safety of children: There are more than 2600 children (preschoolers and K-12 students) that go to school daily in this area, including two center/school for children with disabilities that need our best protection. They are Uhill elementary, Uhill secondary, Norma Rose Point, Eaton Smith School, about 1900 K-12 students, 10+ daycare centers (~ 700 age

0-5 children) and two community centers. These schools are located from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith School for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities (~ 100 children) is about 700 meters away. The retail application address is at the UEL village, where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and service places such as banks and doctors. I am deeply concerned the negative influences that this retail may bring to them at a very early age.

2. Unpleasant odour: The closest park: Jim Everett memorial park is only 100 meters away from the proposed retail address, where kids play. In many cannabis stores, the customer flow also brings unpleasant smoke odour in the nearby area, and there is no guarantee that this store's customers will

not. Who can guarantee that the odour would not affect the brain of baby and children? How is this business development help our children/families/residences in any aspect?

3. Existing easy accessible Cannabis stores: Within 5 km circle of UBC, there are already 4 cannabis retail stores, none of which is comparable to UBC in the scale of schools and young children population. I would regard this application's approval as a serious threat and damage to the UBC neighborhood children and families' safety, health, freedom and rights.

4. Negative impact to the business of surrounding stores: Opening a retail cannabis store in this neighborhood would negatively limit the business potential/opportunities for existing businesses nearby. They include an after-school education firm, staples, coffee shops, food places, medical offices, a gym and grocery stores. As the south campus has many similar shops, for the reason that

there is a cannabis store, many will avoid possible trips to UEL village and use other alternatives. Eventually, this cannabis store can be the single biggest damper for the development of the UEL village. I could also imagine that the real-estate prices near this area will drop, which lowers the real estate taxes/levies that the city, and UEL can collect. This is especially a problem for UBC as there are so many residential buildings in this area.

5. Culture shock for Tourist/UBC international Students:UBC has a total of 66,512 students, among whom there are 18,283 international students (about 28%). Please bear in mind that the legalization of cannabis is still not the case in most of the countries ([https://en.wikipedia.org/wiki/Legality\\_of\\_cannabis](https://en.wikipedia.org/wiki/Legality_of_cannabis)). In many cultures, having a cannabis store nearby is very damaging to the residents' comfort and life quality, which is the case for the residents from these culture background. It also gives the tourists negative impressions of UBC as a world-class university. Considering that Regent College, the first graduate school of theology in North America, is just across the street and there are two chapels down the University Blvd, this location can be viewed by many as not suitable or considerate.

With these comments, I am writing about the potential damages that this store can bring to the existing community members and children, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demography data and previous urban planning data of our community.

Sincerely,  
Sarah Sun

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#); [Eby.MLA, David LASS:EX](#)  
**Cc:** [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Against Cannabis in UBC Campus  
**Date:** June 9, 2021 3:56:23 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office,

I'm writing to express my strongest objection to the non-medical cannabis retail application for 5784 University Blvd, Vancouver, BC(UEL Village) from Burb Cannabis Corp.

1. Campus is the student's study and living area, primary schools, secondary schools and university.
2. Strong and lingering odour for the non-smokers.

Sincerely,

Janet Yan  
UBC resident

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** objection to the non-medical cannabis retail application  
**Date:** June 9, 2021 3:59:24 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff,  
I am writing to express my strongest objection to the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (UEL village) from Burb Cannabis Corporation.( \*\*\* Remember in your 2nd letter, to change to Unit102/202-5728 University Blvd from Atheneum Cannabis\*\*\*)  
I strongly oppose this application for the following reasons:  
1. Worried about the wellbeing and safety of children: There are more than 2600 children (preschoolers and K-12 students) that go to school daily in this area, including two center/school for children with disabilities that need our best protection. They are Uhill elementary, Uhill secondary, Norma Rose Point, Eaton Smith School, about 1900 K-12 students, 10+ daycare centers (~700 age 0-5 children) and two community centers. These schools are located from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith School for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities (~ 100 children) is about 700 meters away. The retail application address is at the UEL village, where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and service places such as banks and doctors. I am deeply concerned the negative influences that this retail may bring to them at a very early age.  
2. Unpleasant odour: The closest park: Jim Everett memorial park is only 100 meters away from the proposed retail address, where kids play. In many cannabis stores, the customer flow also brings unpleasant smoke odour in the nearby area, and there is no guarantee that this store's customers will not. Who can guarantee that the odour would not affect the brain of baby and children? How is this business development help our children/families/residences in any aspect?  
3. Existing easy accessible Cannabis stores: Within 5 km circle of UBC, there are already 4 cannabis retail stores, none of which is comparable to UBC in the scale of schools and young children population. I would regard this application's approval as a serious threat and damage



to the

UBC neighborhood children and families' safety, health, freedom and rights.

4. Negative impact to the business of surrounding stores: Opening a retail cannabis store in this

neighborhood would negatively limit the business potential/opportunities for existing businesses

nearby. They include an after-school education firm, staples, coffee shops, food places, medical

offices, a gym and grocery stores. As the south campus has many similar shops, for the reason that

there is a cannabis store, many will avoid possible trips to UEL village and use other alternatives.

Eventually, this cannabis store can be the single biggest damper for the development of the UEL

village. I could also imagine that the real-estate prices near this area will drop, which lowers the real

estate taxes/levies that the city, and UEL can collect. This is especially a problem for UBC as there

are so many residential buildings in this area.

5. Culture shock for Tourist/UBC international Students:UBC has a total of 66,512 students, among whom there are 18,283 international students (about 28%). Please bear in mind that the legalization of cannabis is still not the case in most of the countries

([https://en.wikipedia.org/wiki/Legality\\_of\\_cannabis](https://en.wikipedia.org/wiki/Legality_of_cannabis)). In many cultures, having a cannabis store nearby

is very damaging to the residents' comfort and life quality, which is the case for the residents from

these culture background. It also gives the tourists negative impressions of UBC as a world-class

university. Considering that Regent College, the first graduate school of theology in North America, is

just across the street and there are two chapels down the University Blvd, this location can be viewed

by many as not suitable or considerate.

With these comments, I am writing about the potential damages that this store can bring to the existing community members and children, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety,

health, environment, economics, culture and education, that one can easily see by reading the demography data and previous urban planning data of our community.

Sincerely,  
Jihye Kang

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Stop Cannabis in UEL/UBC/UNA at 5784 University Blvd  
**Date:** June 9, 2021 3:59:57 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Name: Henry Mao

UNA resident

Thanks,  
Henry  
cell: s.22

**From:** [Braman, Jonn MUNI:EX](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** FW: Change of Land Use Application by Burb Cannabis Corporation for 5784 University Blvd.  
**Date:** June 15, 2021 8:05:13 AM

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For the record

Jonn Braman, Manager  
University Endowment Lands

---

**From:** Jessica P. Flores s.22  
**Sent:** June 9, 2021 3:09 PM  
**To:** Braman, Jonn MUNI:EX <Jonn.Braman@gov.bc.ca>  
**Subject:** Change of Land Use Application by Burb Cannabis Corporation for 5784 University Blvd.

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

June 9th, 2021

Mr. Jonn Braman, Manager  
University Endowment Lands (UEL)  
UEL Administration Office  
5495 Chancellor Boulevard  
Vancouver, BC  
V6T 1E2

Dear Mr. Braman,

RE: Change of Land Use Application by Burb Cannabis Corporation for 5784 University Blvd.

I am a resident of the UEL and student at UBC, and I am writing in opposition to the change in land use application for the 5784 University Blvd. retail location in my neighbourhood.

My reasoning for opposing the application is summarized by the excerpts below that I took from the 2020 National Institutes of Health's marijuana research report on the negative consequences of marijuana use on the cognitive development and related compromised educational and social outcomes of our neighbourhood and UBC's youth. The full document is found at <https://www.drugabuse.gov/publications/research-reports/marijuana/letter-director>

"Because marijuana impairs short-term memory and judgment and distorts perception, it can impair performance in school or at work and make it dangerous to drive. It also affects brain systems that are still maturing through young adulthood, so regular use by teens may have negative and long-lasting effects on their cognitive development, putting them at a competitive disadvantage and possibly

interfering with their well-being in other ways. Also, contrary to popular belief, marijuana can be addictive, and its use during adolescence may make other forms of problem use or addiction more likely.” page 2

“THC is able to attach to molecules called cannabinoid receptors on neurons in these brain areas and activate them, disrupting various mental and physical functions and causing the effects described earlier. The neural communication network that uses these cannabinoid neurotransmitters, known as the endocannabinoid system, plays a critical role in the nervous system’s normal functioning, so interfering with it can have profound effects. For example, THC is able to alter the functioning of the hippocampus (see “[Marijuana, Memory, and the Hippocampus](#)”) and orbitofrontal cortex, brain areas that enable a person to form new memories and shift his or her attentional focus. As a result, using marijuana causes impaired thinking and interferes with a person’s ability to learn and perform complicated tasks. THC also disrupts functioning of the cerebellum and basal ganglia, brain areas that regulate balance, posture, coordination, and reaction time. This is the reason people who have used marijuana may not be able to drive safely (see “[Does marijuana use affect driving?](#)”) and may have problems playing sports or engaging in other physical activities.” pages 6 and 7

“Marijuana significantly impairs judgment, motor coordination, and reaction time, and studies have found a direct relationship between blood THC concentration and impaired driving ability. Marijuana is the illicit drug most frequently found in the blood of drivers who have been involved in vehicle crashes, including fatal ones.” page 9

“Some research suggests that marijuana use is likely to precede use of other licit and illicit substances and the development of addiction to other substances. For instance, a study using longitudinal data from the National Epidemiological Study of Alcohol Use and Related Disorders found that adults who reported marijuana use during the first wave of the survey were more likely than adults who did not use marijuana to develop an alcohol use disorder within 3 years; people who used marijuana and already had an alcohol use disorder at the outset were at greater risk of their alcohol use disorder worsening.<sup>46</sup> Marijuana use is also linked to other substance use disorders including nicotine addiction.” page 14

“Considerable evidence suggests that students who smoke marijuana have poorer educational outcomes than their nonsmoking peers. For example, a review of 48 relevant studies found marijuana use to be associated with reduced educational attainment (i.e., reduced chances of graduating).” page 15

Irrespective of the type of customer service and cultural experience that the Burb Cannabis Corporation say they would like to provide (see May 25, 2021, pages 1-2, The Campus Resident), the significant biopsychosocial negative consequences of the marijuana products that they mean to sell in the UEL if allowed to do so, on the developmental, educational, social functioning, health and wellbeing of the UEL and UBC youth, are negative outcomes that the Burb Cannabis Corporation will not experience or pay the bills for -the UEL and UBC community will face the fallout and the taxpayers pay the bills.

Sincerely,

Jessica

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Oppose The Opening A Non-Medical Cannabis Retail At 5748 University Blvd  
**Date:** June 6, 2021 10:07:17 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

The smell of cannabis is so bad

发自我的iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Stop cannabis @ UEL/ ubc/UNA  
**Date:** June 7, 2021 1:08:34 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Stop poisoning our next generation They are our our future

Sent from my iPhone

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Proposed non-medical cannabis stores on UBC Campus  
**Date:** June 7, 2021 3:09:01 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern:

We are writing to express our opposition to the proposed cannabis retail stores at 5784 University Boulevard and unit 102/202 5728 University Boulevard. We are concerned about the facilitated access to cannabis to the thousands of young university and college students who are especially vulnerable to adverse health and behavioural consequences. We are also concerned about the potential for increased incidents of inappropriate behaviour and driving under the influence that may be harmful to the community. We are seniors living on campus, and often shop and bank near these locations. We do not appreciate the smell and possible adverse consequences of second-hand smoke.

I understand that within a 5km radius there are already four cannabis stores in Point Grey/Dunbar neighborhoods which already provide reasonable access to the drug to those who choose or need to use it.

I urge you to reject the applications.

Thank you for your consideration.

Michael and Hélène Redding

**From:** [Kindler, Pawel](#)  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Planned cannabis stores in UBC Village  
**Date:** June 7, 2021 5:16:09 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

TO WHOM IT MAY CONCERN

I am writing to express my opposition to the proposed cannabis retail stores at 5784 University Boulevard and unit 102/202 5728 University Boulevard. As UBC professor and UBC campus resident I am very concerned about the facilitated access to cannabis to the thousands of young university and college students who are especially vulnerable to suffer adverse impact on their long term brain health. I am also concerned about the potential for increased incidents of inappropriate behavior/crime/driving under the influence that may be harmful to the community. I urge you to reject the applications.

Regards,  
Pawel Kindler

---

Pawel M. Kindler, PhD  
Professor of Teaching  
Department of Cellular and Physiological Sciences &  
MD Undergraduate Program  
Faculty of Medicine  
The University of British Columbia  
1545, Life Sciences Centre  
2350 Health Sciences Mall  
Vancouver, BC Canada V6T 1Z3  
Phone: 6048275959  
Email: [pawel.kindler@ubc.ca](mailto:pawel.kindler@ubc.ca)



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Date:** June 7, 2021 10:41:49 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

objection to open Canabits store at the campus at University of British Columbia!!!!

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Stop Cannabis in Uel/UBC/UNA  
**Date:** June 8, 2021 10:09:01 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Ms. Shay,

I strongly oppose to “Burb Cannabis” application to open cannabis stores at 5784 University Blvd., and at 102/202 - 5728 University Blvd.

UEL is the wrong location for cannabis stores. UBC should be maintained in an environment that encourages students to study, not to take up marijuana.

Please reject these applications. Thank you.

King regards,

Lisa Cheung

從我的iPhone傳送

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#); [Shay, Heather MUNI:EX](#)  
**Subject:** opposition to the Burb Cannabis at 5728 University Blvd  
**Date:** June 8, 2021 11:25:25 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello Heather,

I am writing to express my opposition to the Burb Cannabis at 5728 University Blvd.

My reasons being: it would attract some unwanted marijuana users to UBC; there is great risk of directly affecting nearby minors including elementary and secondary school students, and deterioration of air quality on campus, as some students and university staff can't tolerate the smell of marijuana.

Thank you for considering my opposition.

Best,

Junli Wei

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby.MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Re: Change of Land Use District and Licensing Applications for Non-medical Cannabis Retail at 5784 University Blvd (UEL Village)&Unit 102/202, 5728 University Blvd (UEL Village))  
**Date:** June 9, 2021 12:06:43 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Mr. Braman,

I am writing this letter to provide comments for two processes, namely rezoning by the University Endowment Lands (UEL) and licensing recommendations by Metro Vancouver Regional District to the B.C. Liquor and Cannabis Regulation Branch (LCRB).

Accordingly, I oppose the proposed rezoning.

Please write some reasons for your comment and why you support/not support this. Some example of reasons may include but are not limited to:

- I am worried about the wellbeing and safety of my teenage children.
- This neighbourhood is surrounded by a huge student population and the opening of a cannabis store may negatively affect the health and safety of these young individuals.
- There is an easily accessible cannabis store that is located on W 10th avenue that is less than 3km away from UBC campus. People who want to purchase cannabis can shop in that store.

Sincerely,  
R.Shiry  
s.22

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Proposed Cannabis stores at 5784 University Boulevard and Unit 102/202 - 5728 University Boulevard  
**Date:** June 9, 2021 11:24:58 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern:

We are writing to express our opposition to the proposed cannabis retail stores at 5784 University Boulevard and unit 102/202 5728 University Boulevard. It is too convenient for University students as it is within walking distance from the main campus. We are concerned about the facilitated access to cannabis to the thousands of young university and college students who are especially vulnerable to suffer adverse impact on their long term brain health.

We are residents. We are also concerned about the potential for increased incidents of inappropriate behavior/crime/driving under the influence that may be harmful to the community. There already are 4 Cannabis stores in the Point Grey/Dunbar area.

We urge you to reject the applications.

Thank you for your consideration.

Abram Friesen, PhD Pharmacology  
Elfrieda Friesen

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#); [Eby.MLA, David LASS:EX](#)  
**Cc:** [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Re: Call for the abolition of marijuana shop in UBC  
**Date:** June 9, 2021 3:35:27 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear officers;

It was told that Burb Cannabis is proposing to run the shop at 5784 Univercity Blvd. As the resident in UBC, As the resident in UBC, i call for the abolition based in the below reason:

- 1)The shop would attract the peoples who was addicted in Marjijuana and would bring the seires social problems and the public security.
- 2)The chirds would be temptated and have the risk of taking the Marjijuana.
- 3)The Marjijuana shop would have the promotion methods such as candy and snack to explore the market. in that way , the child under 18 would be easily to be seduced . it would also brings the harmful to the chids in the mental and the brains's growth.

Best regards,

Huiming chen/UBC

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** No to Marijuana shop in my neighborhood  
**Date:** June 17, 2021 2:31:01 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I absolutely object to opening a Marijuana shop on University Blv., Vancouver. We have a very large child and youth population in the area that we don't need to start a life of addiction with this. The use of Marijuana can trigger mental health issues and psychosis. Youth and children do not understand that just because something is legal, it does not mean it is healthy for you.

Those who absolutely require it have a nearby access, only a couple of bus stops away on WestBroadway.

Thank you for considering our voices and using common sense.

NJ

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Cannabis  
**Date:** June 17, 2021 8:59:24 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

**I see little need for a Cannabis store on UBC Campus . There is one on 10th just down a few business outlets from Sasamat . This is but a 2 minute bus or car ride from the proposed location .**

**This location is adjacent to Regent College, a theology college . There is absolutely no need for this outlet . One individual associated with this venture said, "It would be a good location for 60 - 70 - 80 year old residents ". That is the type of reasoning that has gone into this idea ?**

**We do not need this facility with one just up the road .**

**Stan McLean**

**--**

**STANTON "STAN"**

**"ILLEGITIMUS NON TATUM CARBORUNDUM"**



Opposed

4. Petition

**From:** s.22  
**To:** UEL Planning MUNI:EX; Eby.MLA, David LASS:EX; Jen McCutcheon; uelcac@gmail.com; s.22  
**Cc:** s.22  
**Subject:** STOP Cannabis store in UBC-Petition summary- 20210607  
**Date:** June 7, 2021 1:30:23 PM  
**Attachments:** [petition\\_comments\\_20210607.pdf](#)  
[petition\\_signatures\\_20210607.pdf](#)

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office, CAC UEL, Jen, David, and UNA board of directors,

Hope this email finds you all well.

We have lived at UBC for more than 10 years and always admired the secure, peaceful, vibrant, natural, multicultural, academic, minors friendly....neighbourhood. In early May, it was our first time noticing a Cannabis retail application at 5784 University Blvd. In addition to writing a letter to the UEL Office to oppose, Connie's family helped to start this petition ( <https://www.change.org/STOPcannabisstoreinUBC> ) which went viral in the UBC community.

In such a short time, 1045 people have signed this to object the cannabis store in UBC, for reasons such as high density of minors and vulnerable people, air quality, affect business of neighbourhood, attract non-academic relevant people, cultural shock from international students (as it is not legal in their respective countries) ....the summary of signature and comments are attached in this email for your reference. This is not over yet, we found there is ANOTHER Cannabis store application at Unit 102/202-5728 University Blvd. We can not imagine how harmful the minors/family/students/business in UBC will be impacted if both cannabis stores open.

The territory of UBC/UNA/UEL has so much interaction with each other, though these two cannabis retailers' applications are in the land of UEL, it is only a few steps away from UNA/UBC, the comments from UEL/UNA/UBC shall all be valid.

That being said, the fact that 2600 children (preschoolers, K-12 students) go to school daily in this area, who can guarantee that these minors will not be attracted by this Cannabis retail store? There are already four existing cannabis stores within a 5 Km radius of UBC, more than enough choices which are able to provide for whoever needs it without risking any threat and damage to the children in UBC.

With all the comments, we urge you to listen to the voices from the UBC/UNA/UEL communities. The two cannabis store applications at 5784 University Blvd and Unit 102/202-5728 University Blvd shall be turned down for the negative impact it will bring to UBC community. Additionally, a bylaw should be introduced to prohibit any cannabis retail in UBC/UEL/UNA.

Best regards,

Connie, Maggie and Sabrina

Recipient: UEL Administration Office

Letter: Greetings,

Objection of the Cannabis retail at 5784 University Blvd in UBC

# Signatures

Name	Location	Date
Connie Chen	Vancouver, Canada	2021-05-06
Patricia Ho	Vancouver, British Columbia, Canada	2021-05-06
ML Chen	Vancouver, British Columbia, Canada	2021-05-06
xu jin	Vancouver, Canada	2021-05-06
Daisy Li	Vancouver, Canada	2021-05-06
Leisure Kuang	Vancouver, British Columbia, Canada	2021-05-06
wenhui ding	Vancouver, British Columbia, Canada	2021-05-06
Bin LIU	Vancouver, British Columbia, Canada	2021-05-06
Nancy sunwoo	Vancouver, British Columbia, Canada	2021-05-06
Ellen Shi	Vancouver, Canada	2021-05-06
Alan Mak	Vancouver, Canada	2021-05-06
Maggie Ma	Vancouver, British Columbia, Canada	2021-05-06
Diana Zhang	Vancouver, British Columbia, Canada	2021-05-06
HONG JIANG	Vancouver, British Columbia, Canada	2021-05-06
Youling Zheng	Vancouver, Canada	2021-05-06
Jessica Fan	West Vancouver, Canada	2021-05-06
Junfang Deng	Vancouver, British Columbia, Canada	2021-05-06
Amy tang	Prince George, Canada	2021-05-06
NANCY LU	Surrey, Canada	2021-05-06
Sue Sue Yuan	Vancouver, British Columbia, Canada	2021-05-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Ri Kui Wu	Vancouver, British Columbia, Canada	2021-05-06
Kiki Tunghai	Vancouver, British Columbia, Canada	2021-05-06
Michael Yang	Vancouver, Canada	2021-05-06
Tonghong Xu	Vancouver, Canada	2021-05-06
Mary Zheng	Vancouver, British Columbia, Canada	2021-05-06
Amy liu	Vancouver, Canada	2021-05-06
Na Li	Vancouver, Canada	2021-05-06
Erin Kang	Vancouver, Alberta, Canada	2021-05-06
Hui Jia	Vancouver, British Columbia, Canada	2021-05-06
Lina LI	Vancouver, Canada	2021-05-06
hugo hu	Vancouver, British Columbia, Canada	2021-05-06
Wendy Ma	Vancouver, British Columbia, Canada	2021-05-06
Carmen Chen	Vancouver, British Columbia, Canada	2021-05-06
Sabrina Zhang	Vancouver, British Columbia, Canada	2021-05-06
Iris Wang	Vancouver, British Columbia, Canada	2021-05-06
Huimin Lin	Vancouver, British Columbia, Canada	2021-05-06
Hanshuo Liu	Vancouver, British Columbia, Canada	2021-05-06
Zhongbao Wang	Vancouver, British Columbia, Canada	2021-05-06
Shuqin Zhao	Surrey, British Columbia, Canada	2021-05-06
Joyce Ma	Surrey, British Columbia, Canada	2021-05-06
Yinghong jiang	Vancouver, British Columbia, Canada	2021-05-06
Susan Shen	Vancouver, British Columbia, Canada	2021-05-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Hong Han	Vancouver, British Columbia, Canada	2021-05-06
jessica wu	Vancouver, British Columbia, Canada	2021-05-06
Louis Zang	Vancouver, Canada	2021-05-06
Shelley Su	Richmond, British Columbia, Canada	2021-05-06
Ning Fang	3487 Binning Rd Vancouver, Canada	2021-05-06
Ruth Wang	Vancouver, British Columbia, Canada	2021-05-06
James Wang	Vancouver, British Columbia, Canada	2021-05-06
gracs sun	Vancouver, British Columbia, Canada	2021-05-06
Lin Jiang	Vancouver, British Columbia, Canada	2021-05-06
Maggie Lu	Vancouver, British Columbia, Canada	2021-05-06
lucia niu	Vancouver, British Columbia, Canada	2021-05-06
Wendy Du	Vancouver, British Columbia, Canada	2021-05-06
Fran Zhang	Vancouver, Canada	2021-05-06
Cecilia Wang	Vancouver, Canada	2021-05-06
Yi Zhao	Vancouver, British Columbia, Canada	2021-05-06
Lilly Zhang	Vancouver, British Columbia, Canada	2021-05-06
Sharon Chan	Richmond, Canada	2021-05-06
QINGHONG Zhang	Vancouver, British Columbia, Canada	2021-05-06
Elaine Zhang	Vancouver, British Columbia, Canada	2021-05-06
Yingyu Lin	Vancouver, British Columbia, Canada	2021-05-06
Jane Zhang	Vancouver, British Columbia, Canada	2021-05-06
Yan Sun	Vancouver, British Columbia, Canada	2021-05-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Lisa XIAO	Vancouver, Canada	2021-05-06
Ting Zhang	Vancouver, British Columbia, Canada	2021-05-06
猛 张	Vancouver, Canada	2021-05-06
Bernie Mak	Vancouver, British Columbia, Canada	2021-05-06
Monica Ma	Vancouver, Canada	2021-05-06
Weitao Teng	Vancouver, British Columbia, Canada	2021-05-06
Qing Mao	Vancouver, British Columbia, Canada	2021-05-06
Si Chen	Vancouver, British Columbia, Canada	2021-05-06
Na Zhang	Vancouver, British Columbia, Canada	2021-05-06
Hong Han	Vancouver, British Columbia, Canada	2021-05-06
Shuang Liu	Vancouver, Canada	2021-05-06
Sharon Yu	Vancouver, British Columbia, Canada	2021-05-06
Kathy Won	Vancouver, British Columbia, Canada	2021-05-06
Ling Xiao	Vancouver, British Columbia, Canada	2021-05-06
Lianzhen Xu	Vancouver, Canada	2021-05-06
Yan Chen	Vancouver, British Columbia, Canada	2021-05-06
Angela Chen	Vancouver, British Columbia, Canada	2021-05-06
Michael Xue	Vancouver, British Columbia, Canada	2021-05-06
Tonny Liang	Vancouver, Canada	2021-05-06
Nate Jakcob	Vancouver, Canada	2021-05-06
Sherry Zhang	Vancouver, British Columbia, Canada	2021-05-06
Miucci Yung	Vancouver, British Columbia, Canada	2021-05-06



<b>Name</b>	<b>Location</b>	<b>Date</b>
Rennes Lindsay	Whitehorse, Canada	2021-05-06
Misato Law	Vancouver, Canada	2021-05-06
Shenghan Liu	Vancouver, Canada	2021-05-06
Xianxu Zhong	Vancouver, British Columbia, Canada	2021-05-06
Richard Nan	Vancouver, British Columbia, Canada	2021-05-06
Cui Chen	Vancouver, Canada	2021-05-06
Le Ji	Vancouver, British Columbia, Canada	2021-05-06
Jian Sun	Richmond, Canada	2021-05-06
monica luan	Vancouver, British Columbia, Canada	2021-05-06
Amy Yu	Vancouver, Canada	2021-05-06
Ying Liu	Vancouver, British Columbia, Canada	2021-05-06
Quan Liu	Vancouver, British Columbia, Canada	2021-05-06
Samantha Shi	Richmond, Canada	2021-05-06
Ivy Gao	Vancouver, Canada	2021-05-06
Claire Chou	Vancouver, British Columbia, Canada	2021-05-06
Liu Fu	Vancouver, Canada	2021-05-06
Hongling Mao	Regina, Canada	2021-05-06
Jian Chen	Vancouver, Canada	2021-05-06
Fei Liu	Regina, Canada	2021-05-06
June-Rur Wang	Vancouver, British Columbia, Canada	2021-05-06
Donna Zhou	Vancouver, British Columbia, Canada	2021-05-06
Xin Jiang	Vancouver, Canada	2021-05-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
GUIRONG WWNG	Singapore, Singapore	2021-05-06
Rachel Huang	Vancouver, British Columbia, Canada	2021-05-06
Meifeng Chen	Vancouver, Canada	2021-05-06
Tina Li	Vancouver, British Columbia, Canada	2021-05-06
Bill Chen	Vancouver, British Columbia, Canada	2021-05-06
Robert Lim	Vancouver, British Columbia, Canada	2021-05-06
PETER LU	Vancouver, British Columbia, Canada	2021-05-06
Guo Wen Yan	Vancouver, British Columbia, Canada	2021-05-06
Janet Yan	Vancouver, Canada	2021-05-06
Yeonsu Kim	Vancouver, British Columbia, Canada	2021-05-06
Jin Fang	Vancouver, British Columbia, Canada	2021-05-06
Betty Liu	Richmond, Canada	2021-05-06
Nancy Wang	Richmond, British Columbia, Canada	2021-05-06
J Liu	Vancouver, British Columbia, Canada	2021-05-06
Patty Qu	Burnaby, British Columbia, Canada	2021-05-06
shu yan zhanh	Vancouver, British Columbia, Canada	2021-05-06
Laura Zou	Vancouver, British Columbia, Canada	2021-05-06
ZY Guo	Vancouver, British Columbia, Canada	2021-05-06
bo sun	Vancouver, British Columbia, Canada	2021-05-06
Pei Gen Yang	Vancouver, Canada	2021-05-06
Cathy Pang	埃德蒙顿, Canada	2021-05-06
Zhenyu Zhang	Vancouver, British Columbia, Canada	2021-05-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Mackenna Cochrane	Yorkton, Canada	2021-05-06
vivi pen	Edmonton, Alberta, Canada	2021-05-06
Ethan Ho	Vancouver, British Columbia, Canada	2021-05-06
Wen Gu	Vancouver, British Columbia, Canada	2021-05-06
Louisa Liu	Vancouver, British Columbia, Canada	2021-05-06
Julie Qiu	Vancouver, British Columbia, Canada	2021-05-06
Ian Liu	Vancouver, British Columbia, Canada	2021-05-06
yh li	Vancouver, British Columbia, Canada	2021-05-06
Hongyan Zhao	Vancouver, British Columbia, Canada	2021-05-06
Yanwen Yang	Burnaby, British Columbia, Canada	2021-05-06
Veronica Chen	Vancouver, Canada	2021-05-06
Jessica Zhuang	Richmond, British Columbia, Canada	2021-05-06
Bianca Dong	Vancouver, Canada	2021-05-06
angela cui	Vancouver, British Columbia, Canada	2021-05-06
Sandra Kung	Hung Hom, Hong Kong	2021-05-06
Henry Yeh	Surrey, Canada	2021-05-06
Jun Yan	Vancouver, British Columbia, Canada	2021-05-06
Lisa Yang	Vancouver, British Columbia, Canada	2021-05-06
May Qian	Vancouver, Canada	2021-05-06
Rachel Liu	Edmonton, Alberta, Canada	2021-05-06
Yutao Lu	Vancouver, Canada	2021-05-06
Xiaozhen Yang	Central District, Hong Kong	2021-05-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Taylor Ren	Vancouver, British Columbia, Canada	2021-05-06
Jessie Zhang	Vancouver, Canada	2021-05-06
mark klarenbach	Edmonton, Canada	2021-05-06
Kun Liang	Vancouver, British Columbia, Canada	2021-05-06
Simranjit Kaur	Surrey, Canada	2021-05-06
Annie Lee	Richmond, Canada	2021-05-07
Delia Liu	Vancouver, British Columbia, Canada	2021-05-07
Fei Li	Vancouver, British Columbia, Canada	2021-05-07
Yu e hong Yu	Vancouver, British Columbia, Canada	2021-05-07
Christine Wang	Canada	2021-05-07
zhang jianjun	Vancouver, British Columbia, Canada	2021-05-07
Dana Shi	Vancouver, British Columbia, Canada	2021-05-07
Cece Hu	Vancouver, British Columbia, Canada	2021-05-07
Feifei Gao	Vancouver, British Columbia, Canada	2021-05-07
韜张	Vancouver, Canada	2021-05-07
Jason Lee	Vancouver, Canada	2021-05-07
Brandon Lee	Vancouver, British Columbia, Canada	2021-05-07
LU GAN	Vancouver, Canada	2021-05-07
XUHUA ZHANG	Vancouver, British Columbia, Canada	2021-05-07
Vincent Meng	West Vancouver, British Columbia, Canada	2021-05-07
janis chan	Coquitlam, Canada	2021-05-07

<b>Name</b>	<b>Location</b>	<b>Date</b>
Jenna Han	Vancouver, British Columbia, Canada	2021-05-07
Hong Wang	Surrey, British Columbia, Canada	2021-05-07
Yunqian Liu	Richmond, British Columbia, Canada	2021-05-07
Mary Ma	Vancouver, Canada	2021-05-07
Mike Hu	Burnaby, British Columbia, Canada	2021-05-07
miles liu	UBC, British Columbia, Canada	2021-05-07
Morris Chen	Vancouver, British Columbia, Canada	2021-05-07
Sarah Ye	Surrey, British Columbia, Canada	2021-05-07
Cyndi Liu	Vancouver, British Columbia, Canada	2021-05-07
Jinqian Xu	Vancouver, British Columbia, Canada	2021-05-07
Eppie Wong	Central District, Hong Kong	2021-05-07
Liu George	Vancouver, British Columbia, Canada	2021-05-07
Xiang Gao	Vancouver, British Columbia, Canada	2021-05-07
Kitty Yang	Vancouver, British Columbia, Canada	2021-05-07
George Geng	Vancouver, British Columbia, Canada	2021-05-07
YAN LONG	Vancouver, British Columbia, Canada	2021-05-07
Grayson Ho	Vancouver, British Columbia, Canada	2021-05-07
ping Ding	Vancouver, British Columbia, Canada	2021-05-07
Youhai Wang	Coquitlam, British Columbia, Canada	2021-05-07
Lenore Black	Markham, Canada	2021-05-07
Linda Li	Vancouver, Canada	2021-05-07
Dan Yang	Vancouver, British Columbia, Canada	2021-05-07

<b>Name</b>	<b>Location</b>	<b>Date</b>
Cynthia Xie	Vancouver, British Columbia, Canada	2021-05-07
Veronica Peng	Vancouver, British Columbia, Canada	2021-05-07
huibin ma	Vancouver, British Columbia, Canada	2021-05-07
Frank Bai	Vancouver, British Columbia, Canada	2021-05-07
Mark Bi	Vancouver, British Columbia, Canada	2021-05-07
Lydia Zhang	Vancouver, British Columbia, Canada	2021-05-07
Annie chun	Vancouver, British Columbia, Canada	2021-05-07
Helene Wang	Vancouver, British Columbia, Canada	2021-05-07
Hung Even	Vancouver, British Columbia, Canada	2021-05-07
Iu chen	Vancouver, British Columbia, Canada	2021-05-07
Ru Yi Liu	Amsterdam, Netherlands	2021-05-07
Anna Dong	Vancouver, Canada	2021-05-07
Kelsey Song	Vancouver, British Columbia, Canada	2021-05-07
XIMING JIAO	Vancouver, British Columbia, Canada	2021-05-07
Rebecca Wang	Vancouver, British Columbia, Canada	2021-05-07
Lucy Cheng	Vancouver, British Columbia, Canada	2021-05-07
eva wan	Vancouver, British Columbia, Canada	2021-05-07
Irene Yan	Vancouver, British Columbia, Canada	2021-05-07
Yang Li	Vancouver, British Columbia, Canada	2021-05-07
Wei Jiao	Vancouver, Canada	2021-05-07
MEILING Zhong	Vancouver, British Columbia, Canada	2021-05-07
Xuesong Zhang	Vancouver, British Columbia, Canada	2021-05-07

<b>Name</b>	<b>Location</b>	<b>Date</b>
Melody Hou	Vancouver, British Columbia, Canada	2021-05-07
JIYANG GAO	Vancouver, British Columbia, Canada	2021-05-07
Chiqian Zhang	Vancouver, British Columbia, Canada	2021-05-07
Rachel Wang	Vancouver, British Columbia, Canada	2021-05-07
Minqi Xu	Vancouver, Canada	2021-05-07
Davis Li	Surrey, Canada	2021-05-07
Liming Ma	Vancouver, British Columbia, Canada	2021-05-07
Ellie Wang	Vancouver, British Columbia, Canada	2021-05-07
Cheryl Guo	Vancouver, Canada	2021-05-07
jane shi	Vancouver, British Columbia, Canada	2021-05-07
Ash Cao	Victoria, British Columbia, Canada	2021-05-07
Ashley Xie	Vancouver, British Columbia, Canada	2021-05-07
Victor Wang	West Vancouver, British Columbia, Canada	2021-05-07
Sophia Li	Vancouver, British Columbia, Canada	2021-05-07
betty cao	Vancouver, British Columbia, Canada	2021-05-07
Sabrina Zhu	Vancouver, British Columbia, Canada	2021-05-07
Jac L	Vancouver, British Columbia, Canada	2021-05-07
Christy Zhang	Vancouver, British Columbia, Canada	2021-05-07
Ada Fung	Vancouver, Canada	2021-05-07
celina I	Los Angeles, California, US	2021-05-07
Dana He	West Vancouver, British Columbia, Canada	2021-05-07

<b>Name</b>	<b>Location</b>	<b>Date</b>
Kate Liu	Richmond, Canada	2021-05-07
Peizhi Deng	Vancouver, British Columbia, Canada	2021-05-07
Xiangning Wang	Vancouver, British Columbia, Canada	2021-05-07
Abigail Eff	Vancouver, British Columbia, Canada	2021-05-07
Kuan Ho	Canada	2021-05-07
Chan Li	Vancouver, British Columbia, Canada	2021-05-07
TE-LUNG LIU	Vancouver, British Columbia, Canada	2021-05-07
Jack Wang	Vancouver, British Columbia, Canada	2021-05-07
Emma Shang	Vancouver, British Columbia, Canada	2021-05-07
ruohan wang	Central District, Hong Kong	2021-05-07
Lala Pon	Richmond, British Columbia, Canada	2021-05-07
Labulaka Ten	Vancouver, British Columbia, Canada	2021-05-07
Youchang Zhang	Vancouver, British Columbia, Canada	2021-05-07
Tina Zhang	Vancouver, British Columbia, Canada	2021-05-07
Cathy Liu	Richmond, British Columbia, Canada	2021-05-07
Lily Du	Vancouver, British Columbia, Canada	2021-05-07
Jixian Guo	West Vancouver, British Columbia, Canada	2021-05-07
April Liu	Hong Kong	2021-05-07
Il zhang	Burnaby, British Columbia, Canada	2021-05-07
Daniel Wu	Taipei, Taiwan	2021-05-07
Fan Wei	Richmond, British Columbia, Canada	2021-05-07



Name	Location	Date
Jeffrey Huang	West Vancouver, British Columbia, Canada	2021-05-07
Rachel Zhao	Vancouver, British Columbia, Canada	2021-05-07
Zoey Chan	Central District, Hong Kong	2021-05-07
Julia L.	Vancouver, Canada	2021-05-07
Lili Zhang	Surrey, Canada	2021-05-07
Simon Zhang	Vancouver, Canada	2021-05-07
Michael Jiang	Vancouver, Canada	2021-05-07
jennifer jen	Vancouver, British Columbia, Canada	2021-05-07
Patricia Wong	Vancouver, Canada	2021-05-07
Arthur Lilly	Vancouver, Canada	2021-05-07
Anna Kindler	Vancouver, Canada	2021-05-07
Catherine Zheng	Vancouver, Canada	2021-05-07
Hamid Reza Amirsadeghi	Vancouver, Canada	2021-05-07
Stefan Hart	Vancouver, Canada	2021-05-07
Jeannette Wall	Vancouver, Canada	2021-05-07
Richard and Valerie Dunsterville	Vancouver, Canada	2021-05-07
Richard Reitsma	Vancouver, Canada	2021-05-07
Kathy Zheng	Seattle, Washington, US	2021-05-07
Rachel Wu	Vancouver, Canada	2021-05-07
Hongjian Xu	Vancouver, British Columbia, Canada	2021-05-07
Yan Guo	Vancouver, British Columbia, Canada	2021-05-07

<b>Name</b>	<b>Location</b>	<b>Date</b>
Laurie Vallance	Ucluelet, Canada	2021-05-07
Justin Wang	Vancouver, Canada	2021-05-07
Michael Wang	Vancouver, Canada	2021-05-07
Ken Liu	Vancouver, British Columbia, Canada	2021-05-07
Mary Stott	Vancouver, Canada	2021-05-07
Sunnie Luo	Vancouver, British Columbia, Canada	2021-05-07
Yue Shen	Vancouver, British Columbia, Canada	2021-05-07
Linda LI	Markham, Ontario, Canada	2021-05-07
Elfrieda Friesen	Vancouve, Canada	2021-05-07
Henry West	Leduc, Canada	2021-05-07
Catherine Teng	Vancouver, British Columbia, Canada	2021-05-07
Eugene T	Vancouver, Canada	2021-05-07
Susie he	Vancouver, Canada	2021-05-07
Estee Leung	Burnaby, British Columbia, Canada	2021-05-07
Romana Guo	North Vancouver, Canada	2021-05-07
Jan Kindler	Richmond, British Columbia, Canada	2021-05-07
Shelagh Anderson	Vancouver, Canada	2021-05-07
Zheng Sun	West Vancouver, Canada	2021-05-07
Jennifer Yu	Vancouver, British Columbia, Canada	2021-05-07
Jin Kevin	Vancouver, Canada	2021-05-07
HELEN DU	Vancouver, British Columbia, Canada	2021-05-07
charles brumwell	vancouver, Canada	2021-05-07

<b>Name</b>	<b>Location</b>	<b>Date</b>
claire yu	Vancouver, Canada	2021-05-07
Justin C	Montreal, Canada	2021-05-07
Emma Gao	Vancouver, Canada	2021-05-07
Tianyu Zhou	Richmond, British Columbia, Canada	2021-05-07
Andrzej Wroblewski	Vancouver, British Columbia, Canada	2021-05-07
Hong Yu	Vancouver, Canada	2021-05-07
Rita Li	Vancouver, British Columbia, Canada	2021-05-07
Parmpreet Toor	Etobicoke, Canada	2021-05-07
Hakan Isler	Vancouver, Canada	2021-05-07
Angie Wei	New York, New York, US	2021-05-07
Mya Zhang	Richmond, Canada	2021-05-07
Selbi H.	Vancouver, Canada	2021-05-07
Jasmine Yang	Vancouver, British Columbia, Canada	2021-05-07
Adam Tank	Vancouver, Canada	2021-05-07
Ziyun Zeng	Vancouver, British Columbia, Canada	2021-05-07
a h	Vancouver, British Columbia, Canada	2021-05-07
Margarita Scheei	Vancouver, British Columbia, Canada	2021-05-07
Chrestecia Djap	Vancouver, British Columbia, Canada	2021-05-07
Julia H.	Vancouver, Canada	2021-05-07
Celina Chang	Vancouver, British Columbia, Canada	2021-05-07
yuehong lu	Vancouver, British Columbia, Canada	2021-05-07
Min Chen	Vancouver, Canada	2021-05-07

<b>Name</b>	<b>Location</b>	<b>Date</b>
Cleris Lai	Vancouver, Canada	2021-05-07
Margherita Repetto Alaia	Vancouver, Canada	2021-05-07
Lucy Yang	Vancouver, British Columbia, Canada	2021-05-07
Tristan Wang	Vancouver, British Columbia, Canada	2021-05-07
Vaniartha Vaniartha	Vancouver, British Columbia, Canada	2021-05-07
Ning Chu	Vancouver, British Columbia, Canada	2021-05-07
Julia Xu	Vancouver, Canada	2021-05-07
Fern Greenbaum	Toronto, Canada	2021-05-07
May Liu	Vancouver, British Columbia, Canada	2021-05-08
Jack Wu	Vancouver, British Columbia, Canada	2021-05-08
Lotus Wei	Kelowna, British Columbia, Canada	2021-05-08
Will Z.	Canada	2021-05-08
Sepehr Nouri	West Vancouver, British Columbia, Canada	2021-05-08
emily xiong	vancouver, Canada	2021-05-08
Yuqi Xiao	Vancouver, Alberta, Canada	2021-05-08
Clio Blum	Washington, District of Columbia, US	2021-05-08
Helen Lu	Kelowna, British Columbia, Canada	2021-05-08
Chen Wan	Vancouver, Canada	2021-05-08
Keith Adams	Vancouver, Canada	2021-05-08
Ben Yan	Vancouver, Canada	2021-05-08
Sean Chow	Whitby, Canada	2021-05-08

<b>Name</b>	<b>Location</b>	<b>Date</b>
Winnie Lee	Vancouver, Canada	2021-05-08
Yutian Yin	Vancouver, British Columbia, Canada	2021-05-08
Gordon Zhao	Vancouver, British Columbia, Canada	2021-05-08
JIN LIU	Vancouver, Canada	2021-05-08
Maria Alaia	Vancouver, British Columbia, Canada	2021-05-08
YaWen Ho	Vancouver, British Columbia, Canada	2021-05-08
Bo Gong	Vancouver, British Columbia, Canada	2021-05-08
Yasmine Bouazzi	Chambly, Canada	2021-05-08
Keri Zhang	Vancouver, British Columbia, Canada	2021-05-08
Gaya Murthy	Vancouver, Canada	2021-05-08
larry Cheng	Vancouver, British Columbia, Canada	2021-05-08
David Caughlan	Vancouver, B.C., Canada	2021-05-08
Ron Hing	Vancouver, Canada	2021-05-08
PJ Ding	Vancouver, British Columbia, Canada	2021-05-08
Nader Doraki	Coquitlam, Canada	2021-05-08
Cory Sibbald	Vancouver, Canada	2021-05-08
Sky Lee	Vancouver, British Columbia, Canada	2021-05-08
Ren Yuan	Vancouver, Alberta, Canada	2021-05-08
Anna De Menna	Milton, Canada	2021-05-08
Katherine Lin	Vancouver, British Columbia, Canada	2021-05-09
Sandi McClelland	Vancouver, Canada	2021-05-09
Yichen Yu	Vancouver, British Columbia, Canada	2021-05-09

<b>Name</b>	<b>Location</b>	<b>Date</b>
Qingyang Li	Vancouver, Canada	2021-05-09
John Lin	Vancouver, British Columbia, Canada	2021-05-09
Shulin Wang	Vancouver, British Columbia, Canada	2021-05-09
Tiancheng Zhu	Surrey, Canada	2021-05-09
Yan Liu	Vancouver, Canada	2021-05-10
David Liu	Surrey, British Columbia, Canada	2021-05-10
Michael Lee	Vancouver, Canada	2021-05-10
Drake Reaper	Canada	2021-05-10
Jiin Yoo	vancouver, Canada	2021-05-10
Youjung Youn	Vancouver, Canada	2021-05-10
Mo Young Lee	Vancouver, British Columbia, Canada	2021-05-10
Graydon Laraway	Toronto, Canada	2021-05-10
Asha Fraser	Vancouver, Canada	2021-05-10
Hwa Lee	Vancouver, Canada	2021-05-10
reading books	Canada	2021-05-10
Jaeyoung Hwang	Vancouver, Canada	2021-05-10
jae hee suh	Vancouver, British Columbia, Canada	2021-05-10
Sophia Lee	Vancouver, British Columbia, Canada	2021-05-10
Yuni Kim	Vancouver, British Columbia, Canada	2021-05-10
Lan Kim	Vancouver, British Columbia, Canada	2021-05-10
Jiyoung Shim	Vancouver, British Columbia, Canada	2021-05-10
David Choi	Vancouver, British Columbia, Canada	2021-05-10

<b>Name</b>	<b>Location</b>	<b>Date</b>
Sieun Park	Vancouver, Canada	2021-05-10
Rodger Shewkenek	Lethbridge, Canada	2021-05-10
young chun	Vancouver, British Columbia, Canada	2021-05-10
Mustapha Elsaghir	Calgary, Canada	2021-05-10
Hyun Beom Choi	Surrey, British Columbia, Canada	2021-05-10
Alina Penteado	Vancouver, Canada	2021-05-10
Hanin Alahmadi	Windsor, Canada	2021-05-10
Rachel Liang	Vancouver, British Columbia, Canada	2021-05-10
Karen Glesby	Vancouver, Canada	2021-05-10
Ethan Kearley	Dartmouth, Canada	2021-05-11
Ad LEE	Vancouver, British Columbia, Canada	2021-05-11
Yeonhee Lee	Vancouver, Canada	2021-05-11
So Young Ahn	Vancouver, British Columbia, Canada	2021-05-11
Lina Park	Vancouver, British Columbia, Canada	2021-05-11
Sung Ok Yang	Vancouver, British Columbia, Canada	2021-05-11
Peter Won	Vancouver, Alberta, Canada	2021-05-11
Yeon Kim	Vancouver, British Columbia, Canada	2021-05-11
Madelyn Brooks	Vancouver, Canada	2021-05-11
Fa Zhang	Vancouver, British Columbia, Canada	2021-05-11
Y L	Vancouver, British Columbia, Canada	2021-05-11
Fiona Fournier	Canada	2021-05-11
Matthew Brunet	Owen Sound, Canada	2021-05-11

<b>Name</b>	<b>Location</b>	<b>Date</b>
Sherry Liu	Vancouver, British Columbia, Canada	2021-05-11
Jeffrey Yang	Bellevue, Washington, US	2021-05-11
Lynda Larsen-Baldry	Kanata, Canada	2021-05-11
Hannah Tudo	North York, Canada	2021-05-11
Christian Matteo Azemar	Gatineau, Canada	2021-05-11
Sofia Zhu	Vancouver, British Columbia, Canada	2021-05-12
Haitao Su	Vancouver, British Columbia, Canada	2021-05-13
Louise Lu	Vancouver, British Columbia, Canada	2021-05-13
Yang Hongyang	Amsterdam, Netherlands	2021-05-14
Crystal Wang	Vancouver, British Columbia, Canada	2021-05-14
Mae Tam	White Rock, Canada	2021-05-15
Haishan Zeng	Vancouver, British Columbia, Canada	2021-05-19
Veronica Mesias	Vancouver, British Columbia, Canada	2021-05-19
Priscilla Ruiz-Peters	Vancouver, British Columbia, Canada	2021-05-20
Lierte Ruiz	Vancouver, British Columbia, Canada	2021-05-20
Bahareh Sinaki	Vancouver, British Columbia, Canada	2021-05-20
Brenda Kwon	Surrey, British Columbia, Canada	2021-05-20
Kumiko Watabe	Vancouver, British Columbia, Canada	2021-05-20
Evelyn Brizuela	Vancouver, British Columbia, Canada	2021-05-20
Linping Song	Vancouver, British Columbia, Canada	2021-05-20
Huiping Zhang	Vancouver, British Columbia, Canada	2021-05-20
Zihuan Wang	Vancouver, British Columbia, Canada	2021-05-20



<b>Name</b>	<b>Location</b>	<b>Date</b>
Jane Liang	Tung Chung, Hong Kong	2021-05-20
Guangrui Xia	Vancouver, British Columbia, Canada	2021-05-20
Jennifer Zhu	Vancouver, British Columbia, Canada	2021-05-20
Bianca Luo	Vancouver, British Columbia, Canada	2021-05-20
Ming Wu	Vancouver, British Columbia, Canada	2021-05-20
Solange Ruiz	Vancouver, British Columbia, Canada	2021-05-20
Ruth Wang	Vancouver, British Columbia, Canada	2021-05-20
Michael Ruiz-Peters	Vancouver, British Columbia, Canada	2021-05-20
Crystal Wang	Vancouver, British Columbia, Canada	2021-05-20
Conny Ke	Vancouver, Canada	2021-05-20
郭 Guo	Vancouver, British Columbia, Canada	2021-05-20
Tina Song	Vancouver, British Columbia, Canada	2021-05-20
Joanne Chen	Vancouver, British Columbia, Canada	2021-05-21
Fei Xia	Vancouver, British Columbia, Canada	2021-05-21
Mojtaba Nourian	Vancouver, British Columbia, Canada	2021-05-21
M O	Vancouver, Canada	2021-05-21
Fred Sa	Irvine, California, US	2021-05-21
Maryam Motamedi	Vancouver, British Columbia, Canada	2021-05-21
HAITAO Zhang	Vancouver, British Columbia, Canada	2021-05-21
darryl engerdahl	nelson, Canada	2021-05-21
Delphine Lu	Vancouver, British Columbia, Canada	2021-05-21
Wenying Liu	Vancouver, British Columbia, Canada	2021-05-21

<b>Name</b>	<b>Location</b>	<b>Date</b>
Oriol Fornés Crespo	Vancouver, British Columbia, Canada	2021-05-21
Freda Liang	Vancouver, British Columbia, Canada	2021-05-21
Carla Ancona	Vaughan, Canada	2021-05-21
Quanzu Yang	Vancouver, British Columbia, Canada	2021-05-21
Davood Nakhaie	Vancouver, British Columbia, Canada	2021-05-21
Bryan Weber	Vancouver, British Columbia, Canada	2021-05-21
Christin Jung	Vancouver, British Columbia, Canada	2021-05-21
Guofang Li	Vancouver, Canada	2021-05-21
Taesik Chae	Vancouver, British Columbia, Canada	2021-05-21
Min Xu	Vancouver, British Columbia, Canada	2021-05-21
Cristina Perugia	Vancouver, Canada	2021-05-21
Adilen Hernández	Madison, US	2021-05-21
Um Yah	Boi, US	2021-05-21
Abby Caruso	Burlington, Canada	2021-05-21
Elena Tchernova	Vaughan, Canada	2021-05-21
Nicole Spata	Richmond, Canada	2021-05-21
Fei Wang	Vancouver, British Columbia, Canada	2021-05-21
Susan Williams	Thornhill, Canada	2021-05-21
XUE QIN TIAN	Vancouver, British Columbia, Canada	2021-05-21
Jenny L	vancouver, Canada	2021-05-21
Passant Reyad	Vancouver, British Columbia, Canada	2021-05-21
Yasmine Abdin	Vancouver, British Columbia, Canada	2021-05-22

<b>Name</b>	<b>Location</b>	<b>Date</b>
Xk Young	Vancouver, British Columbia, Canada	2021-05-22
Yanhua Wen	Trail, Canada	2021-05-22
Hongxia Shan	Vancouver, British Columbia, Canada	2021-05-22
Wen Wang	Coquitlam, British Columbia, Canada	2021-05-22
Duong Nguyen	London, Canada	2021-05-22
Meghan Chua	Vancouver, Canada	2021-05-22
Frank Shi	Vancouver, British Columbia, Canada	2021-05-22
Alfred Diaz Morejon	North York, Ontario, Canada	2021-05-22
Brian Churchman	Invermere, Canada	2021-05-23
Dumoluhle Siziba	Toronto, Canada	2021-05-23
Narges Ekrami	Vancouver, Canada	2021-05-23
Patrick Ste-Marie	Saint-Lazare, Canada	2021-05-23
D. Obrien	Alliston, Canada	2021-05-23
Hamed Shakouri	Vancouver, British Columbia, Canada	2021-05-24
Simon Zhang	Vancouver, British Columbia, Canada	2021-05-24
kashif mairaj Deen	Vancouver, British Columbia, Canada	2021-05-24
Rishu Kumar	Vancouver, British Columbia, Canada	2021-05-24
Abdul Muntakim Rafi	Vancouver, British Columbia, Canada	2021-05-24
Hassan Shaukat	Vancouver, British Columbia, Canada	2021-05-25
Primi Py	Jakarta, Indonesia	2021-05-25
Martin Satyahadi	Tangerang, Indonesia	2021-05-25
Ying Zhang	Vancouver, Canada	2021-05-25

<b>Name</b>	<b>Location</b>	<b>Date</b>
Nazia Ahmed	Vancouver, British Columbia, Canada	2021-05-25
Chang Chi keung	Hong Kong	2021-05-25
Corey Meyers	Lakeland, US	2021-05-25
Travis Villafranca	Edison, US	2021-05-25
Laurie Law	Central District, Hong Kong	2021-05-25
Lily Li	Vancouver, British Columbia, Canada	2021-05-25
Rosh Chocoury	Toronto, Canada	2021-05-25
Jun Zhao	Vancouver, Alberta, Canada	2021-05-25
Fiona Li	Vancouver, British Columbia, Canada	2021-05-25
Joanna Yang	Vancouver, British Columbia, Canada	2021-05-25
Jessie Liu	Vancouver, Alberta, Canada	2021-05-25
Rui Zhao	Vancouver, British Columbia, Canada	2021-05-25
Kevin Chen	Vancouver, British Columbia, Canada	2021-05-25
Helen Ye	Calgary, Canada	2021-05-25
liya zou	vancouver, Canada	2021-05-25
Anna Huang	Vancouver, British Columbia, Canada	2021-05-25
Yvonne Han	Vancouver, Canada	2021-05-25
Kirolos Moawad	Montréal, Canada	2021-05-25
Erin Huang	Vancouver, British Columbia, Canada	2021-05-26
Eve Xing	Vancouver, Canada	2021-05-26
May Wu	Hung Hom, Hong Kong	2021-05-26
Rungfein Bai	Hsinchu, Taiwan	2021-05-26

Name	Location	Date
Cheng Hua	Vancouver, British Columbia, Canada	2021-05-26
Ryshawn Simmonds	Ottawa, Canada	2021-05-26
Yanan Song	Vancouver, Canada	2021-05-26
Hugo Ona	Toronto, Canada	2021-05-26
Yushu Zhu	Vancouver, British Columbia, Canada	2021-05-26
R L	Toronto, Canada	2021-05-26
Eileen Tang	Vancouver, British Columbia, Canada	2021-05-26
Namrta Saxena	Scarborough, Canada	2021-05-26
Chaohui Li	Vancouver, British Columbia, Canada	2021-05-26
Paik Ooi Ballak	Toronto, Canada	2021-05-26
Kelitha Conliffe	Toronto, Canada	2021-05-26
GamerHD 523	Canada	2021-05-26
Guershon Elancy	Montréal, Canada	2021-05-26
Elijag Dekock	Hamilton, Canada	2021-05-26
Miki Abe	バンクーバー, Canada	2021-05-26
Margaret Grabiec	Mississauga, Canada	2021-05-26
Gherlyn Piodena	North York, Canada	2021-05-26
Karanbir Batth	Burlington, Canada	2021-05-27
Joe Baetsen	Winnipeg, Canada	2021-05-27
victoria zhao	Vancouver, British Columbia, Canada	2021-05-27
Elina wang	Vancouver, Canada	2021-05-27
Andrew Kwok	Hong Kong, Hong Kong	2021-05-27

<b>Name</b>	<b>Location</b>	<b>Date</b>
Simon Hua	Vancouver, British Columbia, Canada	2021-05-29
Lisa Chen	Richmond, British Columbia, Canada	2021-05-31
Christo Cross Chan	Singapore, Singapore	2021-05-31
Wendy Lei	Vancouver, British Columbia, Canada	2021-06-04
Jian Deng	Vancouver, British Columbia, Canada	2021-06-04
James Sun	Vancouver, British Columbia, Canada	2021-06-04
Kaya Chang	Vancouver, British Columbia, Canada	2021-06-04
Yu Pan	Vancouver, British Columbia, Canada	2021-06-04
Helen Hao	Vancouver, Canada	2021-06-04
Angelina Zhou	Surrey, Canada	2021-06-04
Zoe Yuan	Richmond, British Columbia, Canada	2021-06-04
Jimmy Yuan	Richmond, British Columbia, Canada	2021-06-04
Xiaodong Jin	Vancouver, British Columbia, Canada	2021-06-04
yaling zhang	Vancouver, British Columbia, Canada	2021-06-04
Alice Chen	Vancouver, Canada	2021-06-04
Maggie Zhu	Vancouver, British Columbia, Canada	2021-06-04
zecheng guan	burnaby, British Columbia, Canada	2021-06-04
Phyllis Zhou	Vancouver, British Columbia, Canada	2021-06-04
moeka ho	Vancouver, British Columbia, Canada	2021-06-04
Yan Shen	Vancouver, British Columbia, Canada	2021-06-04
zhiqin dong	Vancouver, Canada	2021-06-04
Shuchen Huang	Vancouver, British Columbia, Canada	2021-06-04

<b>Name</b>	<b>Location</b>	<b>Date</b>
Anya Zeng	Vancouver, British Columbia, Canada	2021-06-04
Hua Wang	Vancouver, British Columbia, Canada	2021-06-04
Jinyang Song	Richmond, British Columbia, Canada	2021-06-04
Guilan Gao	Vancouver, British Columbia, Canada	2021-06-05
Lucy Lau	Canada	2021-06-05
Hai Shao	Surrey, Canada	2021-06-05
Manlin Zhong	West Vancouver, British Columbia, Canada	2021-06-05
Yingxia Li	Vancouver, British Columbia, Canada	2021-06-05
Coral Liu	West Vancouver, British Columbia, Canada	2021-06-05
Vivian Gao	Vancouver, British Columbia, Canada	2021-06-05
Amy Cheung	Vancouver, British Columbia, Canada	2021-06-05
Renee Huang	Vancouver, British Columbia, Canada	2021-06-05
Jane Du	Burnaby, British Columbia, Canada	2021-06-05
Ianhao Yu	Vancouver, British Columbia, Canada	2021-06-05
Julie Yang	Vancouver, British Columbia, Canada	2021-06-05
Xianghui Li	Vancouver, British Columbia, Canada	2021-06-05
Peggy Wang	Burnaby, British Columbia, Canada	2021-06-05
Shirley Shi	Vancouver, Canada	2021-06-05
Yang Wang	Vancouver, British Columbia, Canada	2021-06-05
Peter Yao	Vancouver at UBC, British Columbia, Canada	2021-06-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
En Yu Huang	Vancouver, British Columbia, Canada	2021-06-05
Juan Wang	Vancouver, Canada	2021-06-05
Marivan Tan	Vancouver, British Columbia, Canada	2021-06-05
Jean zou	Vancouver, British Columbia, Canada	2021-06-05
Derong Guan	Vancouver, British Columbia, Canada	2021-06-05
Joyce Li	Vancouver, British Columbia, Canada	2021-06-05
Qian Wang	Vancouver, Canada	2021-06-05
Sarah Liu	Vancouver, British Columbia, Canada	2021-06-05
li rong Song	Vancouver, British Columbia, Canada	2021-06-05
Hellen Tao	Vancouver, British Columbia, Canada	2021-06-05
Arica SY Zhong	Vancouver, British Columbia, Canada	2021-06-05
Michelle Z	Vancouver, British Columbia, Canada	2021-06-05
Li Cao	Vancouver, British Columbia, Canada	2021-06-05
Ian Ni	Vancouver, British Columbia, Canada	2021-06-05
Jessie Xia	Vancouver, British Columbia, Canada	2021-06-05
Grace Dang	Vancouver, British Columbia, Canada	2021-06-05
Trevor Stricker	Turlock, US	2021-06-05
Katie Booth	Denver, US	2021-06-05
Chunrong Huang	Vancouver, British Columbia, Canada	2021-06-05
Funa Lu	Deptford, New Jersey, US	2021-06-05
Jian jian Wang	Vancouver, Canada	2021-06-05
natalie fernandez	Orangevale, US	2021-06-05



<b>Name</b>	<b>Location</b>	<b>Date</b>
Julia Zhu	Vancouver, British Columbia, Canada	2021-06-05
Edalys Ledee	Memphis, US	2021-06-05
jin guo	Burnaby, British Columbia, Canada	2021-06-05
xingyuan ouyang	Vancouver, British Columbia, Canada	2021-06-05
ALIN VINTILA	Puyallup, US	2021-06-05
Vincent Zhang	Vancouver, British Columbia, Canada	2021-06-05
Ziyi Yan	Vancouver, British Columbia, Canada	2021-06-05
Yongwei Zhang	Vancouver, British Columbia, Canada	2021-06-05
Riley Smith	Sequim, US	2021-06-05
Maribel Marulanda	New York, US	2021-06-05
Qiuning Wang	Vancouver, Canada	2021-06-05
Mei Dong	Calgary, Alberta, Canada	2021-06-05
Peggy Shen	Vancouver, British Columbia, Canada	2021-06-05
Jason zeng	Vancouver, British Columbia, Canada	2021-06-05
Le Lin	Vancouver, British Columbia, Canada	2021-06-05
Yiming An	Vancouver, British Columbia, Canada	2021-06-05
ping yang	Vancouver, British Columbia, Canada	2021-06-05
Florence Luo	Surrey, British Columbia, Canada	2021-06-05
Sylvia Jiang	Vancouver, British Columbia, Canada	2021-06-05
Lina Ma	Vancouver, British Columbia, Canada	2021-06-05
Joy Lu	Port Coquitlam, British Columbia, Canada	2021-06-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Andy Zuo	Vancouver, British Columbia, Canada	2021-06-05
Helen Ye	Calgary, Alberta, Canada	2021-06-05
cathy huang	Vancouver, British Columbia, Canada	2021-06-05
Chao Wang	Vancouver, British Columbia, Canada	2021-06-05
Christal Lyu	Vancouver, British Columbia, Canada	2021-06-05
Jean Zhang	Vancouver, British Columbia, Canada	2021-06-05
Monica Wang	Vancouver, British Columbia, Canada	2021-06-05
feng xu	Vancouver, British Columbia, Canada	2021-06-05
Joe Xu	Vancouver, British Columbia, Canada	2021-06-05
Hong Brooke	Vancouver, Canada	2021-06-05
Raymond An	Vancouver, British Columbia, Canada	2021-06-05
Christina Wei	Vancouver, British Columbia, Canada	2021-06-05
Ying Ou	Vancouver, Canada	2021-06-05
Grace Jiang	Vancouver, British Columbia, Canada	2021-06-05
Stanley Wong	Vancouver, British Columbia, Canada	2021-06-05
Yongli Wu	Vancouver, British Columbia, Canada	2021-06-05
Christine Guo	Vancouver, British Columbia, Canada	2021-06-05
Yajuan Wen	Vancouver, Canada	2021-06-05
Melody He	Vancouver, British Columbia, Canada	2021-06-05
LINA Chen	Vancouver, British Columbia, Canada	2021-06-05
Jennifer Pan	Vancouver, Canada	2021-06-05
Mochi Shen	Burnaby, British Columbia, Canada	2021-06-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Jian Gao	Vancouver, British Columbia, Canada	2021-06-05
Julia Zhu	Vancouver, British Columbia, Canada	2021-06-05
Eve Chuang	Vancouver, British Columbia, Canada	2021-06-05
H Shi	Vancouver, British Columbia, Canada	2021-06-05
Meihua Chen	Vancouver, British Columbia, Canada	2021-06-05
Yu Xu	Vancouver, British Columbia, Canada	2021-06-05
Sue Yuan	Vancouver, British Columbia, Canada	2021-06-05
Brian Chang	Vancouver, British Columbia, Canada	2021-06-05
June Zhang	Vancouver, British Columbia, Canada	2021-06-05
Katherine Li	Coquitlam, British Columbia, Canada	2021-06-05
amy zhang	Vancouver, British Columbia, Canada	2021-06-05
Qiuyan Zhou	Vancouver, British Columbia, Canada	2021-06-05
Yue Qin	Vancouver, British Columbia, Canada	2021-06-05
Karen Lin	Vancouver, British Columbia, Canada	2021-06-05
Jackson Chen	Vancouver, British Columbia, Canada	2021-06-05
jay hood	Vancouver, British Columbia, Canada	2021-06-05
Xiacong Wang	Vancouver, British Columbia, Canada	2021-06-05
Miranda Liu	VANCOUVER, British Columbia, Canada	2021-06-05
jinghong Ren	Vancouver, British Columbia, Canada	2021-06-05
Oliver Luo	Coquitlam, British Columbia, Canada	2021-06-05
isabella foliero	London, Canada	2021-06-05
GUOFANG Li	Vancouver, Canada	2021-06-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
manoj singh	Vancouver, British Columbia, Canada	2021-06-05
Eileen Yu	Vancouver, British Columbia, Canada	2021-06-05
Erin Huang	Richmond, British Columbia, Canada	2021-06-05
Zhu Feng	Vancouver, British Columbia, Canada	2021-06-05
lily ye	Vancouver, British Columbia, Canada	2021-06-05
Jessie Hu	Central District, Hong Kong	2021-06-05
Joseph Lee	Vancouver, Canada	2021-06-05
Jun Yan	Vancouver, British Columbia, Canada	2021-06-05
Xiao Ying Li	Vancouver, Canada	2021-06-05
Cindy Liao	Vancouver, British Columbia, Canada	2021-06-05
Kai Wu	Surrey, British Columbia, Canada	2021-06-05
Winnie Feng	Taipei, Taiwan	2021-06-05
Debra Gibson	Vancouver, British Columbia, Canada	2021-06-05
Wei Yao	Vancouver, British Columbia, Canada	2021-06-05
Wei xiao	Surrey, British Columbia, Canada	2021-06-05
Noah Kim	New Haven, Connecticut, US	2021-06-06
jing zhao	Vancouver, British Columbia, Canada	2021-06-06
Ni Li	Vancouver, British Columbia, Canada	2021-06-06
Honggang Zhang	Vancouver, Canada	2021-06-06
Lan-Hsin Hsu	Vancouver, Canada	2021-06-06
Xing Zhang	Vancouver, British Columbia, Canada	2021-06-06
Karen Marshall	Windsor, Canada	2021-06-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
WEI XU	Vancouver, British Columbia, Canada	2021-06-06
anne nguyen	Toronto, Canada	2021-06-06
GUICHUN LI	Vancouver, British Columbia, Canada	2021-06-06
Danielle Deng	Surrey, British Columbia, Canada	2021-06-06
Jianhui Chen	Vancouver, British Columbia, Canada	2021-06-06
Juliana Qu	Vancouver, British Columbia, Canada	2021-06-06
zhijun zhang	Vancouver, Canada	2021-06-06
Christina Gao	Vancouver, British Columbia, Canada	2021-06-06
Margaret Huang	Vancouver, British Columbia, Canada	2021-06-06
Hong Lang	Vancouver, British Columbia, Canada	2021-06-06
Joanna Huang	Vancouver, British Columbia, Canada	2021-06-06
Gem Yu	Vancouver, Canada	2021-06-06
terri liu	Surrey, British Columbia, Canada	2021-06-06
Almunqableen khan	Calgary, Canada	2021-06-06
Jian Guo	Vancouver, British Columbia, Canada	2021-06-06
Christina D	Richmond, British Columbia, Canada	2021-06-06
Cole Frasier	Huntsville, Canada	2021-06-06
Dean Yu	Vancouver, British Columbia, Canada	2021-06-06
Anonymous J	Scarborough, Canada	2021-06-06
Carl Wang	Richmond, British Columbia, Canada	2021-06-06
Kim Kane	Tillsonburg, Canada	2021-06-06
Shaoming Su	Surrey, British Columbia, Canada	2021-06-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Zihan Zhang	Vancouver, British Columbia, Canada	2021-06-06
Esher Khaira	Oakville, Canada	2021-06-06
Maggie Wang	Vancouver, British Columbia, Canada	2021-06-06
Ziying Hu	Vancouver, British Columbia, Canada	2021-06-06
Amanda Zhu	Vancouver, British Columbia, Canada	2021-06-06
Fiona Qi	Vancouver, British Columbia, Canada	2021-06-06
Mike Hu	Burnaby, British Columbia, Canada	2021-06-06
Ying Duan	Vancouver, British Columbia, Canada	2021-06-06
Ye Wang	Vancouver, British Columbia, Canada	2021-06-06
Sally Gao	Vancouver, British Columbia, Canada	2021-06-06
Amy Li	Vancouver, British Columbia, Canada	2021-06-06
Linda Moore	Toronto, Canada	2021-06-06
Dylan Tung	Vancouver, British Columbia, Canada	2021-06-06
Qiao Xiang Ji	Vancouver, British Columbia, Canada	2021-06-06
Juhua Bai	Vancouver, Canada	2021-06-06
Ashley Yang	Las Vegas, Nevada, US	2021-06-06
Alin Tian	Vancouver, British Columbia, Canada	2021-06-06
gracie guo	Vancouver, British Columbia, Canada	2021-06-06
Hui Yi Li	Vancouver, British Columbia, Canada	2021-06-06
Yue Hong Zhang	Richmond, British Columbia, Canada	2021-06-06
Tommy Wang	Vancouver, British Columbia, Canada	2021-06-06
Shuyu Fan	Vancouver, British Columbia, Canada	2021-06-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Victor Louise	Vancouver, British Columbia, Canada	2021-06-06
Cathy Li	Vancouver, British Columbia, Canada	2021-06-06
Joya Wong	Vancouver, Canada	2021-06-06
Anny Hu	Vancouver, British Columbia, Canada	2021-06-06
Chong Ke	Vancouver, British Columbia, Canada	2021-06-06
Sheng Zhang	Mississauga, Ontario, Canada	2021-06-06
Bryan Su	Calgary, Canada	2021-06-06
Lillian Wang	Vancouver, British Columbia, Canada	2021-06-06
Cindy Tan	Vancouver, British Columbia, Canada	2021-06-06
Stella Xu	Vancouver, Canada	2021-06-06
Dale Mugridge	Canada	2021-06-06
Frank Wang	Surrey Hills, Australia	2021-06-06
Kamna Singh	Vancouver, British Columbia, Canada	2021-06-06
Ruoxi Xu	Vancouver, British Columbia, Canada	2021-06-06
Jasmine Zhang	Vancouver, British Columbia, Canada	2021-06-06
Jingya Wu	Vancouver, British Columbia, Canada	2021-06-06
violet Law	Surrey, British Columbia, Canada	2021-06-06
Cathy Jiang	Vancouver, British Columbia, Canada	2021-06-06
Ziming Deng	Vancouver, British Columbia, Canada	2021-06-06
Xi Chen	Vancouver, British Columbia, Canada	2021-06-06
Juan Yang	Vancouver, British Columbia, Canada	2021-06-06
Zhaoxia Peng	Vancouver, British Columbia, Canada	2021-06-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Jasmine Xie	Vancouver, British Columbia, Canada	2021-06-06
Hongsheng Li	Vancouver, British Columbia, Canada	2021-06-06
Sunny Hu	Vancouver, British Columbia, Canada	2021-06-06
Qi Li	Vancouver, British Columbia, Canada	2021-06-06
Alice Zhong	Surrey, British Columbia, Canada	2021-06-06
Kate Kong	Richmond, Canada	2021-06-06
yu shi	Surrey, British Columbia, Canada	2021-06-06
CINDY LI	Surrey, Canada	2021-06-06
Helena Bi	Vancouver, Canada	2021-06-06
Hank Zhao	Richmond, British Columbia, Canada	2021-06-06
Cecilia Yu	Vancouver, British Columbia, Canada	2021-06-06
Lin Jiang	Vancouver, British Columbia, Canada	2021-06-06
Grace Li	Vancouver, British Columbia, Canada	2021-06-06
mina zhao	Vancouver, British Columbia, Canada	2021-06-06
Joyce Sun	Vancouver, British Columbia, Canada	2021-06-06
Connie Li	Vancouver, British Columbia, Canada	2021-06-06
May Zheng	Richmond, Canada	2021-06-06
Yi Wan	West Vancouver, Canada	2021-06-06
Will Hu	Vancouver, British Columbia, Canada	2021-06-06
Christy Chan	Vancouver, British Columbia, Canada	2021-06-06
Jiangchang Hei	Vancouver, British Columbia, Canada	2021-06-06
Fiona Fu	Vancouver, British Columbia, Canada	2021-06-06



<b>Name</b>	<b>Location</b>	<b>Date</b>
Karen Liu	Vancouver, British Columbia, Canada	2021-06-06
Joy Liu	Vancouver, British Columbia, Canada	2021-06-06
Ireh Kim	Vancouver, British Columbia, Canada	2021-06-06
Hua Ye	Vancouver, Canada	2021-06-06
Luna Qi	Vancouver, British Columbia, Canada	2021-06-06
Jasmine Hao	Vancouver, British Columbia, Canada	2021-06-06
Zichun Ye	Vancouver, British Columbia, Canada	2021-06-06
Sophi In	Richmond, British Columbia, Canada	2021-06-06
Wenhua Lun	Richmond, British Columbia, Canada	2021-06-06
Jeral Anderson-Pearce	Toronto, Canada	2021-06-06
Ling Zhang	Burnaby, British Columbia, Canada	2021-06-06
Judy Bruce	Wasaga Beach, Canada	2021-06-06
Sarah Deng	Maple, Ontario, Canada	2021-06-06
Yichen Zhang	Vancouver, British Columbia, Canada	2021-06-06
Sherry Lu	Richmond, British Columbia, Canada	2021-06-06
Nadia H	Toronto, Canada	2021-06-06
noyan tamaki	Sherwood Park, Canada	2021-06-06
Garnet Derbyshire	Wadena Saskatchewan, Canada	2021-06-06
Billy Wong	Surrey, British Columbia, Canada	2021-06-06
li zhang	Burnaby, British Columbia, Canada	2021-06-06
Lana B	US	2021-06-06
samarah matlock	Enfield, US	2021-06-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Richard McConnell	Olympia Fields, US	2021-06-06
Brian Otto	Waterloo, Canada	2021-06-06
Monica Xu	Vancouver, British Columbia, Canada	2021-06-06
Enrique Lachica	Toronto, Canada	2021-06-06
Lei Yang	Richmond, British Columbia, Canada	2021-06-06
Nannan Shu	Richmond, British Columbia, Canada	2021-06-06
Liang Xu	Oakville, Ontario, Canada	2021-06-06
Tracy Chen	Vancouver, British Columbia, Canada	2021-06-06
Harley Liu	Vancouver, British Columbia, Canada	2021-06-06
Holly Zhang	Vancouver, British Columbia, Canada	2021-06-06
Sabrina Song	素里, Canada	2021-06-06
Lan Chen	Vancouver, British Columbia, Canada	2021-06-06
Tiffany Mou	Richmond, British Columbia, Canada	2021-06-06
mona xiao	Richmond, British Columbia, Canada	2021-06-06
Tao Jin	Vancouver, British Columbia, Canada	2021-06-06
zhong julia	Burnaby, British Columbia, Canada	2021-06-06
Robert Mei	Calgary, Alberta, Canada	2021-06-06
Grace Qu	New Westminster, British Columbia, Canada	2021-06-06
Wings Feng	Burnaby, British Columbia, Canada	2021-06-06
Irene Wong	Vancouver, British Columbia, Canada	2021-06-06
Alice Chang	Vancouver, Canada	2021-06-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
keira bilinsky	Port Dover, Canada	2021-06-06
Gigi ge	Vancouver, British Columbia, Canada	2021-06-06
Ying Wu	Oakville, Ontario, Canada	2021-06-06
Nabil Alamgir	Montréal, Canada	2021-06-06
victoria Zhang	Vancouver, Canada	2021-06-06
Wendy Li	Surrey, British Columbia, Canada	2021-06-06
Katherine Lin	Vancouver, British Columbia, Canada	2021-06-06
Betsy Wang	Burnaby, Canada	2021-06-06
Doris Chen	Burnaby, British Columbia, Canada	2021-06-06
Jordan Yang	Vancouver, British Columbia, Canada	2021-06-06
Shirley Lee	Langley, British Columbia, Canada	2021-06-06
Crystal Wang	Calgary, Alberta, Canada	2021-06-06
sandy wang	Vancouver, British Columbia, Canada	2021-06-06
Vicki Yang	Vancouver, British Columbia, Canada	2021-06-06
Helen Hou	Vancouver, British Columbia, Canada	2021-06-06
Joy FAN	Vancouver, British Columbia, Canada	2021-06-06
Hao Sheng	Vancouver, British Columbia, Canada	2021-06-06
L TRAN	Vancouver, Canada	2021-06-06
Simon Xia	Oakville, Canada	2021-06-06
Fiona Wang	Burnaby, British Columbia, Canada	2021-06-06
Ani Zhao	Surrey, British Columbia, Canada	2021-06-06
Tracy Shi	Burnaby, British Columbia, Canada	2021-06-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Jennifer Feng	Calgary, Canada	2021-06-06
Cynthia Chen	Vancouver, Canada	2021-06-06
Abe Wang	Burnaby, British Columbia, Canada	2021-06-06
Xianyu Liu	Surrey, British Columbia, Canada	2021-06-06
amalia deng	Calgary, Alberta, Canada	2021-06-06
Wei Yang	Langley, British Columbia, Canada	2021-06-06
shu Shu	Calgary, Canada	2021-06-06
Anthony Wachira	Saint John, Canada	2021-06-06
lily li	vancouver, Canada	2021-06-06
Hui Yang	Calgary, Canada	2021-06-06
lily zhao	Surrey, British Columbia, Canada	2021-06-06
Zhiying Li	Vancouver, British Columbia, Canada	2021-06-06
Michelle Wang	Surrey, British Columbia, Canada	2021-06-06
William Chen	Calgary, Alberta, Canada	2021-06-06
Jenny Sun	Calgary, Alberta, Canada	2021-06-06
Celia Chen	Vancouver, British Columbia, Canada	2021-06-06
Bradley Stricker	Montreal, Canada	2021-06-06
Maggie Chu	Vancouver, British Columbia, Canada	2021-06-06
Eu Wy	Vancouver, British Columbia, Canada	2021-06-06
Monica Chen	Calgary, Alberta, Canada	2021-06-06
yan liu	Calgary, Alberta, Canada	2021-06-06
Cynthia He	Vancouver, British Columbia, Canada	2021-06-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Celia Yu	Lexington, Massachusetts, US	2021-06-06
Terry Guo	Calgary, Canada	2021-06-06
Cheng Li	Vancouver, British Columbia, Canada	2021-06-06
Marco Oliverio	LaSalle, Canada	2021-06-06
Qiuya Qu	Calgary, Alberta, Canada	2021-06-06
Jane Yang	Vancouver, British Columbia, Canada	2021-06-06
Annie chen	Richmond, British Columbia, Canada	2021-06-06
Jenny Chen	Surrey, British Columbia, Canada	2021-06-06
Mei zhong Li	Vancouver, British Columbia, Canada	2021-06-06
Shirleen Wang	Delta, British Columbia, Canada	2021-06-06
Julia Zhang	Calgary, Alberta, Canada	2021-06-06
Jill Jin	Vancouver, British Columbia, Canada	2021-06-06
xiang zhang	Richmond, British Columbia, Canada	2021-06-06
Valerie Tang	Calgary, Alberta, Canada	2021-06-06
XUAN CAI	Vancouver, Canada	2021-06-06
Luna Liu	Vancouver, British Columbia, Canada	2021-06-06
Annie Yang	Vancouver, British Columbia, Canada	2021-06-06
Elijah Mathews	Wappingers Falls, US	2021-06-06
Ning Li	Richmond, British Columbia, Canada	2021-06-06
Sue McCurdy	Saint Thomas, Canada	2021-06-06
Lynn Li	Langley, British Columbia, Canada	2021-06-06
Yvonne Feng	Vancouver, British Columbia, Canada	2021-06-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
sotiria klimediotis	US	2021-06-06
Nancy Yu	North Vancouver, Canada	2021-06-06
Hao Jia	Vancouver, British Columbia, Canada	2021-06-06
Kelly Nestelroad	Kansas City, US	2021-06-06
Bonnie Zhang	Calgary, Canada	2021-06-06
Dongyun su	Vancouver, Canada	2021-06-06
Deborah Chartrand	Pembroke, Canada	2021-06-06
Jian Yu	Vancouver, Canada	2021-06-06
ying he	Markham, Ontario, Canada	2021-06-06
Henry Wang	Edmonton, Alberta, Canada	2021-06-06
Paddy Leung	Vancouver, British Columbia, Canada	2021-06-06
Yan Lin	Vancouver, British Columbia, Canada	2021-06-06
sara jiang	Calgary, Canada	2021-06-06
Zoe Zhang	Vancouver, British Columbia, Canada	2021-06-06
Bowen Tian	Vancouver, Canada	2021-06-06
Min Li	Vancouver, British Columbia, Canada	2021-06-06
Lilianna Lee	Vancouver, Canada	2021-06-06
Yiping Zhu	Oakville, Ontario, Canada	2021-06-06
Meredith Zhouu	Vancouver, British Columbia, Canada	2021-06-06
Shirley Tsim	Vancouver, British Columbia, Canada	2021-06-06
Xia Li	Calgary, Canada	2021-06-06
Max Peterson	Toronto, Canada	2021-06-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Tracy Huang	Richmond, British Columbia, Canada	2021-06-06
huiqun li	Vancouver, British Columbia, Canada	2021-06-06
joyce ma	Surrey, British Columbia, Canada	2021-06-06
Bo En	Vancouver, British Columbia, Canada	2021-06-06
h h	Mississauga, Canada	2021-06-06
Cathy cai	Vancouver, Canada	2021-06-06
Ying Zhou	Vancouver, British Columbia, Canada	2021-06-06
Jacqueline Wen	Vancouver, Canada	2021-06-06
Shirley Liang	Richmond, Canada	2021-06-06
Shawn Liang	Vancouver, British Columbia, Canada	2021-06-06
Yong mei Xie	Richmond, British Columbia, Canada	2021-06-06
JIN YANG	Vancouver, British Columbia, Canada	2021-06-06
Vivian Yu	Calgary, Alberta, Canada	2021-06-06
Kardn Wu	Burnaby, Canada	2021-06-06
Ruby Attwood	Montreal, Canada	2021-06-06
Christine Yao	Vancouver, British Columbia, Canada	2021-06-06
Matthew Fan	Burnaby, British Columbia, Canada	2021-06-06
James Lim	Vancouver, British Columbia, Canada	2021-06-06
celine zhu	Burnaby 405—4657 Hazel st., British Columbia, Canada	2021-06-06
Dan Zheng	Vancouver, Ontario, Canada	2021-06-06
Cindy Zan	Vancouver, Canada	2021-06-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Daniel Michael	Toronto, Canada	2021-06-06
Claudia Niu	Delta, British Columbia, Canada	2021-06-06
Shane O'Hara	Ottawa, Canada	2021-06-06
Sherry Chen	Vancouver, British Columbia, Canada	2021-06-06
Flora Zhong	Surrey, British Columbia, Canada	2021-06-06
eileen wong	Central District, Hong Kong	2021-06-06
Cindy Chen	Vancouver, British Columbia, Canada	2021-06-06
Zhengping Hu	Vancouver, British Columbia, Canada	2021-06-07
Alina Luo	Toronto, Canada	2021-06-07
Lisa Xie	Richmond, British Columbia, Canada	2021-06-07
Meggy Yu	Vancouver, Canada	2021-06-07
Gary zhang	Richmond Hill, Ontario, Canada	2021-06-07
Ashlin Klev	Pearl River, US	2021-06-07
Poppy McMahon	Toronto, Canada	2021-06-07
Vivian Liao	Surrey, British Columbia, Canada	2021-06-07
Alexis Brewer	Maryville, US	2021-06-07
Alex Lu	Surrey, British Columbia, Canada	2021-06-07
Masumi Nakamura	burnaby, Canada	2021-06-07
Erin Chan	Calgary, Alberta, Canada	2021-06-07
Rupinderpal Taggar	Vancouver, Canada	2021-06-07
Jordan Delorme	Vancouver, Canada	2021-06-07
Elizabeth Guo	Burnaby, British Columbia, Canada	2021-06-07



<b>Name</b>	<b>Location</b>	<b>Date</b>
Cholly Villanueva	Richmond, Canada	2021-06-07
JJ Liu	Burnaby, British Columbia, Canada	2021-06-07
Iana liu	Vancouver, British Columbia, Canada	2021-06-07
DAVID CHEN	Vancouver, British Columbia, Canada	2021-06-07
DONGLEI HU	Vancouver, British Columbia, Canada	2021-06-07
Mei Mao	Vancouver, British Columbia, Canada	2021-06-07
Emily Lee	Vancouver, British Columbia, Canada	2021-06-07
Cathy LU	Vancouver, British Columbia, Canada	2021-06-07
Grace Huang	Vancouver, British Columbia, Canada	2021-06-07
晓谷	Vancouver, British Columbia, Canada	2021-06-07
Youme Geng	Vancouver, British Columbia, Canada	2021-06-07
Ellen Du	Vancouver, British Columbia, Canada	2021-06-07
Dong Li	Vancouver, British Columbia, Canada	2021-06-07
Buda Paul	Moose Jaw, Canada	2021-06-07
Kathy Wu	Vancouver, British Columbia, Canada	2021-06-07
Xin Mo	Coquitlam, British Columbia, Canada	2021-06-07
shuhui zhang	Vancouver, British Columbia, Canada	2021-06-07
Adelle Rulli	Windham Centre, Canada	2021-06-07
Zheng Lu	Vancouver, British Columbia, Canada	2021-06-07
Alyssa cui	Fremont, California, US	2021-06-07
jjahui xue	Vancouver, British Columbia, Canada	2021-06-07
Yao hong	Vancouver, British Columbia, Canada	2021-06-07

<b>Name</b>	<b>Location</b>	<b>Date</b>
Alice Fong	Vancouver, British Columbia, Canada	2021-06-07
Eileen Shen	Surrey, Canada	2021-06-07
chen michelke	Vancouver, British Columbia, Canada	2021-06-07
Christine Zhu	Burnaby, British Columbia, Canada	2021-06-07
Dave Shi	Vancouver, Canada	2021-06-07
yu liu	richmond, Canada	2021-06-07
Jason Liang	Vancouver, British Columbia, Canada	2021-06-07
G G	Vancouver, British Columbia, Canada	2021-06-07
Jane Wu	Vancouver, British Columbia, Canada	2021-06-07
Liu Eileen	China	2021-06-07
Yan Zhang	Vancouver, British Columbia, Canada	2021-06-07
Tony Lin	Vancouver, British Columbia, Canada	2021-06-07
Jamie Jiang	Vancouver, British Columbia, Canada	2021-06-07
Jie Bai	Vancouver, British Columbia, Canada	2021-06-07
CHEN HSING LIU	Vancouver, British Columbia, Canada	2021-06-07
Stella Su	Vancouver, British Columbia, Canada	2021-06-07
Xiaoliang Jin	Vancouver, British Columbia, Canada	2021-06-07
xiaoli yu	Vancouver, British Columbia, Canada	2021-06-07
Ivy Lee	Vancouver, British Columbia, Canada	2021-06-07
weiguang song	Vancouver, British Columbia, Canada	2021-06-07
david mao	Vancouver, British Columbia, Canada	2021-06-07
Luke Cai	Vancouver, British Columbia, Canada	2021-06-07

<b>Name</b>	<b>Location</b>	<b>Date</b>
Jasmine January	North Las Vegas, US	2021-06-07
Utkarsh Nath	Fremont, US	2021-06-07
Linda Lin	Vancouver, British Columbia, Canada	2021-06-07
yue yin	Vancouver, Canada	2021-06-07
Sen Wong	Burnaby, British Columbia, Canada	2021-06-07
Winnie Chang	Vancouver, British Columbia, Canada	2021-06-07
fred chen	Vancouver, British Columbia, Canada	2021-06-07
xingxiang zhu	Vancouver, British Columbia, Canada	2021-06-07
Louis Fu	Vancouver, British Columbia, Canada	2021-06-07
Iris Wang	Vancouver, British Columbia, Canada	2021-06-07
Shaohui Liu	Vancouver, British Columbia, Canada	2021-06-07
Mark Zhang	Richmond, British Columbia, Canada	2021-06-07
Daisy Cheng	Vancouver, British Columbia, Canada	2021-06-07
Sicily Xie	Singapore, Singapore	2021-06-07
Gary Hsieh	Surrey, Canada	2021-06-07
Xin Jiang	Vancouver, British Columbia, Canada	2021-06-07
Vivian Zhang	Vancouver, British Columbia, Canada	2021-06-07
Wayne Su	Vancouver, British Columbia, Canada	2021-06-07
Claire Li	Vancouver, British Columbia, Canada	2021-06-07
Shuang Liang	Vancouver, British Columbia, Canada	2021-06-07
marjan khairollahi	New York, US	2021-06-07
Jenny Li	Vancouver, British Columbia, Canada	2021-06-07

<b>Name</b>	<b>Location</b>	<b>Date</b>
Justin Truong	San Francisco, US	2021-06-07
Jennifer Hippolite	Kahuku, US	2021-06-07
chao ming lin	Vancouver, British Columbia, Canada	2021-06-07
Amy Liu	Vancouver, British Columbia, Canada	2021-06-07
daniella montoya	San Diego, US	2021-06-07
siyang wang	Richmond, British Columbia, Canada	2021-06-07
Taras Hlynka	Lasalle, Canada	2021-06-07
Jeremy Anderson	US	2021-06-07
Kat Ng	Vancouver, British Columbia, Canada	2021-06-07
Jaida Sieu	Alameda, US	2021-06-07
su li	Vancouver, British Columbia, Canada	2021-06-07
Lourdes Umayam	Toronto, Canada	2021-06-07
Sarn Saeteurn	Oakland, US	2021-06-07
Hai Yan Zou	Central District, Hong Kong	2021-06-07
Henry Lu	Vancouver, British Columbia, Canada	2021-06-07
Lifen Li	Vancouver, British Columbia, Canada	2021-06-07
Isabella Medina	Pawtucket, US	2021-06-07
Roderick Purdy	Windsor, Canada	2021-06-07
Travis Conroy	Minneapolis, US	2021-06-07
Melissa Boyer	Tinley Park, US	2021-06-07
J P	Canada	2021-06-07
annie fang	Vancouver, British Columbia, Canada	2021-06-07

Name	Location	Date
J Xing	Vancouver, British Columbia, Canada	2021-06-07
Larresha Gulledge	Pigeon Forge, US	2021-06-07

Recipient: UEL Administration Office

Letter: Greetings,

Objection of the Cannabis retail at 5784 University Blvd in UBC

# Comments

Name	Location	Date	Comment
Alan Mak	Vancouver, Canada	2021-05-06	"The area is populated by children and teenagers."
Amy tang	Prince George, Canada	2021-05-06	"huinitang"
NANCY LU	Surrey, Canada	2021-05-06	"Scared"
Louis Zang	Vancouver, Canada	2021-05-06	"It's very bad for all the kids of our community!"
Ning Fang	3487 Binning Rd Vancouver, Canada	2021-05-06	"方宁"
Fran Zhang	Vancouver, Canada	2021-05-06	"According to Cannabis Laws and Regulations issued in 2018, the first aim of the Cannabis act is to "keep cannabis out of the hands of youth". Cannabis Act says to "help prevent youth from accessing cannabis", I can not understand then why the Cannabis retail is allowed to be opened in UBC, the campus which placed the highest number of youth across BC province, more than 60,000 from regular residential students are living there per year, no need to say the kids associated with the young family. This opening is a strong signal to the Youth: You are welcome to consuming Cannabis.To open a Cannabis retail in UBC is a pure and shameful Business decision, because UBC has more potential customers – the Youth, vulnerable and affect easily by the around. Easy access to cannabis contravene the fundamental aim of the Cannabis Act, instead of prevent youth from accessing cannabis, the cannabis retail opening actually encourages the Youth to consume the cannabis.It became lawful on October 17, 2019 for legal"
Nate Jakob	Vancouver, Canada	2021-05-06	"周辉君"
Samantha Shi	Richmond, Canada	2021-05-06	"Our children are coming for college not to get high"
Jian Chen	Vancouver, Canada	2021-05-06	"there many families with young kids there, not good idea to have cannbis shops on south campus!"
Veronica Chen	Vancouver, Canada	2021-05-06	"It's bad for kids, and I don't like it"
Bianca Dong	Vancouver, Canada	2021-05-06	"My kids still young, I don't want put them in second-hand smoke environment. There already have one cannabis store at 4529 W10th Ave and dunbar street both close to UBC, I don't know why need more and more, Please don't allow new cannabis store at UBC, Thank you."
Annie Lee	Richmond, Canada	2021-05-07	"We certainly do not want to see our kids get foggy heads when they need their clear head most to meet their academic requirements and to get ready for their adult life."
Anna Dong	Vancouver, Canada	2021-05-07	"To: <a href="mailto:PlanUEL@gov.bc.ca" rel="nofollow">PlanUEL@gov.bc.ca</a>Subject: Firm Objection to opening cannabis shop in UBC area!!To whom it may concern,I am

Name	Location	Date	Comment
			writing to express my firm objection to opening a cannabis retail at 5784 university Blvd, locate in UBC area.According to Cannabis Laws and Regulations issued in 2018, the first aim of the Cannabis act is to "keep cannabis out of the hands of youth". Cannabis Act says to "help prevent youth from accessing cannabis", I have difficulties to understand why the Cannabis retail can be allowed to be opened in UBC, the campus which placed the highest number of youth across BC province, more than 60,000 from regular residential students are living there per year, no need to say the kids associated with the young family. Allowing a cannabis shop to be opened in a youth/kids highly concentrated area delivers a totally wrong signal: Youth are welcomed to consuming Cannabis. And this ABSOLUTELY contravenes the fundamental aim of the Cannabis Ac"
Minqi Xu	Vancouver, Canada	2021-05-07	"Not good for the community with lots of students"
Cheryl Guo	Vancouver, Canada	2021-05-07	"It's not proper to open such shop in the campus"
Kate Liu	Richmond, Canada	2021-05-07	"it's stupid and crazy!"
Kuan Ho	Canada	2021-05-07	"This one shouldn't in UBC campus"
Michael Wang	Vancouver, Canada	2021-05-07	"That's something we definitely don't need"
Bo Gong	Vancouver, Canada	2021-05-08	"This store should not exist near UBC campus"
Yeonhee Lee	Vancouver, Canada	2021-05-11	"OMG"
Kyong Won	Burnaby, Canada	2021-05-11	"Ridiculous"
Ming Wu	Vancouver, Canada	2021-05-20	"No cannabis store in UBC campus"
Tania Tasmin	Saudi Arabia	2021-05-21	"I was a UBC student and my daughter used to go to UBC daycare. Any cannabis store will have negative impact on UBC families."
Cristina Perugia	Vancouver, Canada	2021-05-21	"Too many minors in the area. There are not only elementary and high schools, but also many childcare in the area, with a new afterschool program opening soon. Definitely not the ideal place to open a cannabis retail."
Helen Hao	Vancouver, Canada	2021-06-04	"I'm signed because I don't want my kids expose to high risk and I don't like the smell of smoke."
Angelina Zhou	Surrey, Canada	2021-06-04	"Angelina Zhou"
yan shen	本那比, Canada	2021-06-04	"Thanks for revealing the news of a potential cannabis store in UBC. Well, I believe that not all stores are created equal, and some are not welcome here in UBC.We human beings are praise-worthy in discriminating what is the bottom line and what is normal. To many of us, who might not be heard often, this potential Cannabis store belongs to the former.Please hold some respect for the already brewing opinions of more conservative opinions from the general. We are quiet, but not voice-less. We are many, but we are not united, until now.Thank you again if you could turn to us and listen. Please consider leaving one slice of tiny space where we can still call a place heaven-like, literally. Anyway, it's the maple leaf bearing on



Name	Location	Date	Comment
			the national flag that draws us to this country, not that imposter cannabis leaf. They look alike, but they are just not the same."
zhiqin dong	Vancouver, Canada	2021-06-04	"Hello Heather ShayThe University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are families, students, and professors oriented towards the purpose of the university campus. By opening a cannabis retail store, non-relevant people may be attracted to the campus for purposes unrelated to the university. UBC fosters a high density of minors, with an elementary school within 1.4 km, a high school within 1 km and another elementary school within ONLY 700 meter to the location of the cannabis retail. The location of the cannabis retail store is in a business plaza including a food court, supermarket, fast food chains, Staples, banks and educational institutes which are family, business, and academic-oriented. Many elementary and secondary school students pass by this area on the way to school and spend time in this area after school with friends. By allowing cannabis retail to exist in this business plaza, we are putting children at a high r"
Hai Shao	Surrey, Canada	2021-06-05	"We wish that cannabis stores do not enter into the greater Vancouver area as we fear it may have a bad influence on the younger generation."
Shirley Shi	Vancouver, Canada	2021-06-05	"I strongly object the establishment of Cannabis retail at 5784 University Blvd in UBC."
Funa Lu	Deptford, New Jersey, US	2021-06-05	"The University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are families, students, and professors oriented towards the purpose of the university campus. By opening a cannabis retail store, non-relevant people may be attracted to the campus for purposes unrelated to the university. UBC fosters a high density of minors, with an elementary school within 1.4 km, a high school within 1 km and another elementary school within ONLY 700 meter to the location of the cannabis retail. The location of the cannabis retail store is in a business plaza including a food court, supermarket, fast food chains, Staples, banks and educational institutes which are family, business, and academic-oriented. Many elementary and secondary school students pass by this area on the way to school and spend time in this area after school with friends. By allowing cannabis retail to exist in this business plaza, we are putting children at a high risk of exposure to"
Ying Ou	Vancouver, Canada	2021-06-05	"I am signing because I don't want the cannabis retail opened in UBC."
Yajuan Wen	Vancouver, Canada	2021-06-05	"It's not a good example for young generation on campus."
Jean Zhang	Vancouver, Canada	2021-06-05	"I strongly oppose to open the cannabis shop on campus because science has already proved that cannabis affects brain functions at all ages, it can be especially harmful for people under 25, as their brain is under developing. Most university students are younger than 25. It's not wise/ responsible to challenge/tempt university students by opening a cannabis shop on their campus ."

Name	Location	Date	Comment
Winnie Feng	Taipei, Taiwan	2021-06-05	"It's the area for students and academics; cannabis is not good for this pure land."
Honggang Zhang	Vancouver, Canada	2021-06-06	"I fully opposed to open this kind of shop in UBC and would like to sign this petition"
zhijun zhang	Vancouver, Canada	2021-06-06	"It's unacceptable."
Joya Wong	Vancouver, Canada	2021-06-06	"No pain no cannabis"
Dale Mugridge	Canada	2021-06-06	"This is a terrible idea."
Yi Wan	West Vancouver, Canada	2021-06-06	"My son is a student of UBC. I don't want my son to be attracted to Cannabis."
Sabrina Song	素里, Canada	2021-06-06	"Firmly resist and oppose the opening of marijuana stores in residential areas and on campus"
Wings Feng	Burnaby, Canada	2021-06-06	"This is a terrible idea and is unacceptable!"
XUHUA ZHANG	Vancouver, Canada	2021-06-06	"Firmly oppose the opening of marijuana stores in residential areas and on campus."
Hui Yang	Calgary, Canada	2021-06-06	"Natalie Yang"
XUAN CAI	Vancouver, Canada	2021-06-06	"I am resident in UNA community.I strongly oppose the government plan on Marijuana store opening in UNA area.1. As a teenager parent, we are worry about child social education, they know nothing yet believe they know everything. They may regard Marijuana as fashion with regardless of self-health.2. Such store surely attract those "social people" to our society such unavoidably cause security problem.All my neighbours have the same opinion as I do."
Dave Shi	Vancouver, Canada	2021-06-07	"I'm signed because I don't agree the store open in UBC."

**From:** s.22  
**To:** UEL Planning MUNI:EX; areaajen@gmail.com  
**Subject:** Objection of the Cannabis retail at 5784 University Blvd in UBC  
**Date:** May 24, 2021 11:19:04 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

## Objection of the Cannabis retail at 5784 University Blvd

Hello UEL Manager & Jen,

I am very surprised to hear a Cannabis retail store plans to open on UBC campus.

I am strongly against this plan with 3 reasons: 1)attracting non academic research purpose people, 2) minors who walk by would show interest, 3) unpleasant passing air.

Hope you can help to stop this plan. Please check the following petition.

[https://www.change.org/p/uel-administration-office-objection-of-the-cannabis-retail-at-5784-university-blvd-in-ubc?utm\\_content=cl\\_sharecopy\\_28749337\\_en-CA%3A5&recruiter=877660385&utm\\_source=share\\_petition&utm\\_medium=copylink&utm\\_campaign=share\\_petition](https://www.change.org/p/uel-administration-office-objection-of-the-cannabis-retail-at-5784-university-blvd-in-ubc?utm_content=cl_sharecopy_28749337_en-CA%3A5&recruiter=877660385&utm_source=share_petition&utm_medium=copylink&utm_campaign=share_petition)

Big thanks for your help!

Lily

Get [Outlook for iOS](#)

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** New petition to you: Objection of the Cannabis retail at 5784 AND 5728 University Blvd. in UBC  
**Date:** June 13, 2021 5:07:21 PM

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**



## UEL Administration Office: you've been listed as a decision maker

Connie Chen started a petition on Change.org and listed you as a decision maker. Learn more about Connie Chen's petition and how you can respond:



Connie Chen is petitioning UEL Administration Office

### Objection of the Cannabis retail at 5784 AND 5728 University Blvd. in UBC

The University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are families, students, and professors oriented towards the purpose of the university campus. By opening a cannabis...

[View the petition](#)

#### WHAT YOU CAN DO

**1. View the petition:** [Learn about the petition and its supporters.](#)

You will receive updates as new supporters sign the petition so you can see who is signing and why.

**2. Respond to the petition:** [Post a response](#) to let the petition supporters know you're listening, say whether you agree with their call to action, or ask them for more information.

**3. Continue the dialogue:** Read the comments posted by petition supporters and continue the dialogue so that others can see you're an engaged leader who is willing to participate in open discussion.

#### CHANGE.ORG FOR DECISION MAKERS

On Change.org, decision makers like you connect directly with people around the world to resolve issues. [Learn more](#).

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This notification was sent to PlanUEL@gov.bc.ca, the address listed as the decision maker.

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[Privacy policy](#)

We'd love to hear from you! [Contact us](#) through our help centre.

Change.org · 548 Market St #29993, San Francisco, CA 94104-5401, USA

# Feedback Received After June 9<sup>th</sup> Deadline

# Feedback received after deadline

## 1. UEL residents

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [areaaajen@gmail](#); [Community Advisory Coucil](#); [Eby.MLA, David LASS:EX](#)  
**Subject:** FW:  
**Date:** June 10, 2021 2:46:13 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

**Subject: Change of land use Application for Non-Medical Cannabis Retail at 5784 University Boulevard (UEL Village)  
Opposition to the application for a recreational cannabis shop in Area D**

Because of the large student population nearby I suppose our neighborhood has learned to tolerate the litter produced by the presence of many fast food shops in this area, but to add to it recreational cannabis is too much. Too often this leads to hard drugs and so it is ironic to read the pious reasons presented on the sign for its adoption." To protect our vulnerable students from the illegal market." Those who wish to smoke pot can get it legally or illegally. It is a big mistake to make it easy for them to get it, especially when they are young and impressionable. For this reason I trust that UBC will also decline to accommodate a recreational cannabis shop on its land.

Edward Jull

s.22 (UEL Area A)

Vancouver, BC, s.22

Sent from [Mail](#) for Windows 10



# Feedback received after deadline

## 2. UBC/UNA residents

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** cannabis shop  
**Date:** June 11, 2021 9:39:37 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I'm OK with it.

M. Bassett

s.22

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Comments on the application for a proposed non-medical cannabis store at 5784 University Boulevard  
**Date:** June 9, 2021 5:20:17 PM

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Dear sir/madam:

I have been made aware of a pending application for a on-medical cannabis store at 5784 University Boulevard, located in the University Village on land that is under the jurisdiction of the University Endowment Lands (UEL).

I would like to express my concerns about this particular location, although I am not opposed to cannabis stores in general. My concerns are neither an expression of NIMBY-ism (I live in the UBC Hawthorn neighbourhood, more than 2 km away), nor am I concerned about a possible change to the general character of the neighbourhood. In fact, I visit the neighbouring stores and restaurants on a nearly-daily basis.

In the past I have been one of the voices advocating for a four-pillar reform of federal cannabis legislation. These four pillars are: legalization, regulation, taxation, and education. The second pillar, regulation, is about effective control of the legalized environment for recreational/non-medical use of cannabis.

The UEL is an unincorporated community with a rather limited ability to act as a municipal authority, both because of its legal status and because of its small size. Thus it is very similar to the administration of the residential lands on the UBC campus, looked after by a society called the University Neighbourhoods Association. Neither UEL nor ULA have significant capacity for administering and enforcing bylaws. It is this diminished capacity to act as a regulatory body that leads me to conclude that no cannabis store should be operated either on UEL or UNA lands. By comparison, the City of Vancouver has ample regulatory capacity to oversee retail store licensing with respect to cannabis stores, which have unique regulatory challenges.

I am not aware that the UEL has (1) appropriate Zoning and Development Bylaws in place that would regulate cannabis store licenses, or (2) appropriate training and staffing of Bylaw enforcement officers that could monitor the unique operational situation of cannabis stores. Without these, oversight is entirely left to the BC LCRB. At a minimum, UEL and UNA would need to enter into a cooperation agreement with the City of Vancouver in order to ensure that there is complete harmonization of Bylaws and possibly have qualified City of Vancouver staff enforce relevant UEL bylaws.

Absent sufficient regulatory and enforcement capacity of the UEL, I regret but I find myself in a position where I strongly oppose the application for a business license *at this time*. This application should not go forward without first establishing a proper regulatory regime.

Best regards,  
Prof. Werner Antweiler

Werner Antweiler, PhD • E-mail: [werner.antweiler@ubc.ca](mailto:werner.antweiler@ubc.ca) • Web: <https://wernerantweiler.ca> • Phone: +1-604-822-8484

**From:** S.  
**To:** [22L Planning MUNI:EX](#)  
**Subject:** Strongly Against 5784 University Blvd changed to Cannabis Retail  
**Date:** June 9, 2021 11:28:28 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

I am a resident living in this neighborhood more than 10 years. I strongly against the above mentioned proposed project for many reasons

1. just steps from UBC,
2. close to elementary and high school
3. safety concern to the community

Strongly against it.

Stewart Cheng

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Opposition to Cannabis retail stores  
**Date:** June 7, 2021 4:15:29 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern:

I am writing to express my opposition to the proposed cannabis retail stores at 5784 University Boulevard and unit 102/202 5728 University Boulevard. I am concerned about the facilitated access to cannabis to the thousands of young university and college students who are especially vulnerable to suffer adverse impact on their long term brain health. I am also concerned about the potential for increased incidents of inappropriate behavior/crime/driving under the influence that may be harmful to the community. I urge you to reject the applications.

Thank you for your consideration.

Angelita Garcia

s.22

Vancouver B.C. s.22

Canada

[litag](#) - Chat @ Spike



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#); [Eby.MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Opposite the sale of marijuana on UBC campus  
**Date:** June 11, 2021 10:33:58 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear officer!

 853192216

邮箱: s.22

Hope you have a nice day! I heard that two marijuana companies have applied to set up shop and sell marijuana on the UBC campus. I have no idea if it is for real. If so, as a UBC student, I strongly oppose this!

There are several reasons for this:

- 1) it attracts all kinds of people who smoke marijuana;
- 2) There is a risk of attracting curious teenagers and children who often gather nearby;
- 3) Air quality deteriorates.
- 4) Marijuana attracts children in the form of candies and snacks. Children under the age of 18 who eat it will damage the development and growth of the brain.

As a student on campus, I believe marijuana stores will directly affect my campus life. Similarly, I think it will directly bring psychological panic to students. Again, I hope all departments can think it over.

Thank you so much.

Sylvia

**From:** s.22  
**To:** UEL Planning MUNI:EX; Eby.MLA, David LASS:EX; uelcac@gmail.com; areaajen@gmail.com  
**Subject:** 5784 & 5728 University Blvd. re-zoning - opposition  
**Date:** June 10, 2021 11:05:19 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

**Hello UEL office,**

**My name is Gigi and I work in Westbrook Village. I am writing to express strong opposition to the proposed Cannabis retail store within the University Endowment lands. Some of my reasons are below:**

**1. As per economical gain:** Cannabis dispensary makes far less money than claimed. They need to open as many outlets as possible to maintain strong presence (and attract new users of course), in the face of over-whelming challenges from the political front, health aversions from consumption and from its odour, plus community push-backs. DO NOT be fooled by their tactic, especially not at the expense of our peaceful, academy and family-oriented community;

Resource: B.C. still loses money on legalized marijuana: <https://www.vicnews.com/business/b-c-still-losing-money-on-legalized-marijuana-sales/>

**2. As per crime:** We already face skyrocketing petty crimes on the UBC campus (somewhere about 114% rise compares to pre-COVID). Are you ready to be the main player to further drive up crime rate on campus by allowing Cannabis Retail units and all the commotions resulted from it?

**3. As per health:** As a health professional, I am obliged to advise you the negative health affects associated with long-term recreational marijuana use/abuse. I am sharing a SPECT scan of a 16-year-old who has daily abuse of Marijuana. A typical normal brain SPECT should show no hollow area. It is sad, he's life is destroyed, so are his caretakers/family's. Legal does not mean it's "right". Being legal is the minimum requirement in a civil society; unfortunately, the time has come for us to have to fight for a reasonable minimal standard.

<Brain Scan Marijuana abuse in teens.png>

Source: Amen's Clinic (the specialist for brain injuries)

4. I am attaching a letter drafted by fellow resident and that I concur and support.

Thank you for the attention.

Gigi

# Feedback received after deadline

## 3. Other/unspecified address



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** Ref: Cannabis Retail Store in UBC Village  
**Date:** June 9, 2021 6:57:55 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Manager,

I would like to present my opinion against the application to set up the Cannabis stores in UBC village. I understand that Canada has legalized the creation use of Cannabis but I don't believe that Canada encourages everyone to use Cannabis. Especially most residents in UBC are 18-19 age students who just left their families, like my own kids. I sincerely hope such stores be away from UBC.

Regards  
Eddie

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [uelcac](#); [areaajen](#)  
**Subject:** Stop Cannabis in UEL/UBC/UNA at 5784 University Blvd  
**Date:** June 9, 2021 4:02:48 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff:

I am writing to express my strongest objection to the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (UEL village) from Burb Cannabis Corporation. (\*\* Remember in your 2nd letter, to change to Unit102/202-5728 University Blvd from Atheneum Cannabis\*\*) I strongly oppose this application for the following reasons:

1. Worried about the wellbeing and safety of children: There are more than 2600 children (preschoolers and K-12 students) that go to school daily in this area, including two center/school for children with disabilities that need our best protection. They are Uhill elementary, Uhill secondary, Norma Rose Point, Eaton Smith School, about 1900 K-12 students, 10+ daycare centers (~ 700 age 0-5 children) and two community centers. These schools are located from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith School for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities (~ 100 children) is about 700 meters away. The retail application address is at the UEL village, where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and service places such as banks and doctors. I am deeply concerned the negative influences that this retail may bring to them at a very early age.
2. Unpleasant odour: The closest park: Jim Everett memorial park is only 100 meters away from the proposed retail address, where kids play. In many cannabis stores, the customer flow also brings unpleasant smoke odour in the nearby area, and there is no guarantee that this store's customers will not. Who can guarantee that the odour would not affect the brain of baby and children? How is this business development help our children/families/residences in any aspect?
3. Existing easy accessible Cannabis stores: Within 5 km circle of UBC, there are already 4 cannabis retail stores, none of which is comparable to UBC in the scale of schools and young children population. I would regard this application's approval as a serious threat and damage to the UBC neighborhood children and families' safety, health, freedom and rights.
4. Negative impact to the business of surrounding stores: Opening a retail cannabis store in this neighborhood would negatively limit the business potential/opportunities for existing businesses nearby. They include an after-school education firm, staples, coffee shops, food places, medical offices, a gym and grocery stores. As the south campus has many similar shops, for the reason that there is a cannabis store, many will avoid possible trips to UEL village and use other alternatives. Eventually, this cannabis store can be the single biggest damper for the development of the UEL village. I could also imagine that the real-estate prices near this area will drop, which lowers the real estate taxes/levies that the city, and UEL can collect. This is especially a problem for UBC as there are so many residential buildings in this area.
5. Culture shock for Tourist/UBC international Students:UBC has a total of 66,512 students, among whom there are 18,283 international students (about 28%). Please bear in mind that the legalization of cannabis is still not the case in most of the countries ([https://en.wikipedia.org/wiki/Legality\\_of\\_cannabis](https://en.wikipedia.org/wiki/Legality_of_cannabis)). In many cultures, having a cannabis store nearby is very damaging to the residents' comfort and life quality, which is the case for the residents from these culture background. It also gives the tourists

negative impressions of UBC as a world-class university. Considering that Regent College, the first graduate school of theology in North America, is just across the street and there are two chapels down the University Blvd, this location can be viewed by many as not suitable or considerate.

With these comments, I am writing about the potential damages that this store can bring to the existing community members and children, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demography data and previous urban planning data of our community.

Sincerely,  
JinRong Sun

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby.MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Strongest objection to the non-medical cannabis retail application in UNA area  
**Date:** June 14, 2021 1:51:53 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff,

I am writing to express my strongest objection to the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (UEL village) from Burb Cannabis Corporation and for Unit102/202-5728 University Blvd from Atheneum Cannabis.

I strongly oppose this application for the following reasons:

- 1. Worried about the wellbeing and safety of children:** There are more than 2600 children (preschoolers and K-12 students) that go to school daily in this area, including two center/school for children with disabilities that need our best protection. They are Uhill elementary, Uhill secondary, Norma Rose Point, Eaton Smith School, about 1900 K-12 students, 10+ daycare centers (~ 700 age 0-5 children) and two community centers. These schools are located from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith School for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities (~ 100 children) is about 700 meters away. The retail application address is at the UEL village, where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and service places such as banks and doctors. I am deeply concerned the negative influences that this retail may bring to them at a very early age.
- 2. Unpleasant odour:** The closest park: Jim Everett memorial park is only 100 meters away from the proposed retail address, where kids play. In many cannabis stores, the customer flow also brings unpleasant smoke odour in the nearby area, and there is no guarantee that this store's customers will not. Who can guarantee that the odour would not affect the brain of baby and children? How is this business development help our children/families/residences in any aspect?
- 3. Existing easy accessible Cannabis stores:** Within 5 km circle of UBC, there are already 4 cannabis retail stores, none of which is comparable to UBC in the scale of schools and young children population. I would regard this application's approval as a serious threat and damage to the UBC neighborhood children and families' safety, health, freedom and rights.
- 4. Negative impact to the business of surrounding stores:** Opening a retail cannabis store in this neighborhood would negatively limit the business

potential/opportunities for existing businesses nearby. They include an after-school education firm, staples, coffee shops, food places, medical offices, a gym and grocery stores. As the south campus has many similar shops, for the reason that there is a cannabis store, many will avoid possible trips to UEL village and use other alternatives. Eventually, this cannabis store can be the single biggest damper for the development of the UEL village. I could also imagine that the real-estate prices near this area will drop, which lowers the real estate taxes/levies that the city, and UEL can collect. This is especially a problem for UBC as there are so many residential buildings in this area.

**5. Culture shock for Tourist/UBC international Students:**UBC has a total of 66,512 students, among whom there are 18,283 international students (about 28%). Please bear in mind that the legalization of cannabis is still not the case in most of the countries ([https://en.wikipedia.org/wiki/Legality\\_of\\_cannabis](https://en.wikipedia.org/wiki/Legality_of_cannabis)). In many cultures, having a cannabis store nearby is very damaging to the residents' comfort and life quality, which is the case for the residents from these culture background. It also gives the tourists negative impressions of UBC as a world-class university. Considering that Regent College, the first graduate school of theology in North America, is just across the street and there are two chapels down the University Blvd, this location can be viewed by many as not suitable or considerate.

With these comments, I am writing about the potential damages that this store can bring to the existing community members and children, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demography data and previous urban planning data of our community.

Sincerely,  
Chaohui Li (William)



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#); [Eby.MLA, David LASS:EX](#)  
**Cc:** [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Objection of the Cannabis retails in UBC Community  
**Date:** June 9, 2021 4:07:54 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff,

I am writing to express my **strongest objection to the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (UEL village) from Burb Cannabis Corporation.**

I strongly oppose this application for the following reasons:

1. Worried about the wellbeing and safety of children in Uhill elementary, Uhill secondary, Norma Rose Point, Eaton Smith School, about 1900 K-12 students, 10+ daycare centers (~ 700 age 0-5 children) and two community centers. These schools are located from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith School for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities (~ 100 children) is about 700 meters away. The retail application address is at the UEL village, where many young families with babies and toddlers and the 1900 K-12 students frequent to get their food, groceries, and service places such as banks and doctors every day. I am deeply concerned about the negative influences that this retail may bring to them at a very early age.
2. Unpleasant odor: The closest park: Jim Everett memorial park is only 100 meters away from the proposed retail address, where kids play. In many cannabis stores, the customer flow also brings unpleasant smoke odor in the nearby area, and there is no guarantee that this store's customers will not. Who can guarantee that the odor would not affect the brain of babies and children? How is this business development help our children/families/residences in any aspect?
3. Existing easy accessible Cannabis stores: Within a 5 km circle of UBC, there are already four cannabis retail stores, none of which is comparable to UBC in the scale of schools and young children population. I would regard this application's approval as a severe threat and damage to the UBC neighborhood children and families' safety, health, freedom, and rights.
4. Negative impact to the business of surrounding stores: Opening a retail cannabis store in this neighborhood would negatively limit the business potential/opportunities for existing businesses nearby. They include an after-school education firm, staples, coffee shops, food places, medical offices, a gym, and grocery stores. As the south campus has many similar shops, for the reason that there is a cannabis store, many will avoid possible trips to UEL village and use other alternatives. Eventually, this cannabis store can be the single biggest damper for the development of the UEL village. I could also imagine that the real-estate prices near this area will drop, which lowers the real estate taxes/levies that the city, and UEL can collect. This is especially a problem for UBC as there are so many residential buildings in this

area.

5. Culture shock for Tourist/UBC international Students: UBC has a total of 66,512 students, among whom there are 18,283 international students (about 28%). Please bear in mind that the legalization of cannabis is still not the case in most of the countries ([https://en.wikipedia.org/wiki/Legality\\_of\\_cannabis](https://en.wikipedia.org/wiki/Legality_of_cannabis)). Opening a retail cannabis store put these students at high risk. In many cultures, having a cannabis store nearby is very damaging to the residents' comfort and life quality, which is the case for the residents from these cultural backgrounds. It also gives the tourists negative impressions of UBC as a world-class university. Considering that Regent College, the first graduate school of theology in North America, is just across the street and there are two chapels down the University Blvd, this location can be viewed by many as not suitable or considerate. With these comments, I am writing about the potential damages that this store can bring to the existing community members and children, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demography data and previous urban planning data of our community. Sincerely, Your name

Best regards,  
Quincy Xu

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#); [Eby.MLA, David LASS:EX](#)  
**Cc:** [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** Burb Cannabis is proposing to use the Copy Smart store space at 5784 University Blvd.  
**Date:** June 9, 2021 4:53:14 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL officers,

I strongly oppose that the Burb Cannabis is proposing to use the Copy Smart store space at 5784 University Blvd. The reasons are under:

- 1) Attract all kinds of people who smoke cannabis;
- 2) There is a risk of attracting curious teenagers and children nearby;
- 3) Deterioration of air quality.
- 4) Cannabis attracts children with candies and snacks. Children under 18 will destroy the development and growth of the brain if they eat it.
- 5) UBC is a world-renowned institution and a symbol of the future generation. Promoting a healthy life concept should also be one of UBC's educational concepts. It will affect the quality of life that guides all young generations.

Sincerely,  
Mei



**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** We object to planned pot store.  
**Date:** June 9, 2021 5:13:13 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Please reject the planned pot store at 3784 Univ. Blvd.  
There are more than adequate nearby retail outlets, and another is a big negative for vulnerable young people, and a security hazard.  
Pot has a negative influence on society, not uplifting.

R+V Dunsterville.

s.22

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Subject:** No weeds in UBC  
**Date:** June 9, 2021 6:34:07 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Please don't let marijuana get in UBC!

It's a school campus!

Please!

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [Eby,MLA, David LASS:EX](#); [areaajen@gmail.com](mailto:areaajen@gmail.com); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** In opposite to cannabis stores applied to open in our community - 5784 University Blvd  
**Date:** June 9, 2021 6:54:31 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff,

I am writing to express my strongest objection to the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (UEL village) from Burb Cannabis Corporation. I strongly oppose this application for the following reasons:

**1. Worried about the wellbeing and safety of children:** There are more than 2600 children (preschoolers and K-12 students) that go to school daily in this area, including two center/school for children with disabilities that need our best protection. They are Uhill elementary, Uhill secondary, Norma Rose Point, Eaton Smith School, about 1900 K-12 students, 10+ daycare centers (~ 700 age 0-5 children) and two community centers. These schools are located from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith School for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities (~ 100 children) is about 700 meters away. The retail application address is at the UEL village, where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and service places such as banks and doctors. I am deeply concerned the negative influences that this retail may bring to them at a very early age.

**2. Unpleasant odour:** The closest park: Jim Everett memorial park is only 100 meters away from the proposed retail address, where kids play. In many cannabis stores, the customer flow also brings unpleasant smoke odour in the nearby area, and there is no guarantee that this store's customers will not. Who can guarantee that the odour would not affect the brain of baby and children? How is this business development help our children/families/residences in any aspect?

**3. Existing easy accessible Cannabis stores:** Within 5 km circle of UBC, there are already 4 cannabis retail stores, none of which is comparable to UBC in the scale of schools and young children population. I would regard this application's approval as a serious threat and damage to the UBC neighborhood children and families' safety, health, freedom and rights.

**4. Negative impact to the business of surrounding stores:** Opening a retail cannabis store in this neighborhood would negatively limit the business potential/opportunities for existing businesses nearby. They include an after-school education firm, staples, coffee shops, food places, medical offices, a gym and grocery stores. As the south campus has many similar shops, for the reason that there is a cannabis store, many will avoid possible trips to UEL village and use other alternatives. Eventually, this cannabis store can be the single biggest damper for the development of the UEL village. I could also imagine that the real-estate prices near this area will drop, which lowers the real estate taxes/levies that the city, and UEL can collect. This is especially a problem for UBC as there are so many residential buildings in this area.

**5. Culture shock for Tourist/UBC international Students:**UBC has a total of 66,512 students, among whom there are 18,283 international students (about 28%). Please bear in mind that the legalization of cannabis is still not the case in most of the countries ([https://en.wikipedia.org/wiki/Legality\\_of\\_cannabi](https://en.wikipedia.org/wiki/Legality_of_cannabi)). In many cultures, having a cannabis store nearby is very damaging to the residents' comfort and life quality, which is the case for the residents from these culture background. It also gives the tourists negative impressions of UBC as a world-class university. Considering that Regent College, the first graduate school of theology in North America, is just across the street and there are two chapels down the University Blvd, this location can be viewed by many as not suitable or considerate.

With these comments, I am writing about the potential damages that this store can bring to the existing community members and children, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demography data and previous urban planning data of our community.

Sincerely,

Jessie

**From:** s.22  
**To:** [UEL Planning MUNI:EX](#)  
**Cc:** [areaajen@gmail.com](mailto:areaajen@gmail.com); [Eby.MLA, David LASS:EX](#); [uelcac@gmail.com](mailto:uelcac@gmail.com)  
**Subject:** express my strongest objection to the non-medical cannabis retail application  
**Date:** June 10, 2021 11:11:37 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear UEL administration office manager and staff,

I am writing to express my strongest objection to the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (UEL village) from Burb Cannabis Corporation. (\*\* Remember in your 2nd letter, to change to Unit102/202-5728 University Blvd from Atheneum Cannabis\*\*) I strongly oppose this application for the following reasons:

1. Worried about the wellbeing and safety of children: There are more than 2600 children (preschoolers and K-12 students) that go to school daily in this area, including two center/school for children with disabilities that need our best protection. They are Uhill elementary, Uhill secondary, Norma Rose Point, Eaton Smith School, about 1900 K-12 students, 10+ daycare centers (~ 700 age 0-5 children) and two community centers. These schools are located from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith School for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities (~ 100 children) is about 700 meters away. The retail application address is at the UEL village, where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and service places such as banks and doctors. I am deeply concerned the negative influences that this retail may bring to them at a very early age.

2. Unpleasant odour: The closest park: Jim Everett memorial park is only 100 meters away from the proposed retail address, where kids play. In many cannabis stores, the customer flow also brings unpleasant smoke odour in the nearby area, and there is no guarantee that this store's customers will

not. Who can guarantee that the odour would not affect the brain of baby and children? How is this business development help our children/families/residences in any aspect?

3. Existing easy accessible Cannabis stores: Within 5 km circle of UBC, there are already 4 cannabis retail stores, none of which is comparable to UBC in the scale of schools and young children population. I would regard this application's approval as a serious threat and damage to the UBC neighborhood children and families' safety, health, freedom and rights.

4. Negative impact to the business of surrounding stores: Opening a retail cannabis store in this neighborhood would negatively limit the business potential/opportunities for existing businesses nearby. They include an after-school education firm, staples, coffee shops, food places, medical offices, a gym and grocery stores. As the south campus has many similar shops, for the reason that there is a cannabis store, many will avoid possible trips to UEL village and use other

alternatives. Eventually, this cannabis store can be the single biggest damper for the development of the UEL village. I could also imagine that the real-estate prices near this area will drop, which lowers the real estate taxes/levies that the city, and UEL can collect. This is especially a problem for UBC as there are so many residential buildings in this area.

5. Culture shock for Tourist/UBC international Students:UBC has a total of 66,512 students, among whom there are 18,283 international students (about 28%). Please bear in mind that the legalization of cannabis is still not the case in most of the countries ([https://en.wikipedia.org/wiki/Legality\\_of\\_cannabis](https://en.wikipedia.org/wiki/Legality_of_cannabis)). In many cultures, having a cannabis store nearby is very damaging to the residents' comfort and life quality, which is the case for the residents from these culture background. It also gives the tourists negative impressions of UBC as a world-class university. Considering that Regent College, the first graduate school of theology in North America, is just across the street and there are two chapels down the University Blvd, this location can be viewed by many as not suitable or considerate.

With these comments, I am writing about the potential damages that this store can bring to the existing community members and children, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demography data and previous urban planning data of our community.

Sincerely,  
Lily Yang

Comments received directly by Metro Vancouver  
on the proposed new non-medical cannabis retail store  
in the University Endowment Lands  
June 1, 2022

**Applicant:** Burb Cannabis Corporation

**Location:** 5784 University Boulevard, Vancouver BC V6T 1K6

**Community Office:**  
2909 West Broadway  
Vancouver, BC V6K 2G6  
Phone (604) 660-1297  
Fax (250) 387-4680



David Eby, MLA  
(Vancouver-Point Grey)

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February 16, 2022

To:  
Electoral Area A Director McCutcheon [areaajen@gmail.com](mailto:areaajen@gmail.com)

CC:  
Metro Vancouver Chair Dhaliwal [chair@metrovancover.org](mailto:chair@metrovancover.org)  
Manager Dobrovolny [jerry.Dobrovolny@metrovancover.org](mailto:jerry.Dobrovolny@metrovancover.org)  
UEL CAC and UEL Area D ADP [uelcac@gmail.com](mailto:uelcac@gmail.com), [areadueladp@gmail.com](mailto:areadueladp@gmail.com)

**Re: Cannabis store in the UEL**

Dear Director McCutcheon,

Please accept this letter from me in my role as the Member of the Legislative Assembly for the constituency of Vancouver Point Grey, which includes the University Endowment Lands section of Metro Vancouver's Electoral Area A. I write to share background on provincial government policy related to cannabis retail stores, and negative feedback I have heard from the community about a proposed cannabis retail store in the UEL community.

*Background on cannabis policy*

Under our province's cannabis policy, local governments make the decision about whether or not to permit cannabis stores in their communities. In the case of the UEL, the local government is Metro Vancouver. For communities that decide not to allow retail cannabis stores, cannabis can still be legally purchased by their residents through an online government store with delivery through Canada Post, or more recently, through a private cannabis store with delivery in their local service area. The policy aim of this approach is to respect community feedback about the desirability of local retail cannabis sales, while enabling local access to legal cannabis regardless of retail availability.

*Local government is the decision maker about whether to allow cannabis retail stores*

The UEL administration included the possibility of zoning for a cannabis store for a recent Official Community Plan for Area D of the University Endowment Lands, a mixed commercial/residential area. They did so fully aware that any decision on whether a store would actually be licensed to operate would be in the hands of Metro Vancouver as the relevant local government. The approach of the UEL administration is consistent with the provincial approach of enabling cannabis stores generally, while leaving the operational decision about whether to allow any particular store to the local decisionmaker. Further consistent with provincial policy of enabling local government choice, I understand that the Minister for Municipal Affairs recently approved site-specific rezoning for a cannabis store in Area D, conditional again on Metro Vancouver approval as the relevant local government.

*Negative community feedback*

As the decision about whether to permit this particular store in the UEL sits with Metro Vancouver, I wanted to share with Metro Vancouver consistent feedback I have heard from the community about this store proposal. I could summarize in two words the community reaction: extremely negative. Even constituents who themselves are participating in cannabis-related business opportunities and otherwise supportive of legal cannabis are not in favour of this proposed retail store in the UEL.



Constituents give an array of reasons for opposing a retail store. I will do my best to summarize this feedback I have received in person and in writing briefly here. Although there may be limited exceptions, I wish to underline that everyone I am aware of who has contacted me or my office has been opposed to this store. I have heard rumours of the proponent collecting UBC student signatures on a petition in favour of the store, but such a petition has not been shared with me if it in fact exists. The themes of the negative feedback I have received include:

- *Public health concerns* – Constituents are concerned that the well-established public health principle that correlates increased use with ease of access will apply to UBC students. Generally, with all legalized controlled substances, including tobacco, alcohol and cannabis, public health policy favours legal but restricted access to reduce consumption especially among vulnerable (younger) populations. A number of constituents articulated this principle in opposing the location of this store in a high traffic area for UBC students.
- *Overservice of market* – Currently UBC and UEL residents can access legal cannabis through online delivery, and through a retail store located in the Point Grey Village on 10<sup>th</sup> Avenue near Blanca. This store is 2.6km from the proposed site and 2km from campus. This store delivers to the entire UBC peninsula including the UEL “in 90 minutes or less” for free. Another store 5.8km from the proposed site advertises free same day delivery within 2 hours, 7 days a week. There are five cannabis stores west of Macdonald Street and North of King Edward on the West side of the City of Vancouver. Vancouver has established a policy of unlimited cannabis stores so long as the location meets certain requirements, so it is likely that even more stores will be approved on the west side in the years to come.
- *Other retail needs opportunity cost* – A number of constituents pointed out the limited number of retail spaces in a growing population area of campus. In particular, UBC has added hundreds of new student housing units in the immediate proximity of this retail strip mall, and the Area D community plan anticipates hundreds more student and non-student residents in the area. Taking up space for a cannabis store in a community that already has five cannabis stores serving residents means that space would not be available for some conspicuously missing service and retail areas in Area D and the UEL (and in some instances the entire UBC peninsula generally) including: hairstyling/nail salon; hardware; pet services; bike service/sales; furniture/home furnishings; toys/children’s goods/educational; and so on.

As a result of my constituents’ unambiguous advice to me, I do not support the establishment of yet another cannabis store for our community for the reasons listed above.

Yours truly,

A handwritten signature in black ink, appearing to read 'David Eby', with a stylized flourish extending to the right.

David Eby MLA, Vancouver Point Grey

## Marcin Pachcinski

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**From:** Gregory Bullard <sup>s.22</sup>  
**Sent:** February 16, 2022 12:28 PM  
**To:** Marcin Pachcinski  
**Cc:** areaajen@gmail.com; Julia Bullard  
**Subject:** Cannabis Rezoning Application for University Endowment Lands

**WARNING:** This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.

TO: Metro Vancouver Board of Directors

CC: EA Committee

RE: Cannabis Rezoning Application for 5784 University Boulevard

First,

I've only recently become aware of this rezoning application, and I wanted to provide feedback regarding how this will personally impact me and many others in the UEL.

I've been disabled for almost three years, and I live with unbearable, persistent pain from sciatica which has defied all attempts at treatment beyond pain management.

When I accepted that my long-term prognosis was reliance upon pain management, I began tapering off of prescription Opiates; not something easy to do after two and a half years of heavy use, but I should be done around April. Extremely long-term opiate use goes nowhere good, statistically speaking, so despite the discomfort, I'm at peace with this decision.

I have provided this background information to contextualize my opinion below.

A dispensary on the University Endowment Lands would improve my quality of life, some days substantially. I can travel to other neighborhoods, but since we don't have a car, I have to rely upon public transport options. Car shares, which I use sometimes now, are expensive.

Busses are reliable and inexpensive, but sudden starts and stops on busses can be debilitating for me.

Having a dispensary in our neighborhood would be a cost savings, an improvement on my quality of life, and, most importantly to me, help me avoid situations which could exacerbate my pain levels for weeks or months.

I would love for BC's relationship with the benefits of medical marijuana to mature to the point that my BC Care Card benefits or even SunLife Extended Health benefits would cover my being prescribed cannabis through a pharmacy or even mail-order, but that's not the reality we live in today.

Today I rely upon THC tinctures and capsules each evening to enable any decent quality of sleep. Having the option to purchase these medicinal aids in my own neighborhood would save much-needed funds and help me avoid travel which can be dangerous for me.

On the other side of this question, I cannot fathom a rational, evidence-based reason to object to having a dispensary on the University Endowment Lands.

Every dispensary I've visited in Metro Vancouver has been clean, clinical, neatly organized, and staffed by informative, caring representatives. This isn't some dark drug-den ripped from a gritty television police procedural.

If there are objections to the presence of a tightly regulated dispensary in our neighborhood, I would hope that the objections would not simply be reactionary, "Not In My Backyard" sentiment, based on a biased perspective of what someone thinks a dispensary is.

Thank you for your time,

Gregory Bullard

## Marcin Pachcinski

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**From:** Lukas Chrostowski s.22  
**Sent:** February 16, 2022 1:51 PM  
**To:** Jen McCutcheon  
**Cc:** Marcin Pachcinski  
**Subject:** Re: Minister supports cannabis rezoning application - next steps

**WARNING:** This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.

Thanks for initiating the conversations and consulting with our community, Jen!

On Feb 16, 2022, at 1:05 PM, Jen McCutcheon <[areaajen@gmail.com](mailto:areaajen@gmail.com)> wrote:

Hi Lukas,

Thanks very much for weighing in on this issue. I am copying Marcin Pachcinski from Metro Vanoucover here so that he can include your input into the package that will be considered by the Electoral Area committee and the MV Board. If you would rather not have your input included, let me know, and we can remove it - by I am assuming that by weighing in, you'd like to be included.

cheers,

Jen

On Wed, Feb 16, 2022 at 12:09 PM Lukas Chrostowski s.22 wrote:

Hi Jen

We already have alcohol stores on campus so I'm not sure why cannabis stores would be a problem. Either we try to abolish both, or allow both.

Lukas

On Feb 16, 2022, at 9:55 AM, Jen McCutcheon <[areaajen@gmail.com](mailto:areaajen@gmail.com)> wrote:

Dear UEL, UBC, and UNA residents,

Earlier today, BC's Minister of Municipal Affairs announced her decision to support the rezoning application for a cannabis store within the UEL (located at 5784 University Boulevard). You can read more about the decision [here](#). I realize that her decision will come as a disappointment to the majority of residents that I have spoken with. I have asked her to provide further information on her rationale for the decision, and how community input played into her decision.

I wanted to provide a little more information about how the application will proceed from here.

Minister Osborne's decision was the first stage of the decision-making process for this application. The second stage of this process will be a decision by the Metro Vancouver Board of Directors. You can read a summary of the full application process in my February 2022 newsletter, [here](#).

The following list of steps outlines the decision-making process from here on.

1. All feedback received by the UEL related to this cannabis application will be forwarded to Metro Vancouver staff. This includes all emails and petitions that have been submitted.
2. Metro Vancouver staff will compile a report (including all feedback received) and will provide a recommendation to the Electoral Area (EA) Committee, a Metro Vancouver [committee](#) that I chair. The recommendation will either be to support or oppose the cannabis application.
3. The EA Committee will review and discuss the report, and vote in favour or against the recommendation of staff. This will happen at a Metro Vancouver EA Committee meeting. At present, the following EA Committee meetings are scheduled for the coming months: April 7<sup>th</sup>, June 9<sup>th</sup>, and Oct 5<sup>th</sup>, 2022. Delegations from the public are welcome to present to the committee. Further information on how to apply to be a delegation can be found [here](#).
4. The staff report (including all feedback), recommendation, and support or opposition from the EA committee will then be brought to the Metro Vancouver Board for a decision.
5. Metro Vancouver Board's decision will then be sent to the BC Liquor and Cannabis Regulation Branch.

I want to assure residents again that all feedback you have already submitted will be considered by the EA Committee and the Metro Vancouver Board. If you have additional comments to share, feel free to email Metro Vancouver at [Marcin.Pachcinski@metrovancover.org](mailto:Marcin.Pachcinski@metrovancover.org), and to copy me ([areaajen@gmail.com](mailto:areaajen@gmail.com)).

My role as your Electoral Area Director is to advocate for, and make decisions based on what is best for our area, and in this case, for what UEL residents and businesses believe is best for their community. I will do my best to represent you well on this issue.

If you have any questions or concerns, please email me at [areaajen@gmail.com](mailto:areaajen@gmail.com). In addition, if you know any other residents or business owners in or near the UEL who may be interested in how this is unfolding, please forward this email to them, and ask them to contact me if they would like to receive future updates directly from me.

All the best,  
Jen

--  
Jen McCutcheon, Director  
*Metro Vancouver Director for Electoral Area A  
Mayor's Council on Regional Transportation*

*pronouns: she/her*  
[www.areaajen.ca](http://www.areaajen.ca)

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Jen McCutcheon, Director  
*Metro Vancouver Director for Electoral Area A*  
*Mayor's Council on Regional Transportation*  
*pronouns: she/her*  
[www.areaajen.ca](http://www.areaajen.ca)

## Marcin Pachcinski

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**From:** Maxwell Anderson s.22  
**Sent:** February 16, 2022 10:17 AM  
**To:** Marcin Pachcinski  
**Cc:** areaajen@gmail.com  
**Subject:** rezoning application for a cannabis store within the UEL

**WARNING:** *This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.*

For public health reasons I oppose the rezoning application for a cannabis store within the UEL (located at 5784 University Boulevard).

While I endorse cannabis legality, having seen its harmful effects I do not believe it should be encouraged by the proliferation of sales outlets, especially in the university community.

Max Anderson  
UEL Resident  
s.22  
Vancouver BC  
s.22

## Marcin Pachcinski

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**From:** Xia, Guangrui s.22  
**Sent:** February 21, 2022 4:56 PM  
**To:** Marcin Pachcinski; Jen McCutcheon  
**Subject:** strong objection to the cannabis retail application in the UBC village

**WARNING:** This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.

To whom it may concern,

I am writing to express my strongest objection to the non-medical cannabis retail application for 5784 University Blvd., Vancouver, BC (in the UBC village) from Burb Cannabis Corporation. As a resident of the UBC community for the past 13 years, a UBC professor and a mother of three young children, I strongly oppose this application for the following reasons:

1. UBC neighborhood is one of the most populous area for daycares and schools in the lower mainland. There are more than 2600 children and youth below age 18 that go to school daily in this area, including two center/school for children with disabilities that need our best protection. From my limited experiences, I am aware that in UBC neighborhood, there are four elementary/secondary schools (Uhill elementary and secondary, Norma Rose Point, Eaton Smith school, about 1900 K-12 students), 10+ daycare centers (~ 700 age 0-5 children) and two community centers. These schools are located from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith school for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities (~ 100 children) is about 700 meters away. The retail application address is at the UBC village, where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and service places such as banks and doctors. The early exposure and the easy access to cannabis can only increase the penetration of cannabis to the children and youth population, and I am deeply concerned on this negative impact to the neighborhood.
2. Besides the schools and daycare centers, UBC neighborhood is home to many recreational facilities, theater, libraries, neighborhood parks, lawns, gardens, forests and trails. The closest park: Jim Everest memorial park is only 100 meters away from the proposed retail address, where kids play. For many cannabis stores, the customer flow also brings the consumption with a very strong odor and even used needles in the nearby area. The odor can be identified within tens of meters, which is very unpleasant for the people, who live here or come to UBC for the enjoyment of those public facilities and outdoor spaces.
3. Within the five-kilometer circle of UBC, there are already four cannabis retail stores in Point Grey and Dunbar neighborhood. The closest is only two kilometers away from UBC. Therefore, those who need to buy cannabis, who are age 18 and above, there are already store with easy access. None of whose cannabis stores are comparable to the proposed one at UBC in the scale of schools and young children population. Therefore, I would regard this application's approval as a serious threat and damage to the UBC neighborhood children and families' safety, health, freedom and rights.



4. Opening a retail cannabis store in this neighborhood would negatively limit the business potential/opportunities for existing businesses and real estate prices nearby. They include an after-school education firm, staples, coffee shops, food places, medical offices, a gym and grocery stores. The odor from consuming cannabis can be identified within tens of meters, which is very unpleasant for many customers of nearby business. For the reason that there is a cannabis store, many will avoid possible trips to UBC village and use other alternatives. Eventually, this cannabis store can be the single biggest damper for the development of the UBC village. I could also imagine that the real-estate prices near this area will drop, which lowers the real estate taxes/levies that the city and UNA can collect. This is especially a problem for UBC as there are so many residential buildings in this area.
  
5. UBC is a culture center for many with different culture background and a very popular tourist attraction. UBC has a total of 66,512 students, among whom there are 18,283 international students (about 28%). Please bare in mind that the legalization of cannabis is still not the case in most of the countries ([https://en.wikipedia.org/wiki/Legality\\_of\\_cannabis](https://en.wikipedia.org/wiki/Legality_of_cannabis)). In many cultures, having a cannabis store nearby is very damaging to the residents' comfort, believes and life quality, which is the case for the residents from these culture backgrounds. It also gives the tourists negative impressions of UBC as a world-class university. Considering that Regent College, the first graduate school of theology in North America, is just across the street and there are two chapels down the University Blvd, this location can be viewed by many as not suitable or considerate.

With these comments, I have no intention to argue whether non-medical cannabis should or should not be legalized. I am writing about the potential damages that this store can bring to the existing community members with high density of children and youth population, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demographic data and previous urban planning data of our community.

Sincerely,  
Maggie

-----  
Guangrui (Maggie) Xia, Ph.D., P.Eng.  
Associate Professor  
Department of Materials Engineering  
The University of British Columbia  
309-6350 Stores Road  
Vancouver, B.C.  
V6T 1Z4, Canada  
Email: [guangrui.xia@ubc.ca](mailto:guangrui.xia@ubc.ca)  
<http://mtrl.ubc.ca/faculty/guangrui-xia/>  
-----

## Marcin Pachcinski

**From:** s.22  
**Sent:** February 21, 2022 1:23 PM  
**To:** Marcin Pachcinski  
**Subject:** New petition to you: Objection of the Cannabis retail at 5784 University Blvd. in UBC

**WARNING:** This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.

**change.org**

## UEL Administration Office: you've been listed as a decision maker

Connie Chen started a petition on Change.org and listed you as a decision maker. Learn more about Connie Chen's petition and how you can respond:



Connie Chen is petitioning UEL Administration Office

## **Objection of the Cannabis retail at 5784 University Blvd. in UBC**

The University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are students, families ,staffs and professors oriented towards the purpose of the university campus. By opening a...

[View the petition](#)

### WHAT YOU CAN DO

**1. View the petition:** [Learn about the petition and its supporters.](#)

You will receive updates as new supporters sign the petition so you can see who is signing and why.

**2. Respond to the petition:** [Post a response](#) to let the petition supporters know you're listening, say whether you agree with their call to action, or ask them for more information.

**3. Continue the dialogue:** Read the comments posted by petition supporters and continue the dialogue so that others can see you're an engaged leader who is willing to participate in open discussion.

### CHANGE.ORG FOR DECISION MAKERS

On Change.org, decision makers like you connect directly with people around the world to resolve issues. [Learn more.](#)

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This notification was sent to  
Marcin.Pachcinski@metrovancover.org, the address listed as the  
decision maker.

---

[Privacy policy](#)

We'd love to hear from you! [Contact us](#) through our help centre.

Change.org · 548 Market St #29993, San Francisco, CA 94104-5401, USA

## Marcin Pachcinski

---

**From:** Community Advisory Council <uelcac@gmail.com>  
**Sent:** February 21, 2022 3:30 PM  
**Subject:** Fwd: Minister supports cannabis rezoning application - next steps

**WARNING:** This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.

For your reference.

This is very disappointing news. I would urge you to send your letter regarding this to the Minister in charge of UEL Josie Osborne, MLA for Toffino, kindly copying the CAC, and Minister Eby.

Thank you,

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

From: **Jen McCutcheon** <[areaajen@gmail.com](mailto:areaajen@gmail.com)>

Date: Wed, Feb 16, 2022 at 9:54 AM

Subject: Minister supports cannabis rezoning application - next steps

To:

Dear UEL, UBC, and UNA residents,

Earlier today, BC's Minister of Municipal Affairs announced her decision to support the rezoning application for a cannabis store within the UEL (located at 5784 University Boulevard). You can read more about the decision [here](#). I realize that her decision will come as a disappointment to the majority of residents that I have spoken with. I have asked her to provide further information on her rationale for the decision, and how community input played into her decision.

I wanted to provide a little more information about how the application will proceed from here. Minister Osborne's decision was the first stage of the decision-making process for this application. The second stage of this process will be a decision by the Metro Vancouver Board of Directors. You can read a summary of the full application process in my February 2022 newsletter, [here](#).

The following list of steps outlines the decision-making process from here on.

1. All feedback received by the UEL related to this cannabis application will be forwarded to Metro Vancouver staff. This includes all emails and petitions that have been submitted.
2. Metro Vancouver staff will compile a report (including all feedback received) and will provide a recommendation to the Electoral Area (EA) Committee, a Metro Vancouver [committee](#) that I chair. The recommendation will either be to support or oppose the cannabis application.
3. The EA Committee will review and discuss the report, and vote in favour or against the recommendation of staff. This will happen at a Metro Vancouver EA Committee meeting. At present, the following EA Committee meetings are scheduled for the coming months: April 7<sup>th</sup>, June 9<sup>th</sup>, and Oct 5<sup>th</sup>, 2022. Delegations from the public are welcome to present to the committee. Further information on how to apply to be a delegation can be found [here](#).
4. The staff report (including all feedback), recommendation, and support or opposition from the EA committee will then be brought to the Metro Vancouver Board for a decision.

5. Metro Vancouver Board's decision will then be sent to the BC Liquor and Cannabis Regulation Branch.

I want to assure residents again that all feedback you have already submitted will be considered by the EA Committee and the Metro Vancouver Board. If you have additional comments to share, feel free to email Metro Vancouver at [Marcin.Pachcinski@metrovancover.org](mailto:Marcin.Pachcinski@metrovancover.org), and to copy me ([areaajen@gmail.com](mailto:areaajen@gmail.com)).

My role as your Electoral Area Director is to advocate for, and make decisions based on what is best for our area, and in this case, for what UEL residents and businesses believe is best for their community. I will do my best to represent you well on this issue.

If you have any questions or concerns, please email me at [areaajen@gmail.com](mailto:areaajen@gmail.com). In addition, if you know any other residents or business owners in or near the UEL who may be interested in how this is unfolding, please forward this email to them, and ask them to contact me if they would like to receive future updates directly from me.

All the best,

Jen

--

Jen McCutcheon, Director  
*Metro Vancouver Director for Electoral Area A*  
*Mayor's Council on Regional Transportation*  
*pronouns: she/her*  
[www.areaajen.ca](http://www.areaajen.ca)

## Marcin Pachcinski

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**From:** Viona Esen s.22  
**Sent:** February 21, 2022 7:10 PM  
**To:** Marcin Pachcinski  
**Cc:** areaajen@gmail.com  
**Subject:** oppose the UBC cannabis application

**WARNING:** This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.

Kindly oppose the UBC cannabis application. My home is 2 blocks away; my son and I get very ill from the bad smell of cannabis; this smell will also be harmful to many young children that also live close by. Nearby UBC students frequent the proposed cannabis location for transit, for lunch, and shopping.

There is absolutely nothing positive about locating the cannabis shop here. We must protect the young from drug harm.

Respectfully area A resident,

Viona Esen

## Marcin Pachcinski

---

**From:** melanie h s.22  
**Sent:** February 25, 2022 3:35 PM  
**To:** Marcin Pachcinski  
**Cc:** areaajen@gmail.com  
**Subject:** Re: Re. Cannabis store at UBC (AGAINST OPENING THIS STORE)

WARNING: This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.

Sent from my iPhone

> On Feb 25, 2022, at 3:31 PM, melanie h s.22 wrote:  
>  
> I am fully AGAINST this store from opening up in UBC.  
>  
> These are some reasons why it shouldn't be allowed to open:  
>  
> - there is already a store in WPG just outside the campus, that people can access and so we don't need more  
> - there are 2 elementary schools in very close proximity (within blocks) of this said location  
> - theres a highschool nearby in wesbrook village  
> - UBC is a multigenerational campus with plenty of children who don't need to be exposed to this kind of a store  
> - we need more restaurants, cafes, convenience stores, grocery stores etc. to accommodate the growing population of UBC. The last thing we need is more drug availability on campus.  
> -So many residents are opposed to this store opening. You should be listening the people who reside here full time!  
> -please bring this up at the meeting and all of the other residents concerns that i am sure you will Or have received  
>  
> Thank you,  
> Concerned resident of UBC opposed to the opening of the cannabis store on campus.  
>  
> Melanie  
>  
> Sent from my iPhone



## Marcin Pachcinski

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**From:** s.22  
**Sent:** March 8, 2022 12:34 PM  
**To:** Marcin Pachcinski  
**Cc:** Jen McCutcheon; stuart bruce  
**Subject:** Objection to Change of land Use #1/20  
**Attachments:** 5784 University Boulevard.docx

WARNING: This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.

Attached please find my objection to Change of Land Use #1/20.

Bruce Stuart  
s.22

**MARCIN PACHCINSKI**

Planner, Electoral Area A, Metro Vancouver  
604-432-6383

[Marcin.pachcinski@metrovancover.org](mailto:Marcin.pachcinski@metrovancover.org)

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**Subject: Objection to change of land use at 5784 University Boulevard**

**Change of Land Use District Application #1/20  
5784 University Boulevard, Vancouver, BC, V6T 1K6  
Lot 13, Block 97, DL 140, Plan 8743**

Burb Cannabis Corporation has applied to the UEL on behalf of Mandial Holdings Ltd., Inc for an amendment to the UEL Land Use, Building and Community Administration Bylaw for a Change of Land Use District (rezoning) to allow for the conditional use of a non-medical cannabis retail store at 5784 University Boulevard. The applicant has proposed the following hours of operation for the cannabis retail store: 9:00am to 11:00 pm Monday – Saturday; 10:00am to 8:00 pm Sunday.

The purpose of this letter is to register my objection to the granting of said amendment to the UEL Land Use, Building and Community Administration Bylaw for a Change of Land Use District (rezoning).

My objection has four components:

1. **There is no need for another cannabis retail store (pot shop) west of Granville Street.** At present there is 10,000 to 20,000 of retail space dedicated to pot shops west of Granville Street. There are eight (8) retail pot shops and 4 “medical offices” where users could obtain their cannabis products. In comparison in all of West Van there is only one pot shop, and only two in all of North Vancouver. From the University village the closest pot shop is a nine (9) minute car ride and only a twenty (20) minute bike ride.
2. **If there is a need, the pot shop should go on the UBC Campus where there is retail space available and presumably thousands of pot smoking youths walking around looking to score some pot legally.** Any market study or retail location study that is done for a pot shop in the UEL will tell Mandial Holdings that they should locate either next to a high school or on the UBC Campus, not in the University village. As the high school location is against the law, the UBC Campus location is the next best thing.
3. **If UBC has said no to pot shops on Campus it is because they have decided that access to pot shops is not in the best interests of their community of students and staff.** As a matter of public record cannabis retail is not a permitted land use at UBC. In support of the ban UBC prioritizes the health and wellbeing of their students, faculty, staff, and residents. When classes

are in session, UBC has more than 50,000 students on campus, the vast majority of which are young adults between 18-25 years of age. Many of these students come from countries where cannabis use is neither legal nor decriminalized.

If a pot shop on the Campus of UBC is not in the interests of their community of students and staff, and UBC is clearly in the for-profit development business as a commercial and retail landlord, then a pot shop in the University Village is not in the best interests of the greater UEL Community.

**4. Denying the application to amend the UEL Land Use, Building and Community Administration Bylaw for a Change of Land Use District (rezoning) will not create hardship for the applicant.** There are lots of other locations that the applicant can occupy that will be located in areas that have a clear “need” for pot shops without attempting to do an end run around a policy decision made by the largest university campus in Western Canada in a community that does not need any more pot shop capacity.

The purpose of this letter has been to register my objection to the granting of an amendment to the UEL Land Use, Building and Community Administration Bylaw for a Change of Land Use District (rezoning) for purposes of locating a pot shop in the University Village.

Thank you for your consideration,

BRUCE R STUART

Bruce R Stuart

s.22

## Marcin Pachcinski

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**From:** Margaret Stuart s.22  
**Sent:** March 8, 2022 12:38 PM  
**To:** Marcin Pachcinski  
**Cc:** Jen McCutcheon; Marg Stuart  
**Subject:** Obkection to change of land use #1/20  
**Attachments:** MAS objection-5784 University Blvd..docx; ATT00001.htm  
**Importance:** High

**WARNING:** *This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.*

Attached please find my objection to Change of Land Use #1/20.

Margaret Stuart  
s.22

**Marcin Pachcinski**  
Planner, Electoral Area A, Metro Vancouver

**Subject: Objection to change of land use at 5784 University Boulevard**

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**Change of Land Use District Application #1/20  
5784 University Boulevard, Vancouver, BC, V6T 1K6  
Lot 13, Block 97, DL 140, Plan 8743**

Burb Cannabis Corporation has applied to the UEL on behalf of Mandial Holdings Ltd., Inc for an amendment to the UEL Land Use, Building and Community Administration Bylaw for a Change of Land Use District (rezoning) to allow for the conditional use of a non-medical cannabis retail store at 5784 University Boulevard. The applicant has proposed the following hours of operation for the cannabis retail store: 9:00am to 11:00 pm Monday – Saturday; 10:00am to 8:00 pm Sunday.

The purpose of this letter is to register my objection to the granting of said amendment to the UEL Land Use, Building and Community Administration Bylaw for a Change of Land Use District (rezoning).

I have no personal use for a cannabis retail outlet located in the village or any other area of the UEL.

Secondly, I would not be pleased to see young, university bound students (many far from home) lined up at “our” cannabis store after getting off the bus to buy a product that is not essential and is not good for them.

The cannabis store was formally introduced by the outside consultants during the Area D planning sessions two years ago. With great enthusiasm the Modus crew were set to educate the community that cannabis is now legal and the inclusion of this retail element would bring our retail choices “up-to-date” and desirable to serve the density planning they were promoting. The consultants did not live in the UEL and often showed a disinterest in and disrespect for the needs and opinions of our residents. The proposal of a cannabis store is just one example that was imposed on the Area D Plan by outsiders.

The purpose of this letter has been to register my objection to the granting of an amendment to the UEL Land Use, Building and Community Administration Bylaw for a Change of Land Use District (rezoning) for purposes of locating a cannabis store in the University village. I object to this rezoning application.

Regards,

MARGARET STUART

Margaret A Stuart

s.22

## Marcin Pachcinski

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**From:** Steve Dowsley <steve@shopburb.com>  
**Sent:** March 22, 2022 6:05 PM  
**To:** Marcin Pachcinski  
**Cc:** GVRDSEC; Sean Galloway; Tom Pearce  
**Subject:** Quick update re: Burb and Cannabis retail

**WARNING:** This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.

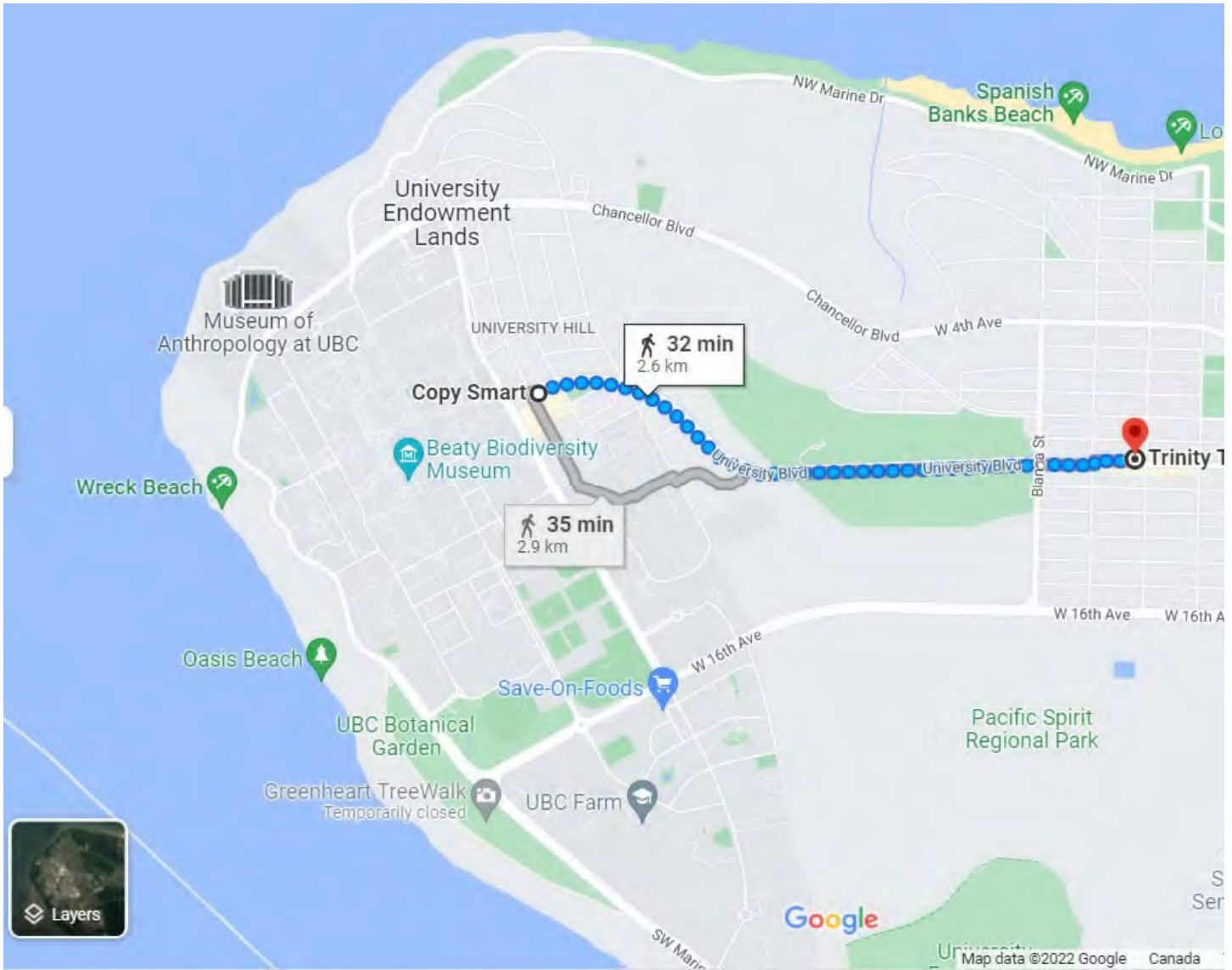
Hi Marcin (Sean, and Tom),

I'm excited to reconnect early next month with the expected enactment of bylaws for cannabis retail within the UEL. In the meantime, I wanted to send you a quick update and FYI only.

I've heard that the vocal minority of residents are still opposing our application, and wanted to ensure the voice of support, which is much larger, is shared with you. Critically, we have full support from the UBC AMS (Alma Mater Society) which represents the largest student union in Canada. We have plenty of additional support, as outlined below, to demonstrate the community is ecstatic for cannabis retail including a petition from community residents and students that exceeds the oppositions.

Key points:

- Legal cannabis has proven to be a valued retail use in communities across BC
  - provides safe access to cannabis products
  - eliminates the black market
  - helps protect our youth
- There are no walkable locations near UEL (or within 2-1/2 km's)--this would be the only location that serves those with mobility issues \*\*Map below\*\*
  - retail is the preferred method of purchasing product
- There is a net increase in services to the community (existing tenant, CopySmart, is consolidating their services to their location to Wesbrook Mall)
- Other community benefits:
  - access to educational information surrounding consumption
  - a retail leader with environmental sustainability practices
  - Supporting tree preservation/management
  - creation of over 13 jobs and payment of a “living wage” to all full-time employees.
  - very active in community events and initiating clean-up efforts
- Key supporters:
  - The Minister of Municipal Affairs has provided notice (Feb 16, 2022) to enact bylaws to support cannabis retail in the UEL
  - UBC AMS (Alma Mater Society) the largest student union in Canada--representing over 350 clubs on campus.
  - Landlord and multiple tenants in the commercial strip mall of proposed location
  - Significant number of residents in the community
  - A petition signed by over 2000 residents and students: <https://www.change.org/p/ucl-area-manager-jen-mccutcheon-essential-service-sale-of-cannabis-that-is-safe-legal-and-tested-to-underserviced-area>



Kindly,

**STEVE DOWSLEY**

Co-Founder & President

M [778.846.7286](tel:778.846.7286)

E [steve@shopburb.com](mailto:steve@shopburb.com)

W [shopburb.com](http://shopburb.com)



## Marcin Pachcinski

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**From:** Lily HE <sup>s.22</sup>  
**Sent:** April 20, 2022 1:35 PM  
**To:** Marcin Pachcinski  
**Cc:** areaajen@gmail.com  
**Subject:** Please keep the cannabis shops away from UBC campus!

**WARNING:** *This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.*

Hi

I am a resident of UBC with two minor children. I strongly object to opening the Cannabis Shops on the 5784 University Blvd.

The University of British Columbia (UBC) campus is a place for research and education. The majority of the people living in this area are families, students, and professors oriented towards the purpose of the university campus. By opening a cannabis retail store, non-relevant people may be attracted to the campus for purposes unrelated to the university.

UBC fosters a high density of minors, with an elementary school within 1.4 km, a high school within 1 km and another elementary school within ONLY 700 meter to the location of the cannabis retail. The location of the cannabis retail store is in a business plaza including a food court, supermarket, fast food chains, Staples, banks and educational institutes which are family, business, and academic-oriented. Many elementary and secondary school students pass by this area on the way to school and spend time in this area after school with friends. By allowing cannabis retail to exist in this business plaza, we are putting children at a high risk of exposure to substances they are too young for.

Since the legalization of marijuana in Canada in 2018, the bypassing marijuana smell happens more often in recent years. Many buildings have prohibited smoking inside and within 6 meters of the building which means the smokers would probably smoke on the street, where the open air will be polluted more seriously. Moreover, second-hand smoke will impact the community significantly. According to the US Centers for Disease Control, second-hand smoke causes negative psychological effects and toxic chemical effects on nonsmokers. This is especially detrimental to the health of children and elderly individuals in our community.

We ask that UEL Administration Office strongly consider how the cannabis retail store aligns with the research and educational purposes in UBC and how it will better serve the families, children and elderly in the area.



Thanks

Lily

发自我的iPhone

## Marcin Pachcinski

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**From:** Nancy Huang s.22  
**Sent:** April 20, 2022 4:07 PM  
**To:** Marcin Pachcinski  
**Cc:** areaajen@gmail.com  
**Subject:** No cannabis store inUBC

**WARNING:** *This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.*

Hi, there

I've been in Ubc area for almost 14 years. I like it and wish it being prosperous forever. There are so many kids, youth/ teenagers / young adults living here for their dreams. I think it is not suitable for them. It is convient getting from only one-block away ( points grey/Dunbar) for this area adults if they really need it. Please consider and say no for the applicants who wish to set up a store inUBC area.

Thank you for your attention.

Nancy

[Sent from Yahoo Mail for iPad](#)

**Marcin Pachcinski**

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**From:** Ivan Pak s.22  
**Sent:** April 21, 2022 3:11 PM  
**To:** Marcin Pachcinski  
**Cc:** areaajen@gmail.com  
**Subject:** Objection opinions collected for cannabis retail at 5784 University Blvd.

**WARNING:** This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.

**Hi, my name is Ivan Pak, I am the co-chair of University Hill Secondary School PAC.**

**University Hill Secondary School has over 800 students and most of them are residents of UEL.**

**We have conducted a survey among parents and collected raw data regarding parent's opinions of this cannabis store on university blvd.**

**The survey was conducted through an online chat room where only the parents of current students can participate.**

**Please allow me to present the outcome:**

**Total survey collected: 116.**

**Date of survey: April 20, 2022, from 9am to 9pm.**

**Results: 114 against, 2 in favor.**

**It can be clearly concluded 99% of the parents in University Hill Secondary School objected to the approval of this cannabis shop.**

**I hope this information is useful to assist you in making any recommendation to the general manager of the Liquor and Cannabis Regulation Branch in the BC Ministry of Public Safety and Solicitor General for the grant of a license for cannabis shops within the UEL area.**

**If you have any questions, please do not hesitate to contact me at this email or call me on my cell at s.22**

**Thank you!**

**Ivan Pak --**

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**co-chair of Parents Advisory Council@University Hill Secondary School**

## Marcin Pachcinski

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**From:** Dudu Rushui s.22  
**Sent:** April 25, 2022 8:19 PM  
**To:** Marcin Pachcinski; areaajen@gmail.com  
**Subject:** Disagree opening cannabis store in UBC campus

**WARNING:** *This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.*

Dear Marcin,

I am a UBC Resident, I am disagree opening Cannabis store in UBC, it will provide easy access to the cannabis for lot of young person, and That is what I don't want to see happening in our community.

Thank you

Ming Sally Geng

## Marcin Pachcinski

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**From:** Rachel Wang s.22  
**Sent:** May 8, 2022 4:04 AM  
**To:** Marcin Pachcinski  
**Cc:** areaajen@gmail.com  
**Subject:** Against cannabis store inside university

**WARNING:** This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.

Dear Marcin,

Good early morning!

As you might have noticed that this email is sent quite early in the morning. Here is the story.

I was waked up by very loud music at 3:00 in the morning. By checking the source of music on my balcony, I smelt strong cannabis from my neighbour. Both of the cannabis and music are all from them, students who are having a "relaxed party".

I am a mother of two boys living inside of UBC westbrook village, with a full day schedule ahead of me. This is a frustrating moment because I could not communicate with people who is not consious to stop disturbing me.

More stores on the campus means more cases like me, more work loads for the polices on these minor cases and more waste of pubic resources.

Please stop creating cannabis stores in side the UBC university.

Kindly regards!

Leiqing

## Marcin Pachcinski

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**From:** Fran Goldberg [ s.22 ]  
**Sent:** May 13, 2022 5:24 PM  
**To:** Marcin Pachcinski  
**Cc:** areaajen@gmail.com  
**Subject:** Cannabis Store Application (UEL)

**WARNING:** *This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.*

Dear Marcin

Thank you for giving me a second and third opportunity to offer again (and yet another) vote against the opening by Burb Cannabis Corporation (or any other Cannabis Company) a non-medical cannabis store anywhere in the vicinity of University Marketplace Shopping Mall, including the address at 5784 University Boulevard (Endowment Lands) Vancouver, BC.

Why would we degrade our beautiful campus with this type of store front? There are a number of Cannabis retail outlets very close to the University Campus that are sufficiently available to any student or UBC employee who wishes to indulge in this kind of activity. I for one would be very reluctant to continue my support of the other businesses as I frequently do now, if a Cannabis store opened up anywhere in this location.

I have been a UNA resident since 2007 and ask that you please do not spoil the Centre's charm with this type of store.

Thank you  
Fran Goldberg

## Marcin Pachcinski

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**From:** May Liu <s.22>  
**Sent:** May 13, 2022 11:03 PM  
**To:** Marcin Pachcinski  
**Cc:** areaajen@gmail.com  
**Subject:** Objection cannabis store

WARNING: This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.

Hello

My name is May Liu, living at the UEL Are. I am against opening cannabis sores on UBC campus. This is a place for young people growing, studying and explore themselves.

Please do not open cannabis store on point grey campus, as it will affects our future talent to lose they goal.

Regards

May Liu

Sent from my iPhone

## Marcin Pachcinski

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**From:** Ran Keren <s.22>  
**Sent:** May 14, 2022 10:26 AM  
**To:** Marcin Pachcinski  
**Cc:** areaajen@gmail.com  
**Subject:** Cannabis Store Application (UEL)

WARNING: This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.

Hello,

I find it surprising that people object a cannabis store, which is perfectly legal, and also considering that cannabis is much less harmful than alcohol which is sold in stores on campus.

It's important to consider residents concerns, but I hope that the opinion of a vocal minority would not fail this initiative, which the majority of residents support.

Regards,

Ran, a UNA resident



## Marcin Pachcinski

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**From:** Ling X <s.22>  
**Sent:** May 19, 2022 4:04 PM  
**To:** Marcin Pachcinski  
**Cc:** areaajen@gmail.com  
**Subject:** Objection to the Cannabis store application at UBC/UNA/UEL

**WARNING:** This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.

To Whom it may concerns,

As a mother of a high school student in UBC community, I am writing to express my strongest objection to the non-medical cannabis retail application in UNA/UBC . I strongly oppose this application for the following reasons:

1. Worried about the wellbeing and safety of children: There are more than 2600 children (preschoolers and K-12 students) that go to school daily in this area, including two center/school for children with disabilities that need our best protection. They are Uhill elementary, Uhill secondary, Norma Rose Point, Eaton Smith School, about 1900 K-12 students, 10+ daycare centers (~ 700 age 0-5 children) and two community centers. These schools are located from 440 to 1000 meters away from the proposed retail address. Especially, Eaton Smith School for children with learning disabilities is 600 meters away, and Berwick Child Development Centre for children with and without disabilities (~ 100 children) is about 700 meters away. The retail application address is at the location where many young families with babies and toddlers and the 1900 K-12 students frequent on a daily basis to get their food, groceries and service places such as banks and doctors. I am deeply concerned the negative influences that this retail may bring to them at a very early age.
2. Unpleasant odour: In many cannabis stores, the customer flow also brings unpleasant smoke odour in the nearby area, and there is no guarantee that this store's customers will not. Who can guarantee that the odour would not affect the brain of baby and children? How is this business development help our children/families/residences in any aspect?
3. Existing easy accessible Cannabis stores: Within 5 km circle of UBC, there are already 4 cannabis retail stores, none of which is comparable to UBC in the scale of schools and young children population. I would regard this application's approval as a serious threat and damage to the UBC neighborhood children and families' safety, health, freedom and rights.
4. Negative impact to the business of surrounding stores: Opening a retail cannabis store in this neighborhood would negatively limit the business potential/opportunities for existing businesses nearby. They include an after-school education firm, staples, coffee shops, food places, medical offices, a gym and grocery stores. As the south campus has many similar shops, for the reason that there is a cannabis store, many will avoid possible trips to UEL village and use other alternatives. Eventually, this cannabis store can be the single biggest damper for the development of the UEL village. I could also imagine that the real-estate prices near this area will drop, which lowers the real estate taxes/levies that the city, and UEL can collect. This is especially a problem for UBC as there are so many residential buildings in this area.
5. Culture shock for Tourist/UBC international Students:UBC has a total of 66,512 students, among whom there are 18,283 international students (about 28%). Please bear in mind that the legalization of cannabis is still not the case in most of the countries

[https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fen.wikipedia.org%2Fwiki%2FLegality\\_of\\_cannabis&data=04%7C01%7Cplanuel%40gov.bc.ca%7C340bbeac31794564132708d92b836691%7C6fdb52003d0d4a8ab036d3685e359adc%7C0%7C0%7C637588665733988862%7CUnknown%7CTWFpbGZsb3d8e](https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fen.wikipedia.org%2Fwiki%2FLegality_of_cannabis&data=04%7C01%7Cplanuel%40gov.bc.ca%7C340bbeac31794564132708d92b836691%7C6fdb52003d0d4a8ab036d3685e359adc%7C0%7C0%7C637588665733988862%7CUnknown%7CTWFpbGZsb3d8e)

[yJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=31CmQGZXrsix5AH1oLY%2FAEaXak90FR4JdjeDXbkeE0Q%3D&reserved=0](#)). In many cultures, having a cannabis store nearby is very damaging to the residents' comfort and life quality, which is the case for the residents from these culture background. It also gives the tourists negative impressions of UBC as a world-class university. Considering that Regent College, the first graduate school of theology in North America, is just across the street and there are two chapels down the University Blvd, this location can be viewed by many as not suitable or considerate.

With these comments, I am writing about the potential damages that this cannabis store can bring to the existing community members and children, who have been enjoying the very nice, peaceful, multicultural, and close-to-nature neighborhood that we built together. The damages are on safety, health, environment, economics, culture and education, that one can easily see by reading the demography data and previous urban planning data of our community.

Sincerely,

Ling

## **Marcin Pachcinski**

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**From:** Rahil Faruqi <s.22>  
**Sent:** May 20, 2022 5:09 PM  
**To:** Marcin Pachcinski  
**Cc:** areaajen@gmail.com Cannabis  
**Subject:** Store Application (UEL)

WARNING: This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.

I'm not in favour of the application for a cannabis retail store at 5784 University Boulevard.

Rahil Faruqi  
Wesbrook Village Resident

## Marcin Pachcinski

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**From:** Janice Waud Loper <s. 22>  
**Sent:** May 23, 2022 5:49 PM  
**To:** areaajen@gmail.com  
**Cc:** Marcin Pachcinski; Warren McKinnon UEL  
**Subject:** Cannabis Store application

**WARNING:** *This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.*

Hi Jen - please record both my and Warren's support in favour of the cannabis store in UEL lands, and to encourage you to vote in favour of it. We have no concern either way with the introduction of this store, and have no fears of the outcomes.

We are 17 year residents of UBC campus, and proud of our neighbourhood as one that is inclusive and open to exploring new directions.

Best, Janice

*Janice Waud Loper and Warren McKinnon*

[s.22]

*Vancouver, BC Canada V6T 2K7*

[s.22] *home*

[s.22] *cell*

[s.22]

## Marcin Pachcinski

---

**From:** Jen McCutcheon <areaajen@gmail.com>  
**Sent:** May 26, 2022 9:19 AM  
**To:** Terry Mullen; Marcin Pachcinski  
**Subject:** Fwd: May Electoral Area Newsletter

**WARNING:** This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.

Hi Terry,

Thanks very much for taking the time to provide your input. I am copying Marcin from Metro Vancouver so that he can include your input on the cannabis application in the package that the Metro Vancouver Electoral Area committee members receive.

All the best

Jen

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

**From:** Terry Mullen <s.22>  
**Date:** Fri, May 20, 2022 at 6:03 PM  
**Subject:** RE: May Electoral Area Newsletter  
**To:** Jen McCutcheon <[areaajen@gmail.com](mailto:areaajen@gmail.com)>

Jen:

I had wanted to send you a comment regarding the proposed cannabis store. But Kathy and I leave in two days for a 5-week holiday in the UK and I just can't find the time I need. To be clear, in my imagined, near perfect world there would be no mind altering-drugs. Period. But that's not the world that you and I live in. There is cannabis and the federal government in its wisdom (not a word that one cheerfully associates with our boy PM) chose, within rather sketchy parameters, to permit the use and sale of cannabis. It is for me to decide whether I will indulge in this new "freedom". And it is my prerogative to tell others, if they ask me, what I think of this legislation. But it is not my right to tell others what they may or may not do with respect to such controversial subjects as the use of cannabis so long as the sellers and users comply with the law. I am dismayed that many persons in my neighbourhood consider themselves somehow entitled to tell other people (not necessarily face to face but through their actions), most of whom are likely unknown to them, what legal rights they are at liberty to pursue and which they are not. The arrogance and self-importance of these people is a step on the road to totalitarianism. In fact, these self-appointed, keepers of the sacred scrolls have no more right to make decisions for other people than, to quote our PM's father, the state has the right to regulate what happens in the bedrooms of the nation.

Just in case I have not made myself clear, though opposed at the intellectual level to the existence, much less the use, of cannabis, I am dismayed that my neighbours think they have the right to monitor the legitimate thoughts and behaviour of others.

I suspect you think my views are wrong-headed. That, I say with no desire to be rude, is irrelevant.

Regards, Terry

## Marcin Pachcinski

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**From:** Jen McCutcheon <areaajen@gmail.com>  
**Sent:** May 26, 2022 9:16 AM  
**To:** Will D; Marcin Pachcinski  
**Subject:** Re: University Boulevard cannabis shop

**WARNING:** This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.

Hi Will

Thank you for providing your input. I am copying in Marcin from Metro Vancouver so that he can make sure he includes your comments in the information that comes to the Electoral Area committee, and then on to the Board.

Many thanks,  
Jen

On Mon, May 23, 2022 at 11:42 PM Will D <s.22> wrote:  
Hello,

I am a current UBC student and Wesbrook Place resident writing in support of the proposed cannabis shop on University Boulevard. I understand that there is opposition from other residents for the project, but I do not think it is our place to shut down a perfectly legal business venture in our neighborhood in an area zoned for commercial activity because some people happened to complain about their selling. I find it perfectly reasonable for such an establishment to be operating near a university campus, just as there are multiple liquor stores both in the same vicinity and in other areas overseen by the UNA, without any objections from residents. Furthermore, just because cannabis is purchased there will not necessarily mean it will be used in the vicinity. For these reasons, I suggest that the license for the cannabis shop should be issued.

Thank you,

William Dawson

--

Jen McCutcheon, DrPH  
*Metro Vancouver Director for Electoral Area A  
Mayor's Council on Regional Transportation  
pronouns: she/her  
[www.areaajen.ca](http://www.areaajen.ca)*

## Marcin Pachcinski

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**From:** Candy Deng <s.22>  
**Sent:** May 24, 2022 8:21 PM  
**To:** areajen@gmail.com; Marcin Pachcinski  
**Cc:** <s.22>  
**Subject:** Objections to Cannabis store on UBC Campus

**WARNING:** *This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.*

Hello there,

I strongly oppose the opening of the cannabis store on UBC campus.

UBC students, faculty and residents will suffer from the adverse impacts. Business owners only care about the profits. Parents worry about the opening the store is a way of promotion the use of cannabis. Overdose and misuse of drugs deteriorate everyone's health mentally and physically.

Pls end up with this idea to open such store in UBC.

Candy

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Caidy Deng

## Marcin Pachcinski

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**From:** Cathy E <s.22>  
**Sent:** May 24, 2022 6:52 PM  
**To:** Marcin Pachcinski  
**Cc:** areaajen@gmail.com  
**Subject:** Cannabis Store Application (UEL)

**WARNING:** This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.

Mr. Pachcinski,

I am writing to appose the opening of a recreational cannabis store on UBC campus. While I understand that purchasing, smoking and consuming cannabis products is legal I don't want to encourage the activity in a geographical area that is heavily-skewed toward a young population. This is my primary concern. We not only have university-aged students but also young-children families whose parent(s) are attending graduate school programs. We now have many day care centres on campus as well as both a public and high school. It is still a small town in many respects.

Having been a resident of Chancellor Place for 17 years I have seen a dramatic transformation of the campus. The resulting rise in the population of young people necessitates careful community planning and a vision of the nature of the UBC campus community. My vision does not include a recreational cannabis retail store. It's not additive to a healthy community environment. I don't want to smell cannabis in the air around campus and I don't want it to be easily available for those (especially young people) who have a predilection to smoking or consuming it.

Thank you for your time. I hope that you will give my comments careful consideration.

Regards,  
Cathy Elliott

Sent from my iPhone



## Marcin Pachcinski

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**From:** Zhang John <s.22>  
**Sent:** May 24, 2022 1:05 PM  
**To:** Marcin Pachcinski; areaajen@gmail.com  
**Subject:** Strongly opposed to opening a pot shop in UBC

**WARNING:** This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.

Dear Chairman,

As the parents of two minors and a large number of immature children who have just left their parents to study in UBC, our family and our friends in the neighborhood strongly oppose the government opening a marijuana shop near the UBC campus.

Although employment, economy and tax revenue were very important, the marijuana shop, as a government act at that time, not only gave children a very bad guidance, but also set a bad example for the whole society to fight against the drug epidemic.

I had no excuse to tell myself that in Canada, where it was hard to buy a pack of cigarettes, marijuana was legalized and a crack shop was opened on a university campus.

We strongly object, and we maintain our right to continue to fight for our rights.

We really hope for the sake of the kids, for the sake of the young people, for the sake of whole families, that you withdraw your permission to open a pot shop.

Many thanks.

From a resident of UBC.

**Marcin Pachcinski**

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**From:** YongQiang Wang <s.22>  
**Sent:** May 25, 2022 11:15 AM  
**To:** Marcin Pachcinski  
**Cc:** areaajen@gmail.com  
**Subject:** Oppose Cannabis license at UBC/UNA/UEL on Electoral Area

**WARNING:** *This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.*

## Oppose Cannabis license at UBC/UNA/UEL on Electoral Area

## Marcin Pachcinski

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**From:** Weiqi Xia <s.22>  
**Sent:** May 26, 2022 6:23 PM  
**To:** Marcin Pachcinski; areaajen@gmail.com  
**Subject:** strong objection to the proposed cannabis store at UBC

**WARNING:** This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.

Dear Marcin and Jen,

I am a retired college professor and a long-time UNA resident. I was shocked to hear that UEL was even allowing at most one cannabis store at UEL, and Burb cannabis was making efforts to open one store at UEL.

I was also deeply disappointed to hear that MUNI even approved the rezoning application from Burb with the dominant public opinions against it. It was totally a shame for the BC government to ignore the public in such a ruthless manner.

There are many reasons why no cannabis stores should be allowed in the extended UBC community (UBC+UNA+UEL).

1. UBC is an education institute. Students come here to study, and employees are here to support the education and research function of UBC. It is OK to have some basic services such as food, groceries, medical clinics in the community for the residents. However, cannabis retail is in no sense an essential or suitable business for a university community.
2. The extended UBC community is an area of many minors, which should be protected from the exposure to any cannabis use, promotion or existence.
3. 19+ adults are those who can vote, go to college and live independently. It doesn't make any sense to have a cannabis store for the convenience of the adults who use cannabis. It is a common responsibility for all adults to protect minors and not to sacrifice minors' interests for the mere convenience of the adults who use cannabis.

Sincerely,  
Weiqi Xia

## Marcin Pachcinski

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**From:** Nodir Kodirov <s.22>  
**Sent:** May 29, 2022 7:55 PM  
**To:** Marcin Pachcinski  
**Cc:** areaajen@gmail.com  
**Subject:** Objection to the Cannabis retail at 5784 University Blvd. in UBC

**WARNING:** This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.

Hi Marcin,

(also copying Jen McCutcheon)

I strongly oppose the cannabis store opening at UBC campus. I have been living at UBC campus almost 10 years, got my degrees here, and have two kids attending elementary school on campus. I live in Wesbrook village now.

Opening a cannabis store on campus has many disadvantages, including making the campus less kids friendly and reasons outlined at the [change.org](https://www.change.org) petition (<https://www.change.org/STOPcannabisstoreinUBC>). I already signed the Google form (<https://forms.gle/xuvNVFGvosXRyu9V9>) with my contact details, but feel free to reach me out through this email (s.22) or phone at [s.22].

Thanks,

Nodir

## Marcin Pachcinski

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**From:** Maria Tamayo <s.22>  
**Sent:** May 29, 2022 9:36 PM  
**To:** Marcin Pachcinski  
**Cc:** areaajen@gmail.com  
**Subject:** Cannabis Store Application (UEL)

**WARNING:** This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.

Good evening,

My name is Maria, I live in Wesbrook Village with my husband and our two kids, ages [s.22] and [s.22]. I don't agree with having a non-medical cannabis retail store on University Boulevard.

We choose to live in this neighbourhood because it is a great place to raise a family and we really like the academic environment. We have no connections to UBC, we have our own business, so we could have picked any neighborhood in the lower mainland, but we specifically decided to live here because we think this is the best place for our sons and where they have access to the best education in the city.

A few months ago I found two teenage kids smoking pot on a bench just in front of Smith Park. I came by and I said "do you really think this is the best place to be smoking, just across the playground?". They hadn't thought about it. They took their time and looked around, saw all the little kids playing there and they left. They realized that was not the best example to be looking at.

If there is a retail store just a few blocks away, this will be happening more and more often.

I don't want my kids to be living in that kind of neighborhood. I don't want the academic family friendly environment to change.

I hope you take my message into account when making a decision.

Many thanks!

## Marcin Pachcinski

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**From:** Kimberly Smith <s.22>  
**Sent:** May 30, 2022 3:57 PM  
**To:** Marcin Pachcinski; Jen McCutcheon Cannabis  
**Subject:** Store Application (UEL)

**WARNING:** This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.

Dear Marcin,

I'm racing to submit this before the 4pm deadline today, and so I'll be brief.

I am **strongly** opposed to having a retail cannabis store in the UEL village.

Given our small population, this business application is clearly intended to access the massive consumer base of UBC students, faculty and staff. While I have no issue with any business that wishes to sell legal products, I do not see how the UEL could possibly benefit from this particular business locating in my neighbourhood.

Had UBC wished to meet the needs of its consumers, they would have permitted such applications on the lands under their control.

I'm sure others have presented exhaustive arguments regarding the risks cannabis poses to developing minds, and the easy accessibility to other cannabis stores to UBC, and so will hold off doing so here.

Best regards,

Kim Smith  
[s.22]  
Vancouver

## Marcin Pachcinski

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**From:** Xia, Guangrui <s.22>  
**Sent:** May 30, 2022 11:14 PM  
**To:** Jen McCutcheon; Marcin Pachcinski; Connie Chen  
**Subject:** more signatures from UNA/UEL residents to oppose the proposed Burb Cannabis store  
**Attachments:** Oppose Cannabis license at UBC\_UNA\_UEL on Electoral Area A Committee Meeting (Responses).xlsx

**WARNING:** This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.

Hi Jen and Marcin,

Here are more people who signed the google document to oppose the proposed Burb Cannabis store:

[https://docs.google.com/forms/d/e/1FAIpQLSe\\_uZxtE\\_cqijReApLXzfXjwvt7sQM5R0oz6G\\_koVZJ0AHOMQ/viewform](https://docs.google.com/forms/d/e/1FAIpQLSe_uZxtE_cqijReApLXzfXjwvt7sQM5R0oz6G_koVZJ0AHOMQ/viewform).

This form solicited the support as such and with no financial incentives:

“Oppose Cannabis license at UBC/UNA/UEL on Electoral Area A Committee Meeting

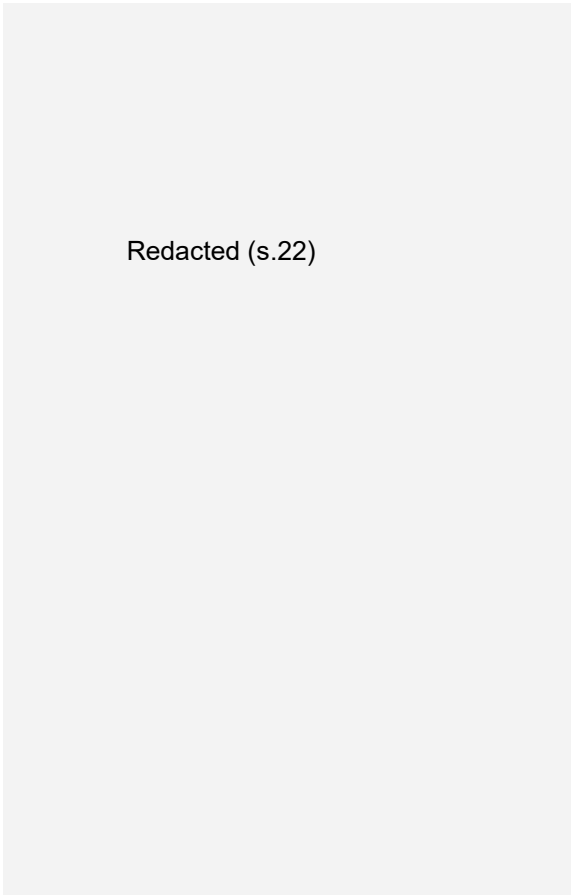
Despite almost 20 times objection than support, Rezoning of Cannabis store application is still approved by Minister Josie Osborne, the next step is License approval, The government should not issue license if residents do not want it in our neighborhood. Please join us in this meeting to voice out your objection. The meeting will be held at 9 am on Thursday, June 9, 2022 at Metrotower 3 ( 28 F-4515 Central Blvd., Burnaby) \*Collected identity and contact info will only be used to show relatedness and validity to decision makers”

Please add these to your public opinion documentation and redact the contact emails and phone numbers to protect their privacy. I also attached the Excel file. FYI.

Thanks a lot!!

Connie and Maggie

Timestamp	YOUR IDENTITY	Please type your FIRST and LAST name	PHONE	EMAIL ADDRESS	Email Address
5-18-2022 17:06:58	UNA resident	Connie chen			
5-19-2022 8:33:36	UNA resident	ROBERT CHEN			
5-19-2022 9:12:48	UNA resident	Hongwen Yu			
5-19-2022 9:12:49	UNA resident	Bianca Dong			
5-19-2022 9:20:20	UNA resident	Hongjian Xu			
5-19-2022 9:32:06	UNA resident	Guangrui Xia			
5-19-2022 9:36:24	UBC resident	Emily Wang			
5-19-2022 9:51:24	UNA resident	Ning Fang			
5-19-2022 10:16:04	UNA resident	Shujun Hu			
5-19-2022 10:39:14	UNA resident	Ivan Pak			
5-19-2022 10:44:16	UNA resident	cedar Zhang			
5-19-2022 11:06:02	UNA resident	Diana Zhang			
5-19-2022 11:47:07	UEL resident	Zhen Zhong			
5-19-2022 12:21:24	UBC resident	Jolie			
5-19-2022 15:49:07	UNA resident	Ling Xiao			
5-19-2022 15:50:36	UNA resident	Weitao Teng			
5-19-2022 16:17:29	UEL resident	Ming Yang			
5-19-2022 20:44:04	UNA resident	Hongxia Shan			
5-20-2022 9:38:51	UNA resident	Xinli Xu			
5-24-2022 12:52:57	UNA resident	Qiang Zhang			
5-24-2022 14:44:34	UNA resident	Jason Lee			
5-24-2022 20:05:32	UBC resident	Junfang Deng			
5-25-2022 11:12:30	UNA resident	yongqiang wang			
5-26-2022 19:52:06	UNA resident	Nancy sunwoo			
5-26-2022 21:41:58	Other, just care about this issue	Mingyu Zhang			
5-29-2022 19:31:38	UNA resident	Nodir Kodirov			





## Marcin Pachcinski

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**From:** Andrew Owen <s.22>  
**Sent:** May 31, 2022 1:24 PM  
**To:** Marcin Pachcinski  
**Cc:** areaajen@gmail.com  
**Subject:** UEL Cannabis Store application

WARNING: This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.

Hi,

I am a resident of the UNA and support asking Metro Vancouver to recommend to the LCRB to issue a non-medical cannabis retail store license to the applicant who hopes to have a store in the University village.

I have seen that much of the communication you have received is in opposition. I believe this is a small and vocal minority and that the committee should consider the preferences of the community as a whole. For instance, the AMS, which represents the student body, is clearly supportive.

I also find the arguments made by opponents to be lacking evidence. Concerns about the impact of a store on children and or 'young adults' are not supported with any sort of evidence. Indeed, I imagine just about every elementary school in the city of Vancouver is within a few blocks of a Cannabis store. Were the claimed negative effects real, we would see a crisis of addiction and disease across the city.

Perhaps most importantly, I find it difficult to understand why anyone would object to this store yet still be comfortable with a store that sells alcohol on the same site (and is one of two alcohol retailers in the campus area). Alcohol has substantially greater negative effects on users and the community. This is well established in public health research.

If the committee chooses to withhold a recommendation, I would expect a clear explanation of the distinction between alcohol and cannabis (or a request to the LCRB to withdraw permits for stores selling alcohol).

Best,  
Andrew Owen  
UNA resident  
Parent of an elementary school child.

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To: Electoral Area Committee

From: Brant Arnold-Smith, Program Manager, Security & Emergency Management, Corporate Services  
Marcin Pachcinski, Division Manager, Electoral Area and Environment, Regional Planning and Housing Services

Date: May 18, 2022 Meeting Date: June 9, 2022

Subject: **UBCM Emergency Preparedness Grant Application for Electoral Area A (UBC)**

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### RECOMMENDATION

That the MVRD Board endorse the grant application totaling \$25,000 from the Union of BC Municipalities to enhance emergency preparedness capacity in Electoral Area A (UBC).

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### EXECUTIVE SUMMARY

The Union of BC Municipalities has grants available through the Community Emergency Preparedness Fund to support members in increasing emergency preparedness and emergency response capacity. Metro Vancouver has long planned that emergency response in the Point Grey portion of Electoral Area A would best be coordinated through an area emergency operations centre established at the University of British Columbia (UBC) due to the area being home to the majority of Electoral Area A residents and because of its proximity to local agency representatives.

Through partnership with UBC, increasing the pool of emergency support services volunteers available to take care of the needs of displaced people following an emergency in the Point Grey area is a key gap in emergency preparedness that training funding would address. To this end, a grant application totaling \$25,000 was submitted in early 2022, and the Electoral Area Committee and MVRD Board is requested to consider a resolution in support of the application, which is a requirement of the application process.

### PURPOSE

To seek a MVRD Board resolution in support of a Union of BC Municipalities (UBCM) grant application to enhance emergency preparedness capacity in the Point Grey communities of Electoral Area A.

### BACKGROUND

In February 2020, the MVRD Board passed the following motion:

*That the MVRD Board endorse the applications for two grants totaling \$41,836 from the Union of BC Municipalities to enhance emergency preparedness capacity in the Point Grey (UBC/UEL) communities of Electoral Area A.*

One of the endorsed applications in 2020 was for \$25,000 for emergency support services and mass care training in UBC, but the application was not shortlisted for funding by UBCM. While the application submitted in early 2022 is largely the same, UBCM requires that the local government

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provide a supporting resolution for the current grant intake year, which is why this report is being brought to the Committee and Board for consideration at this time.

### **EMERGENCY MANAGEMENT AT UBC**

Since 1996, Regional Districts have been required under the *Emergency Program Act* RSBC 1996 to identify and plan for emergencies that may affect the residents of their electoral areas. To fulfill this requirement, Metro Vancouver created the Electoral Area A Emergency Management Plan (Reference), which was adopted by the Board in 2007. The plan recognizes that any response in the Point Grey area is highly dependent on assistance from UBC as it is home to approximately 80% of the Electoral Area population. Given this fact, the UBC Emergency Response Plan is included as an annex to the Metro Vancouver Emergency Management Plan.

Both Metro Vancouver and UBC want to increase the response capacity to manage emergencies in the Point Grey area of Electoral Area A. Metro Vancouver has a legal responsibility, and UBC has an inherent responsibility as the primary land manager, to foster resilience to emergencies and plan for an effective response on campus administered lands, including the market residential areas, both on and off campus. The grant application reflects this essential partnership in preparing for and responding to emergencies.

### **UBCM GRANT APPLICATION PROJECT SUMMARY (ATTACHMENT)**

In a regional emergency, Metro Vancouver relies upon the UBC to provide emergency support services and mass care for a population of 94,000 community members (25,000 live full-time on campus). In addition, Point Grey residents may seek support from the UBC community for proximity reasons.

In support of UBC emergency support services and mass care plan, Metro Vancouver will use this funding to enable UBC to customize and train staff, volunteers and local UNA residents to perform essential emergency support services functions as well as implement reception centre and group lodging practices for larger mass care events. An emergency support services exercise will allow for practical application and validation of the emergency support services plan.

This project will include four Justice Institute of British Columbia customized emergency support services training sessions. The training curriculum will be designed to account for UBC's unique population and includes best practices and technologies of emergency support services, including evacuee registration & assistance. Following E emergency support services training, UBC will hire a consultant for ESS exercise design and facilitation. A mass care exercise will allow for training and planning to be translated into hands-on, practical learning.

### **ALTERNATIVES**

1. That the MVRD Board endorse the grant application totaling \$25,000 from the Union of BC Municipalities to enhance emergency preparedness capacity in Electoral Area A community of UBC.
2. That the Electoral Area Committee receive for information the report dated May 18, 2022, titled "UBCM Emergency Preparedness Grant Application for Electoral Area A (UBC)" and provide alternate direction to staff.

### **FINANCIAL IMPLICATIONS**

The total cost of the project is \$37,310. If the grant application for \$25,000 is successful, the remaining cost of \$12,310 would be covered by UBC. There are no direct budgetary impacts to Metro Vancouver associated with endorsing this grant application. Metro Vancouver staff would participate in the project and training sessions and any incidental costs associated with participation would be accommodated within the Board approved budget.

### **CONCLUSION**

Metro Vancouver has legislated responsibility for identifying and planning for emergencies in Electoral Area A, but has long planned that emergency response in the Point Grey portion of Electoral Area A would best be coordinated through an area emergency operations centre established at UBC. The UBCM grant would assist in increasing the pool of emergency support services volunteers available to take care of the needs of displaced people following an emergency in the Point Grey through customized training sessions. Staff recommend Alternative 1.

### **Attachment**

Community Emergency Preparedness Fund Application – Emergency Support Services

### **Reference**

[Metro Vancouver Electoral Area A Emergency Management Plan](#)

52941710

## Community Emergency Preparedness Fund Emergency Support Services 2022 Application Form

Please complete and return the application form by **January 28, 2022**. All questions are required to be answered by typing directly in this form. If you have any questions, contact [cepf@ubcm.ca](mailto:cepf@ubcm.ca) or (250) 387-4470.

<b>SECTION 1: Applicant Information</b>	<b>AP</b> <i>(for administrative use only)</i>
Local Government or First Nation Applicant: Metro Vancouver	Date of Application: 01.28.2022
Contact Person*: Primary (1): Brant Arnold Smith	Position: (1) Program Manager - Security & Emergency Management, Metro Vancouver
Secondary (2): T. Bruce Anderson	(2) Director - Occupational Health & Safety, UBC
Phone: (1) 604 451 6111 (2) 604 822 7596	E-mail: (1) Brant.Arnold- Smith@metrovancover.org (2) bruce.anderson@ubc.ca

\* Contact person must be an authorized representative of the applicant (i.e. staff member or elected official).

<b>SECTION 2: For <u>Regional Projects Only</u></b>
<p><b>1. Identification of Partnering Applicants.</b> For all regional projects, please list all of the partnering eligible applicants included in this application. Refer to Section 4 in the Program &amp; Application Guide for eligibility.</p> <p>N/A</p>
<p><b>2. Rationale for Regional Projects.</b> Please provide a rationale for submitting a regional application and describe how this approach will support cost-efficiencies in the total grant request.</p> <p>N/A</p>

<b>SECTION 3: Project Information</b>
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### 3. Project Information

A. Project Title: Emergency Support Services & Mass Care Training

B. Proposed start and end dates. Start: 03.2022 End: 03.2023

### 4. Project Cost & Grant Request:

Total proposed project cost: \$37,310.00 Total proposed grant request: \$25,000.00

Have you applied for or received funding for this project from other sources? If yes, please indicate the source and the amount of funding received or applied for.

No.

### 5. Project Summary. Provide a brief summary of your project in 150 words or less.

In a regional emergency, Metro Vancouver relies upon the University of British Columbia (UBC) to provide Emergency Support Services (ESS) and Mass Care for a population of 94,000 community members (25,000 live full-time on campus). In addition, Point Grey residents may seek support from the UBC community for proximity reasons.

In support of UBC ESS and Mass Care plan, Metro Vancouver will use this funding to enable UBC to customize and train staff, volunteers and local UNA residents to perform essential ESS functions as well as implement reception centre and group lodging practices for larger Mass Care events. An ESS exercise will allow for practical application and validation of the ESS plan.

This project will include four Justice Institute of British Columbia (JIBC) customized ESS training sessions. The training curriculum will be designed to account for UBC's unique population and includes best practices and technologies of ESS, including Evacuee Registration & Assistance (ERA). Following ESS training, UBC will hire a consultant for ESS exercise design and facilitation. A Mass Care exercise will allow for training and planning to be translated into hands-on, practical learning.

### 6. Emergency Plan. Describe the extent to which the proposed project will specifically support recommendations or requirements identified in the local Emergency Plan. UBC's

Emergency Response Plan - Annex H - Mass Care is based on the foundations of municipal ESS programs. Strategic planning and organization of UBC ESS and Mass Care supports and physical resources have been built. The next step for UBC ESS is the development of training for staff and volunteers that accounts for UBC's diverse populations.

As detailed in Annex H - Mass Care, UBC's population includes children in daycare, young first-year residents and senior care residents which each require a variety of different supports in an emergency. Customization of UBC's training will enable UBC to account for the diverse population requirements and train ESS responders and volunteers in accordance with local Emergency Plans.

The exercise will help validate important components of the UBC's Mass Care plan such as access to potable water and distribution. UBC is geographically isolated and may be cut off from essential municipal services (e.g. water) in a regional emergency. The exercise will account for water disruption and require the use of emergency potable water (i.e. water tanks). Prior to the exercise, emergency water will need to be purified and tested to ensure it meets requirements.

## SECTION 4: Detailed Project Information

**7. Proposed Activities.** What specific activities will be undertaken as part of the proposed project? Refer to Section 6 of the Program & Application Guide for eligibility. UBC will work with subject matter experts, JIBC, to build a series of four UBC customized training sessions specific to UBC's unique and diverse population (children in daycare, first-year and undergraduate students and elderly). The proposed project will train a pool of 50 staff, volunteers and residents to perform ESS and Mass Care functions.

Following training, a Mass Care exercise will take place to allow for the practical application of the skills taught in training as well as to validate planning. The mass care exercise will include the activation and operation of a reception centre and group lodging facility as well as use of emergency potable water for feeding.

**8. Modernization of local ESS programs.** How will the proposed activities support the modernization of the local ESS program? Will the Evacuee Registration & Assistance (ERA) Tool be implemented?

The proposed activities will support the modernization of UBC's ESS program and bring it another step closer to integrating with EMSC modernization efforts. The proposed training will include the latest COVID-19 guidelines for ESS responders, the use of the Evacuee Registration and Assistance (ERA) tool as well as paper forms in case of power and connectivity disruptions. These tools and guidelines will be then implemented during the exercise of ESS services at UBC.

**9. Capacity Building.** Describe how the proposed project will increase emergency response capacity (i.e. having the physical resources and the skills to respond to emergencies) in your community.

The proposed project will deepen staff and volunteer understanding and skill level relative to ESS and Mass Care volunteer practices, thereby increasing UBC's and Metro Vancouver emergency response capacity.

**10. Host Community Capacity.** Describe how the proposed project will increase emergency response capacity as a host community?

The proposed project will increase UBC's response capacity as a host community that may be isolated geographically in the event of an emergency. Without training, UBC has a diminished capacity to provide ESS to its unique population and by extension to be a host community.

**11. Transferability.** Describe the extent to which the proposed project may offer transferable resources and supplies and knowledge sharing with other local governments and/or First Nations (e.g. ESS volunteers/responders, training resources, cots, blankets, etc.).

The proposed project will provide a pool of 50 qualified ESS volunteers/responders with the skills and knowledge to assist nearby communities including UNA, UEL, Musqueam First Nation and Metro Vancouver.

UBC has worked with Metro Vancouver and the City of Vancouver to better understand how ESS is administered and to create alignments with the local authority and province. Ensuring UBC's training and ESS program are as similar, as is possible, to that of the

provincial ESS framework enables them to grow the pool of transferable ESS skills available in the province.

Despite some of the unique features of UBC's ESS supports, UBC is committed to training its staff and volunteers to EMBC standards to ensure they are able to integrate with existing ESS teams in a regional emergency. Further, many of UBC's staff live off-campus and may become valuable resources in their communities in local emergencies.

**12. Partnerships.** In addition to Question 1, if applicable, identify any partners you will collaborate with on the proposed project and specifically outline how you intend to work together and enhance mutual aid.

UBC will partner with their local authority, Metro Vancouver, and work closely with the Justice Institute to develop training that is both true to the provincial ESS model and yet serves the unique needs of the UBC community.

Additionally, UBC continues to collaborate with the City of Vancouver to take advantage of opportunities for cross-training, alignment and collaboration.

**13. Evaluation.** How will the project be evaluated? How will performance measures and/or benchmarks be used to measure outcomes? (e.g. tracking the number of training events and recruitments, external evaluators, etc.)

The project will be evaluated using UBC emergency management training Key Performance Indicators (KPI's) data. Additionally, the ESS exercise will serve to evaluate and practice acquired skills and knowledge.

**14. Progress to Date.** If you received funding under prior intakes for the Emergency Support Services funding stream, please describe the progress you have made in increasing ESS capacity through prior projects.

N/A

**15. Additional Information.** Please share any other information you think may help support your submission.

Water tanks have been installed in UBC Vancouver campus to serve as emergency potable water source. Prior to drinking purification and water testing is required. Proposed exercise will include use of this emergency water.

## SECTION 5: Required Attachments

Only complete applications will be considered for funding.

The following separate attachments are required to be submitted as part of the application:

- Council or Board resolution, Band Council resolution or First Nation resolution, indicating support for the current proposed activities and willingness to provide overall grant management.
- Detailed budget for each component identified in the application. This must clearly identify the CEPF funding request, applicant contribution, and/or other grant funding.



For regional projects only: Council or Board resolution, Band Council resolution or First Nation resolution from each partnering applicant that clearly states their approval for the primary applicant to apply for, receive and manage the grant funding on their behalf.

**SECTION 6: Signature** Applications are required to be signed by an authorized representative of the applicant. Please note all application materials will be shared with the Province of BC.

I certify that: (1) to the best of my knowledge, all information is accurate, (2) the area covered by the proposed project is within the applicant's jurisdiction (or appropriate approvals are in place) and (3) we understand that this project may be subject to a compliance audit under the program.

Name: Brant Arnold-Smith

Title: Program Manager - Security & Emergency Management

Signature\*:

*A certified electronic or original signature is required.*

Date: 01/25/2022

\* Signatory must be an authorized representative of the applicant (i.e. staff member or elected official).

Submit applications to:

Local Government Program Services, Union of BC Municipalities

E-mail: [cepf@ubcm.ca](mailto:cepf@ubcm.ca)

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To: Electoral Area Committee

From: Marcin Pachcinski, Division Manager, Electoral Area and Implementation Services,  
Regional Planning and Housing Services

Date: May 18, 2022 Meeting Date: June 9, 2022

Subject: **Electoral Area A Community Works Fund – 2022 Projects (UNA/UBC)**

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### RECOMMENDATION

That the MVRD Board approve funding from the Electoral Area A Community Works Fund as described in the report dated May 18, 2022, titled “Electoral Area A Community Works Fund – 2022 Projects (UNA/UBC)” for:

- a) Electric vehicle charging stations up to \$195,824;
- b) Solid waste (recycling) receptacle replacement up to \$139,276.50; and
- c) Acadia neighbourhood active transportation improvements up to \$100,000.

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### EXECUTIVE SUMMARY

The Community Works Fund is delivered to all local governments in British Columbia through a direct annual allocation to support local eligible priorities, and is distributed within Electoral Area A based on community population, with University Neighbourhoods Association (UNA)/University of British Columbia (UBC) allotted approximately \$635,000 through 2023.

In June and September 2021, the Electoral Area A Director and staff met with community representatives to discuss potential projects to recommend for funding, and in May 2022, the UNA Board, with support from UBC, considered and endorsed three projects totaling \$435,101. These are:

1. Electric vehicle charging stations (\$195,824)
2. Solid waste (recycling) receptacle replacement (\$139,277)
3. Acadia neighbourhood active transportation improvements (\$100,000)

If the MVRD Board approves funding for these projects, it would allow Metro Vancouver to enter into an agreement with UBC to reimburse them for eligible costs up to the maximum approved amounts upon submission of required receipts and other documentation.

### PURPOSE

To provide the Electoral Area Committee and the MVRD Board the opportunity to consider funding projects through the Electoral Area A Community Works Fund.

### BACKGROUND

At its April 29, 2016 meeting, the MVRD Board (then GVRD Board) passed the following resolution:

*That the GVRD Board endorse the distribution of monies from the Community Works Fund to areas within Electoral Area A based on population, as described in the report titled “Distribution of Electoral Area A Community Works Fund Monies”, dated March 29, 2016.*

In 2021, the Electoral Area A Director and staff consulted with representatives of the governance and advisory bodies in the Point Grey area of Electoral Area A (UNA/UBC and UEL). Most recently the UNA Board, with support from UBC, endorsed three specific projects to recommend for funding that are presented in this report for the Committee and Board's consideration.

### **COMMUNITY WORKS FUND**

The Community Works Fund is delivered to all local governments in British Columbia through a direct annual allocation to support local priorities. It is one of three program streams arising out of the Renewed Gas Tax Agreement between the Federal Government and Union of BC Municipalities, which delivers the monies to local governments. The Renewed Gas Tax Agreement, which took effect April 1, 2014, specifies eligible projects (Reference 1) and grant amounts allocated to each local government (Reference 2).

### **CONSULTATION**

In recognition of the governance and advisory bodies that exist in the Point Grey area of Electoral Area A, including the University Neighbourhoods Association (UNA), the University Endowment Lands (UEL) Administration and Community Advisory Council (CAC), and the University of British Columbia (UBC), the Electoral Area A Director and Metro Vancouver staff consulted with representatives from these local entities on potential projects to be funded with Community Works Funds.

The Electoral Area A Community Works Fund Advisory Group (UNA, UBC, and UEL) met on June 21 and September 28, 2021. The first meeting focused on presenting and answering questions related to background information such as eligibility, funding amounts and the decision making process and principles. The main focus of the second meeting was to hear from organization representatives regarding discussions they had since the first meeting on potential projects and to share descriptions of the identified projects. At the second meeting, the UEL CAC advised that they needed more time to consider projects, while UNA and UBC representatives advised they were ready to move forward with putting together more detailed project descriptions and engaging with the UNA Board on project recommendations.

On May 17, 2022, the UNA Board confirmed support for the following projects:

1. Electric vehicle charging stations
2. Solid waste (recycling) receptacle replacement
3. Acadia neighbourhood active transportation improvements

### **PROJECT DESCRIPTIONS (ATTACHMENT)**

#### **Electric Vehicle Charging Stations**

This project would see UBC install seven new Level 2 electric vehicle charging stations in the UNA neighbourhoods. The objective of the electric vehicle charging stations project is to embed sustainability into UNA operations by expanding on-street electric vehicle charging stations to as many UNA neighbourhoods as possible. The total project cost estimate and amount requested from the Electoral Area A Community Works Fund is \$195,824.

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### **Solid Waste (Recycling) Receptacle Replacement**

This project would replace the existing stand-alone garbage containers within the UNA neighbourhoods with new enhanced single-stream and multi-stream recycling containers. Enhancing single-stream recycling bins will improve waste fill-rates, contamination compliance, and communications and educational opportunities in the form of poster marketing on the receptacles. The total project cost estimate and amount requested from the Electoral Area A Community Works Fund is \$139,277.

### **Acadia Neighbourhood Active Transportation Improvements**

This project would improve the active transportation corridor in Acadia Park by formalizing the route with crushed gravel paths as well as landscaping and asphalt paving improvements, which would improve pedestrian safety for children accessing Norma Rose Point School. The total project cost estimate and amount requested from the Electoral Area A Community Works Fund is \$100,000.

### **ALTERNATIVES**

1. That the MVRD Board approve funding from the Electoral Area A Community Works Fund as described in the report dated May 18, 2022, titled “Electoral Area A Community Works Fund – 2022 Projects (UNA/UBC)” for:
  - a) Electric vehicle charging stations up to \$195,824;
  - b) Solid waste (recycling) receptacle replacement up to \$139,277; and
  - c) Acadia neighbourhood active transportation improvements up to \$100,000.
2. That the Electoral Area Committee receive the report dated May 18, 2022, titled “Electoral Area A Community Works Fund – 2022 Projects (UNA/UBC)” for information and provide alternate direction to staff.

### **FINANCIAL IMPLICATIONS**

Funding of successful grant applications has no property tax implications for Electoral Area A. Costs to be reimbursed to UNA/UBC in 2022 will be funded from the 2022 Community Works grant, up to \$136,668. If the costs to be reimbursed to UNA/UBC in 2022 are in excess of \$136,668, funding from the Community Works Reserve may be requested. Expected reimbursements for 2023 and future years will be part of 2023-2027 financial plan approval process if the MVRD Board approves Alternative 1.

### **CONCLUSION**

The Electoral Area A Director and staff consulted with community representatives in the Point Grey portion of Electoral Area A on potential projects that could be funded through the Community Works Fund. Following consultation, the UNA Board supported three projects presented in this report that are recommended for funding by the MVRD Board. Staff recommend Alternative 1.

### **Attachment**

UNA + UBC Community Works Funds Projects (Project Descriptions)

### **References**

1. [Community Works Fund – Examples of Eligible Projects](#)
2. [Community Works Fund – Allocations by Local Government](#)



UNIVERSITY  
NEIGHBOURHOODS  
ASSOCIATION

**Memo Date:** May 19, 2022  
**From:** Sundance Topham, Chief Administrative Officer  
**To:** Marcin Pachcinski, Division Manager, Metro Vancouver Area A  
**Subject:** UNA + UBC Community Works Funds Projects

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Dear Marcin,

There were three projects that were approved/endorsed by the UNA Board for advancement to Metro Vancouver.

The project descriptions for the three projects are as follows:

### ***Electric Vehicle Charging Stations***

The Electric Vehicle (EV) Charging Stations project would see UBC install seven new Level 2 EV Charging Stations in the UNA neighbourhoods (subject to any required permitting processes).

The objective of the EV Charging Station project is to embed sustainability into UNA operations by expanding on-street EV charging stations to as many UNA neighbourhoods as possible. The focus is to provide quality long-term sustainable solutions for our communities as well as other EV drivers. The goal is to plant the seed now and reduce the long-term cost of future expansion.

The planned charging station installation will be scalable and can be expanded in the future. Installing the EV infrastructure in place in multiple locations at the onset will put the UNA in a much better position to take on additional charging stations should the demand warrant and should other sustainability incentive and government funding become available.

The charging stations will use FLO SmartTWO chargers. FLO is Canada's largest electric vehicle charging network. This charging station integrates station administration through cellular network, access control through RFID or FLO Mobile App, a payment terminal, and a charger connector within a single unit.

FLO charging network solutions are designed to be easily scalable, allowing more stations to be added as demand for charging increases, while keeping installation costs to a minimum.

The EV charging stations will be installed in the following locations:



Map 1 – Proposed EV Charging Stations in **Red**, Existing EV Charging Stations in **Green**

Location	Neighbourhood	Infrastructure Type	Number of Charger Available	Number of Charger Proposed
<a href="#">3285 WESBROOK MALL</a>	Wesbrook	Streetlight	2	<b>2</b>
<a href="#">5780 HAMPTON PLACE</a>	Hampton	Streetlight	1	<b>1</b>
<a href="#">THEOLOGY MALL/ 6018 IONA DRIVE</a>	Chancellor	Streetlight	5	<b>2</b>
<a href="#">6272 LOGAN LANE</a>	Hawthorn	LPT	4	<b>2</b>
<b>Total</b>				<b>7</b>

Table 1 – EV Charging Station Location



The total cost for the EV charging station project (including contingency) is expected to be \$195,824.00 plus applicable taxes.

Although the number of EV chargers and locations have been deemed feasible in the project study, the final installation and locations are subject to any required UBC permitting processes.

For all of the proposed Community Works Fund projects it is intended that UBC will own the assets and pay for and project manage the projects. Any funding agreements would also be between Metro and UBC.

Location and Item		# of Chargers	Total
<a href="#">3285 WESBROOK MALL</a>	Wesbrook	2	\$19,616
<a href="#">5780 HAMPTON PLACE</a>	Hampton	1	\$7,394
<a href="#">THEOLOGY MALL/ 6018 IONA DRIVE</a>	Chancellor	2	\$45,398
<a href="#">6272 LOGAN LANE</a>	Hawthorn	2	\$80,416
<b>Total # of Charger</b>		<b>7</b>	
<b>Total Chargers Cost</b>			\$152,824
<b>AES Phase 1</b>	Site identification and initial design and costing		\$18,000
<b>AES Phase 2</b>	Procurement, Construction Oversight, & Commissioning		\$7,000
<b>Contingency @ 10%</b>		10%	\$18,000
		<b>Total</b>	<b>\$195,824</b>

Table 2 – Cost breakdown for EV Charging Station Project

### ***Solid Waste Receptacle Replacement Project***

This project would see UBC replace the existing stand-alone garbage containers within the UNA neighbourhoods with new enhanced single stream and multi-stream solid waste containers. This would build upon existing work and policies contained with the UBC Zero Waste Strategy.

Enhancing waste stream collection in the UNA’s public realm will help align the UNA with local and regional efforts to manage solid waste responsibly and sustainably. Adding recycling collection to high-priority locations will contribute to resource and energy conservation, diverting waste from the landfill, and the pursuit of a circular economy.

Enhancing single-stream bins will improve waste fill-rates, contamination compliance, and communications and educational opportunities in the form of poster marketing on



the receptacles. This waste infrastructure improvement would demonstrate the UNA’s commitment to environmental innovation and leadership.

The total cost for the solid waste capital replacement project (including contingency) is expected to be at \$139,276.50 plus applicable taxes.

For all of the proposed Community Works Fund projects it is intended that UBC will own the assets and pay for and project manage the projects. Any funding agreements would also be between Metro and UBC.

Items	Supplier	Price Per Unit	Units	Freight Cost	Total
<b>Hazelton Two-Stream</b>	Envyrozone	1660	20	6600	\$39,800.00
<b>Hazelton One-Stream</b>	Envyrozone	1330	35	8000	\$54,550.00
<b>Communication Materials</b>					
<b>Poster Two-Stream</b>	Allegra	200	20		\$4,000.00
<b>Poster One-Stream</b>	Allegra	180	35		\$6,300.00
<b>Installation</b>					
<b>Installation and Materials</b>	Badger Earthworks	400	55		\$22,000.00
				<b>Subtotal</b>	<b>\$126,650.00</b>
<b>Contingency @ 10%</b>					\$12,626.50
				<b>Total</b>	<b>\$139,276.50</b>

Table 4 – Cost breakdown for Hazelton Two and Hazelton One

***Acadia Park Active Transportation Project***

This project would see UBC improve the Active Transportation Corridor in Acadia Park by formalizing the route with crushed gravel paths as well as landscaping and asphalt paving improvements.

The Transportation Engineer at C+CP has identified a number of active transportation projects that will improve the Active Transportation Corridor in Acadia Park. The enhancements are composed of items such as formalizing the active transportation route with crushed gravel paths, and carrying out landscaping and asphalt paving improvements to improve pathway conditions.

These enhancements would improve pedestrian safety for children accessing Norma Rose Point School.

For all of the proposed Community Works Fund projects it is intended that UBC will own the assets and pay for and project manage the projects. Any funding agreements would also be between Metro and UBC.





<b>Project Capital Cost Breakdown</b>	<b>PROJECT</b>
<b>Construction Costs</b>	
Construction <sup>1</sup>	83,820
Additional Improvements	12,645
Contingency	1,935
<b>Total Construction</b>	<b>98,400</b>
<b>Soft Costs</b>	
Preconstruction/Permits	200
<b>Total Soft Costs</b>	<b>200</b>
<b>Building Subtotal</b>	<b>98,600</b>
Project Management	0
<b>Building Total</b>	<b>98,600</b>
GST	1,400
<b>TOTAL PROJECT</b>	<b>100,000</b>

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To: Electoral Area Committee

From: Sean Galloway, Director, Regional Planning and Electoral Area Services,  
Regional Planning and Housing Services

Date: May 17, 2022 Meeting Date: June 9, 2022

Subject: **Manager's Report – Electoral Area**

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**RECOMMENDATION**

That the Electoral Area Committee receive for information the report dated May 17, 2022, titled "Manager's Report – Electoral Area".

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**ELECTORAL AREA COMMITTEE 2022 WORK PLAN**

The Electoral Area Committee's Work Plan for 2022 is attached to this report (Attachment). The status of work program elements is indicated as pending, in progress, ongoing or complete. The listing is updated as needed to include new issues that arise, items requested by the Committee, and changes to the schedule.

**HOWE SOUND COMMUNITY FORUM**

The bi-annual Howe Sound Community Forum was held on Friday, April 29 at Furry Creek in the Squamish Lillooet Regional District at Furry Creek. The Forum brings together representatives from government, First Nations and various stakeholder groups to discuss issues and projects of interest to Howe Sound communities.

- Reflections on the past 20 years of the Howe Sound Community Forums
- Learning about the developments happening in Sea to Sky region at Furry Creek, Britannia Beach and beyond.
- Updates from local governments around the region, as well as from the MP and MLA
- Updates from the last meeting on Ocean Watch Action Committee, Howe Sound Biosphere Region Initiative
- Roundtable discussions about the Átl'ka7tsem/Howe Sound Biosphere Region Nchu'ú7mut/Unity Plan

The Howe Sound Community Forums are well attended by elected representatives and stakeholder groups, and Metro Vancouver's ongoing participation is appreciated.

**Attachment**

Electoral Area Committee 2022 Work Plan

52134558

**Electoral Area Committee 2022 Work Plan**

Report Date: May 17, 2022

**Priorities**

<b>1<sup>st</sup> Quarter</b>	<b>Status</b>
2022 Electoral Area Committee Work Plan	Complete
Barnston Island Dike Upgrades – Request to Province	Complete
Liquor and retail cannabis licences, development variance permits, and rezoning applications, as applicable	Complete
<b>2<sup>nd</sup> Quarter</b>	
Electoral Area A Geotechnical Study – Phase 1 Report	Complete
Community Works Fund Projects	In Progress
Fire Protection Services Feasibility Study for Howe Sound – Update	Complete
Liquor and retail cannabis licences, development variance permits, and rezoning applications, as applicable	In Progress
<b>3<sup>rd</sup> Quarter</b>	
Bowyer and Passage Island Barge Clean-up Event – Post-Event Report	Pending
Barnston Island Flood Construction Level – Bylaw Consideration	Pending
Emergency Preparedness Activities – Report Out	Pending
Liquor and retail cannabis licences, development variance permits, and rezoning applications, as applicable	Pending
<b>4<sup>th</sup> Quarter</b>	
2023-2027 Electoral Area Services Financial Plan	Pending
Liquor and retail cannabis licences, development variance permits, and rezoning applications, as applicable	Pending