

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)

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