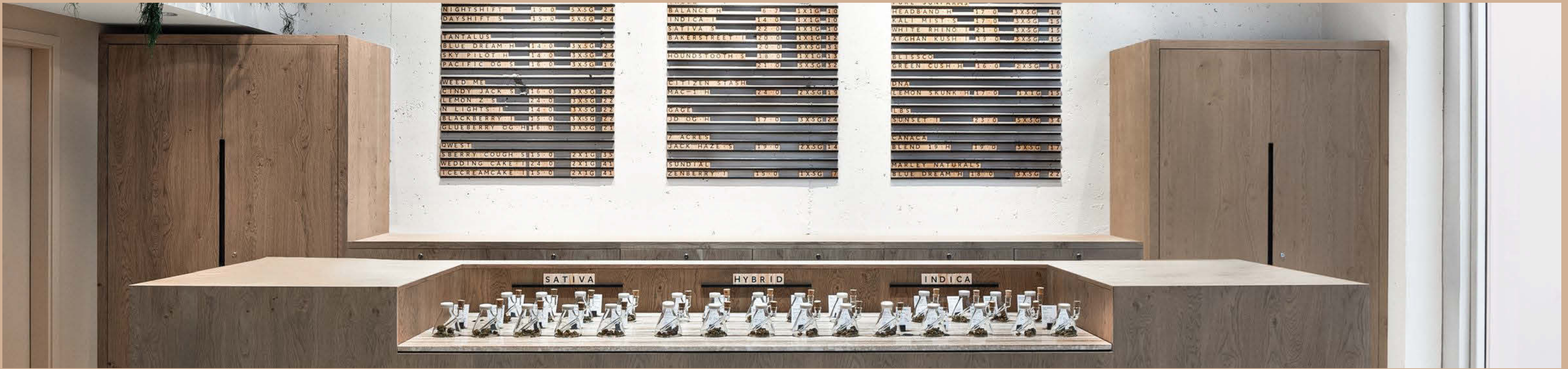


bur'b



■ AGENDA

1. Intro to Burb & Steve

4. Support in the Community

2. Pillars of Legalization

5. Community Safety

3. Proposed Retail
Location

6. Q & A

INTRO TO STEVE



CO-FOUNDER & PRESIDENT

HUSBAND AND FATHER

PROVEN TRACK RECORD

INTRO TO BURB



4 STORES OPEN



PROVEN OPERATOR



STRONG COMMUNITY
RELATIONSHIPS



■ LAW AND ORDER - CANNABIS LEGALIZATION PILLARS

1

PROTECT OUR
YOUTH

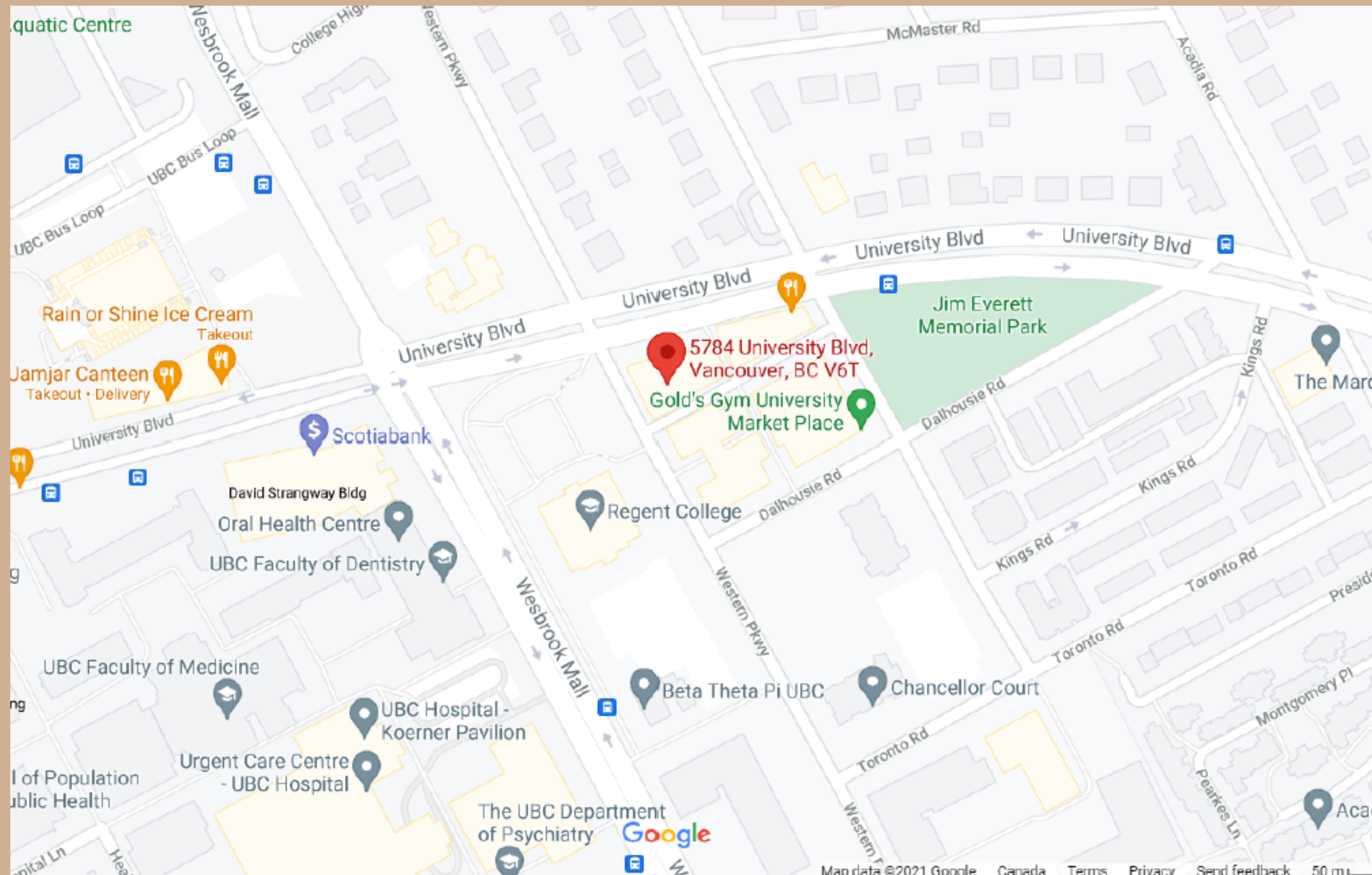
2

SAFE, TESTED
SUPPLY

3

ELIMINATE
THE BLACK
MARKET

LOCATION



STOREFRONT



COMMUNITY SUPPORT

- 2,029 signatures of support for our petition
- UBC Alma Mater Society
- Landlord and adjacent businesses
- UNA, UEL, and UBC residents, students and professors

COMMUNITY SUPPORT

"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."

Cole Evans
AMS President

COMMUNITY SUPPORT

"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."

Eagle Glassheim

Associate Professor - Department of History

UBC

COMMUNITY SAFETY

- Perfect operating history
- Bound by the LCRB terms and conditions
 - 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.



World Canada Local ▾ Politics Money Health Entertainment Lifestyle Watch

CANNABIS

Black market B.C. weed tainted with pesticides, contaminants, testing shows



By [Simon Little](#) • Global News

Posted June 9, 2021 2:24 pm · Updated June 10, 2021 9:52 am

News

B.C. government says results of illicit cannabis testing 'very concerning'



Minister of Public Safety Mike Farnworth says government testing of illegally-sold cannabis products in Metro Vancouver has revealed pesticides, bacteria, fungi and heavy metals.

bur'b

Thank you!

Objection to the 5478 Univ. Blvd. cannabis store license application

June 7, 2022

Guangrui (Maggie) Xia, UBC Materials Engineering
UNA resident since 2008

Fact: the overwhelming responses from the community were negative towards this cannabis store

Number of Submissions (Attachments 2 and 3)

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

The vast majority (~90%) of the responses from the residents opposed the proposed cannabis retail (Agenda page 20).



Burb Cannabis gained > 2,000 signatures in their petition by using \$1000 cash incentive.

If Burb was confident that the majority of the public would support them, why did they use this cash incentive in the first place?

How credible was Burb's support gained with this??

Are there other places where they gained support by incentives?

Flyer posted in UBC student nest building.

Reasons of our objections

1. Advice from Health Canada

▶ **Key messages for youth—13–17 years**

In order to protect youth from the health effects of cannabis use, the *Cannabis Act* restricts access to cannabis. Therefore, there will be no legal means for a young person to obtain cannabis, and possessing it may result in legal consequences, such as a fine or a ticket. These are a few key facts that young people should be aware of:

- ▶ The best way to protect your health is to not use cannabis.¹
- ▶ You are more likely to experience harms from cannabis because your brain is still developing until around the age of 25.² The earlier you start using cannabis the more harm it can do.¹⁻³ For example:
 - Starting to use cannabis as a teen and using it regularly (weekly or more frequently) and over a long time (several months or years) make you more likely to become addicted and to harm your mental health.^{1,3}
 - Using cannabis can affect important aspects of your thinking, like learning and memory.^{1,4} Some of these harms may never fully go away.⁵⁻⁷

- ▶ Studies have found that teens and young adults who start using early and use often have more difficulty studying and are more likely to drop out of high school or university.^{1, 8-14}
- ▶ Higher-strength products (e.g. “skunk”, dabs, waxes, shatter) carry greater risks of harms.¹⁵⁻²⁰
- ▶ After alcohol, cannabis is the drug most often linked to car accidents.²¹ Cannabis can affect concentration, coordination and slow reaction time.⁴ Using it and driving increases the risk of having a car accident which can result in serious injuries or death.^{22, 23}
- ▶ How long the impairing effects of cannabis last depends on how (smoked, vapourized, ingested) and how much was taken, but the effects can last for at least six (6) hours or longer after use.^{1, 24, 25}
- ▶ Using cannabis at the same time as drinking alcohol and/or using other drugs, such as pain medications (opioids) and tranquilizers (benzodiazepines), further lowers your ability to concentrate and react quickly to emergencies.^{21, 26-29}

Health Canada's messages to 18-25 young adults

► **Key messages for young adults**

In light of cannabis use being legalized in Canada if you are 18 years old and over (or 19 years old in some provinces and territories), it is important to know how using cannabis can affect your health before purchasing it, especially if you're in your late teens and early twenties.

- The best way to protect your health is to not use cannabis.¹
- You are more likely to experience harm from cannabis because your brain is still developing until around the age of 25.²
- Shortly after using cannabis, you may have problems paying attention, remembering or learning things, and making decisions.^{1,3} Some of these effects may persist for some time after you stop completely or never fully go away depending on how young you were when you started, how often and for how long you have been using it.^{1,3,4}
- After alcohol, cannabis is the drug most often linked to car accidents.⁵ Cannabis can affect concentration, attention, coordination and slow reaction time.^{3,6} Using it and driving increases the risk of having a car accident which can result in serious injuries or death.⁷

From Health Canada

- ▶ How long the impairing effects of cannabis last depends on how (smoked, inhaled, ingested) and how much was taken, but the effects can last for at least six (6) hours or longer after use.^{1, 8, 9}
- ▶ Using cannabis and drinking alcohol with or without the use of other drugs such as pain medications (opioids) and tranquilizers (benzodiazepines) further lowers your ability to concentrate and react quickly to emergencies.^{5, 10-13}
- ▶ Using cannabis regularly (daily or almost daily) and over a long time (several months or years), can harm your physical and mental health including becoming physically dependent or addicted to cannabis.^{1, 3}
- ▶ Higher-strength cannabis products (such as concentrates like “shatter”, wax, dabs) can worsen the mental health effects of cannabis use (such as paranoia and psychosis).¹⁴⁻¹⁹

Cannabis use in age 16-19

Canadian Cannabis Survey 2021

37% surveyed reported past one-year use

20% of whom reported daily or almost daily use.

The Canadian Student Tobacco, Alcohol and Drugs Survey (CSTADS) 2018/19, asked questions of students in grades 7 to 12, and reported an **average age of initiation of 14.3 years.**

Overall, 90% of people thought that using cannabis could be **habit forming:**

93% of people who reported using cannabis in the past 12 months

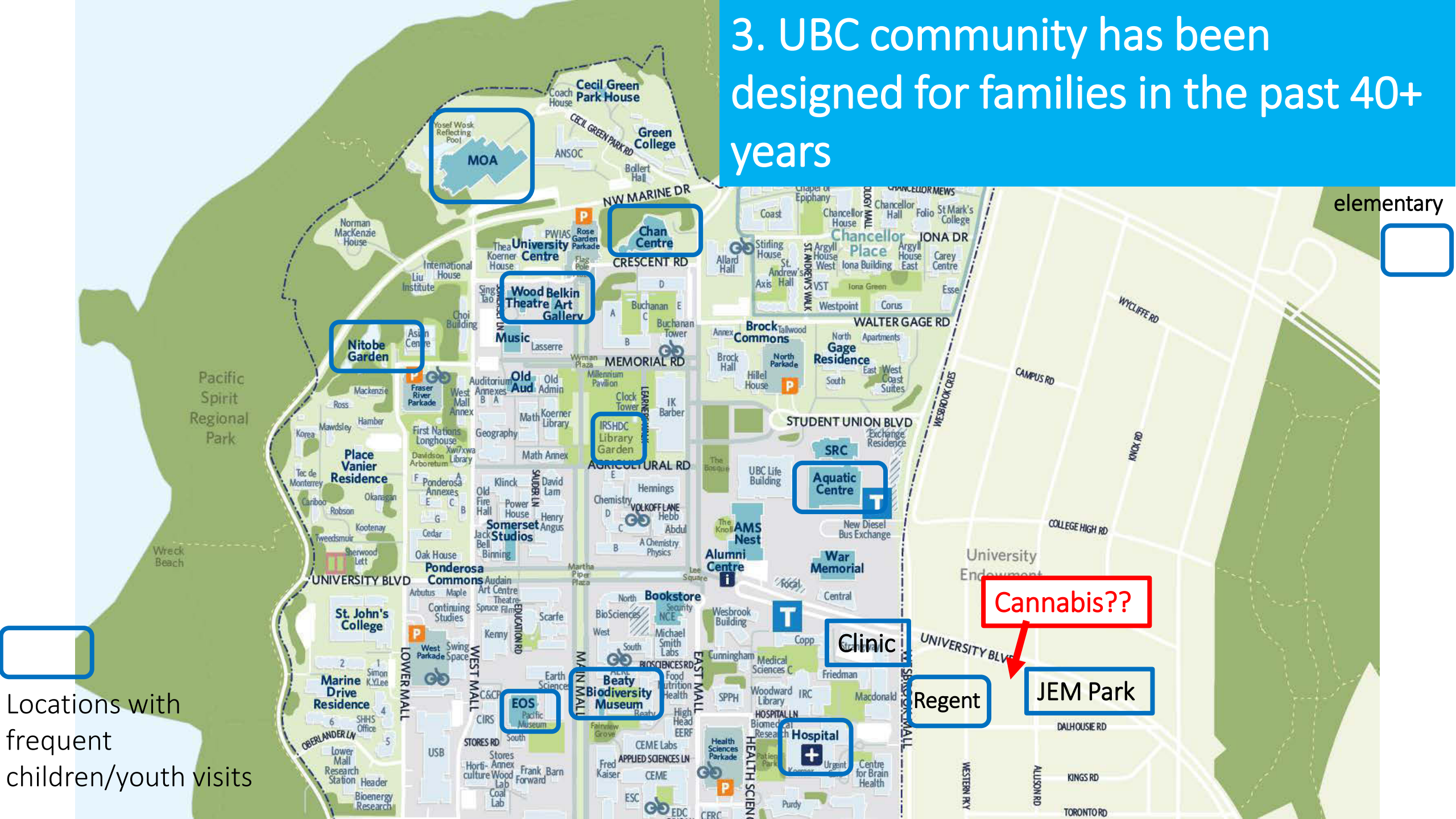
88% of people who did not use.

2. UNA+UEL demographics in 2021

| Year | Total | 0-14 and % | 0-18 and % | 65+ and % |
|---------|--------|--------------------------|----------------|---------------|
| UNA+UEL | 15,027 | 2,685 (17.9% of UNA+UEL) | ~4,033 (26.8%) | 2,070 (13.8%) |

- UNA+UEL 0-18 minor population counts for 26.8% of population, which is about 2.0 times of that of the city of Van. (13.8%).
- 8,000 people (53%) are or live with these minors.

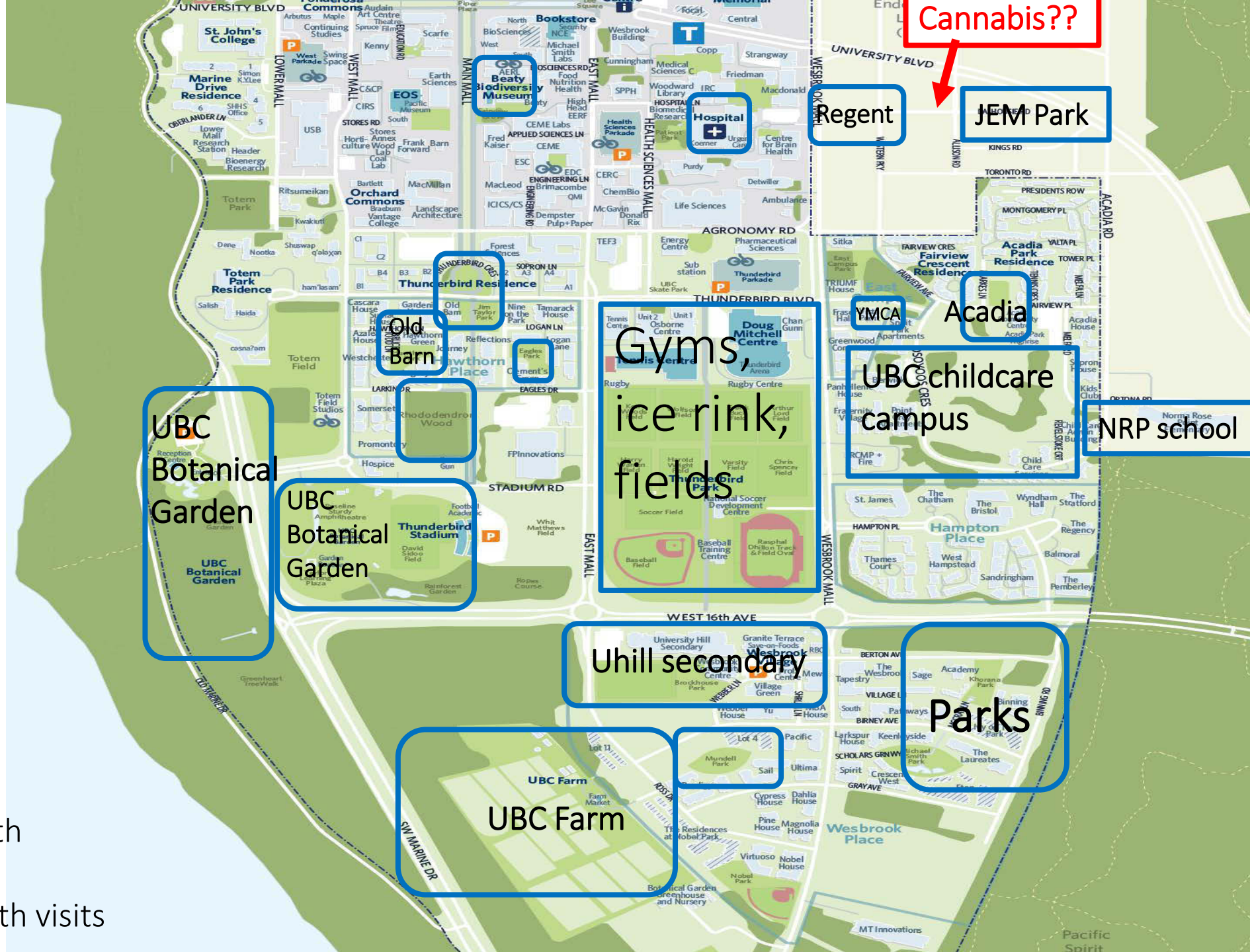
3. UBC community has been designed for families in the past 40+ years



elementary

Cannabis??

Locations with frequent children/youth visits

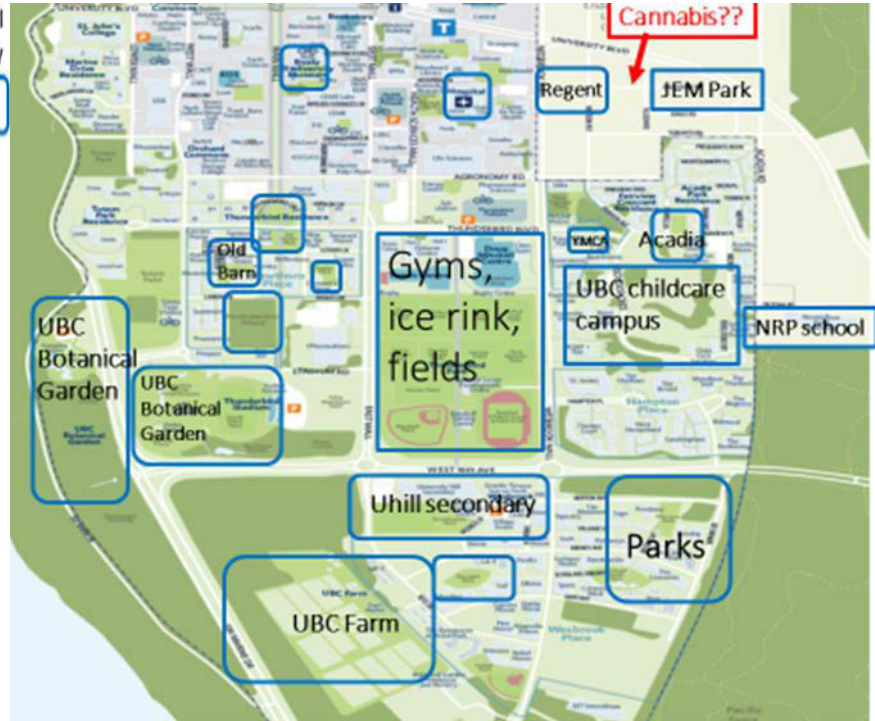


Locations with
frequent
children/youth visits

4. Whom do we cater to?

| | Age | Capabilities | Impacts |
|--------------------------|--------|---|--|
| Cannabis store customers | > = 19 | <p>Able to vote, live alone, work and study, drive and go to a cannabis store nearby.</p> <p>Able to commute easily, order online, differentiate between regular food items from cannabis-containing food items. Able to read and make decisions on his or her own.</p> | Incremental access convenience |
| Children and youth | 0-18 | <p>Most minors are not able to commute/travel/drive freely. Younger ones are not able to differentiate between regular food items from cannabis-containing food items. Many are not able to read widely and make decisions on his or her own.</p> | increased risks of early exposure to and more likelihood of addiction of cannabis, more misuse risks of cannabis-containing food items |


Locations with frequent children/youth visits



change.org Start a petition My petitions Browse Membership

Objection of the Cannabis retail at 5784 University Blvd. in UBC

Menu View petition



1,873
Supporters

Only 627 more supporters to the next goal!

24,887 Views 1,268 Shares

Share your petition

Successful petition starters share their petition about 12 times. Try to share on as many different platforms as you can, and be sure to ask others to sign and share your petition to build momentum!

<https://www.change.org/STOPcannabisstorein> Copy link

Facebook Email WhatsApp Gmail

Tweet

- Extremely dangerous: 1. “Peerpressure” when they see cool people their age, or even their close friends, physically going in and out from the cannabis store, attempting to fit in. 2. Becomes the societal norm. but many parents grew up never having encountered cannabis and would not be able to have meaningful conversations. – Ethan Ho, Gr. 12 student

"I am a UBC student and my daughter used to go to UBC daycare. Any cannabis store will have negative impact on UBC families.“ - Tania Tasmin



1863

Individuals (as of May 30th) **DO NOT** support the openings of the cannabis stores proposed in UBC community (Example reasons: Second-hand smoke, Existing easy accessible, Negative impact, UBC international Students,...)

“The first aim of the Cannabis Act is to “keep cannabis out of the hands of youth.” The cannabis retail opening does not prevent access but actually encourages the youth to consume cannabis.” Fran Zhang

“I oppose to the openings of the cannabis store at UBC village. There are 2 stores on 10th Ave already.” - Sal Sam

“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.”- Roya Bard

“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.” -Christina Perugia

“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.”-Yan Shen

- 1863 signatures represents 10% of 18296 UBC/ UEL of Electoral Area A population (2021 Census)

Live Chat 604.432.6200 Email 4515 Central Boulevard, Burnaby, BC, V5H 0C6

metrovanancouver SERVICES ▾ BOARDS ▾ MEDIA ROOM ▾ EVE

Home > Services > Electoral Area A > About Electoral A

Political representation

The Electoral Area is represented on the Metro Vancouver Board by an elected Director.

Population

At the 2021 census, the population of Electoral Area was 18,612. Most of the population lives at **University of British Columbia and in the University Endowment Lands (18,296)**. The population of the remaining area was approximately 316.

480 pages of Opposition vs only 28 pages of In favour/ No objection feedbacks.

Referrals (UEL CAC, UEL ADP .UBC) and Local MLA David Eby all has **NO positive Recommendation**.

Appendix 1

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

Burb Cannabis Corporation 5784 University Boulevard, Vancouver, BC

Contents:

| | |
|-------------------------------------|----------|
| 1. Referrals | |
| UEL Community Advisory Council | Page 3 |
| UEL Advisory Design Panel | Page 8 |
| UBC | Page 17 |
| 2. General Comment Received | |
| In favour/no objection | Page 21 |
| UEL Residents or Groups | Page 22 |
| UBC Residents or Groups | Page 27 |
| Other | Page 45 |
| 3. Opposed | |
| UEL residents | Page 49 |
| UBC/UNA residents | Page 121 |
| Other/unspecified address | Page 288 |
| Opposed Petition | Page 467 |
| 4. Feedback received after deadline | |
| UEL Residents | Page 529 |
| UBC/UNA residents | Page 531 |
| Other | Page 538 |

UEL is bylaw enforcement uniquely vulnerable

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.

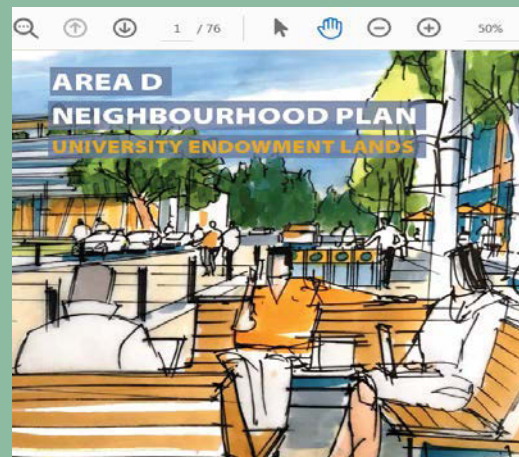
I am not aware that the UEL has (1) appropriate Zoning and Development Bylaws in place that would regulate cannabis store licenses, or (2) appropriate training and staffing of Bylaw enforcement officers that could monitor the unique operational situation of cannabis stores. Without these, oversight is 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

Rezoning approval just to align UEL long-time community plan (2020) 5.4.31, to explore the possibility of a cannabis store. It is explored, the community do not want a cannabis store.

MVRD Board's recommends of issue or not issue license is NOT necessary to" align with UEL approved Rezoning "



55 / 76 85.9%

markets in the
the public and
tional growers and

5.4.29 Support live/work space for creative industries
in multi-unit residential zones (e.g., studio or
workshop space).

ocations that enable
ssing and food waste

Events

5.4.30 Encourage festivals and events through public
realm enhancements and programming, such as at
Jim Everett Memorial Park and U Hill Village plaza.

of green and open
eways) through
ong-term activations
ure, temporary retail,
nes, live music, and

Cannabis Retail Space

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).

artner with
ps (such as property
larn community
green and open
luding through
rogramming, and

Stop Cannabis Store in UBC

For the Better of UBC Community



The screenshot shows the British Columbia government website. The header includes the BC logo and navigation links. The main content area is titled 'Role of local governments and Indigenous Nations in cannabis retail licensing'. A sidebar on the left lists various topics, with 'Role of local governments and Indigenous Nations' selected. The main text explains the process for issuing a Cannabis Retail Store (CRS) licence, requiring a positive recommendation from either a local government or an Indigenous Nation.

BRITISH COLUMBIA

[governments or Indigenous Nations](#) >

Role of local governments and Indigenous Nations in cannabis retail licensing

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 either the:

- Local government with jurisdiction in the area of the proposed store
 - A local government can be a municipality, regional district, or local trust committee for a local trust area under the [Island's Trust Act](#)
- Indigenous Nation if the proposed store location is within an area such as reserve land, Nisga'a land, or treaty land

On this page:

[Role of local governments and](#)

The community members has stated EXTREMELY NEGATIVE responses to this cannabis store loud and clearly! 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 in UEL/UNA/UBC community.

UEL Advisory Design Panel Recommendations

Recommendation 1: Recommend removal of the regulation 36.5 from the draft bylaw amendment.

[Note: “36.5 -The Manager may allow an extension or extensions of the periods specified in Subsections 36.4 if, in the Manager's opinion, the extension is warranted by the circumstances.”]

Recommendation 2: Recommend that the rezoning be tied to both the business address and the operator; if the approved operator ceases operation of the business, that the bylaw be amended so use is no longer permitted.

Recommendation 3: Recommend to highlight 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.**

Recommendation 4: We ask that the Minister provide guidance on future cannabis applications regarding Change of Use application for cannabis retail.

Recommendation 5: **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.**

Basis of decision for granting a licence

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 either the:

- Local government with jurisdiction in the area of the proposed store
- Indigenous Nation if the proposed store location is within an area such as reserve land, Nisga'a land, or treaty land

Respecting and reflecting the **overwhelmingly negative community response**, there has been **NO positive recommendation** from:

- UEL Community Advisory Council, UEL Advisory Design Panel, the UEL Office, the Minister of Municipal Affairs our local MLA David Eby or UBC
- We ask that the EAC **NOT recommend** the cannabis licence

Cannabis Retail Store Licence Application in the UEL (Burb Cannabis Corp.)

Marcin Pachcinski

Division Manager, Electoral Area and Implementation Services
Regional Planning and Housing Services

Electoral Area Committee | June 9, 2022
53305643

metrovancouver

LICENCE APPLICATION

Type

Non-medical cannabis retail store licence

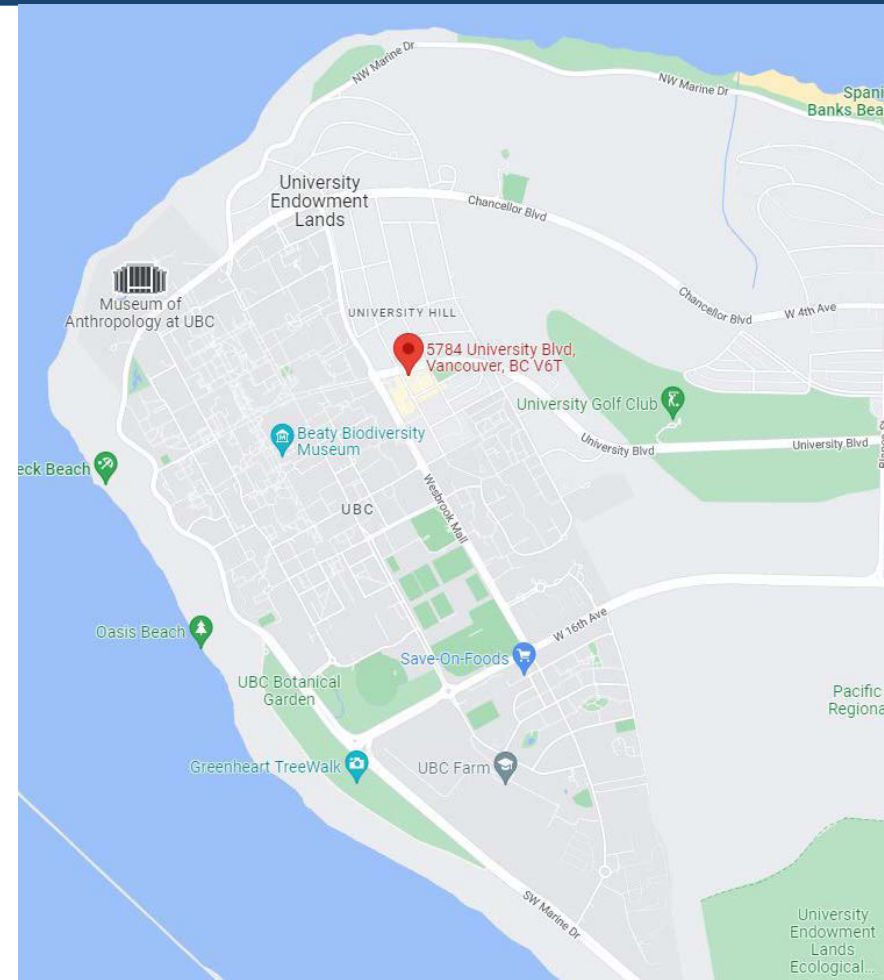
Applicant

Burb Cannabis Corporation

Address

5784 University Boulevard, in the UEL

Licence and rezoning application submitted concurrently in fall 2020



JURISDICTIONAL ROLES

BC Liquor and Cannabis Regulation Branch (LCRB)

- Licence decision maker (approves or rejects application)
- Fit and proper assessment (security screening and financial integrity checks)

University Endowment Lands (UEL)

- Local land use authority (OCP, zoning, permits, business licensing)
- Rezoning approved by Minister of Municipal Affairs in April 2022

Metro Vancouver

- Local government under *Cannabis Control and Licensing Act*
- Gathers residents' views and makes a recommendation to BC LCRB

PUBLIC INPUT

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

- Of the total 239 submissions from nearby residents and businesses:
 - 22 (10%) were in favour or had no objection to the proposed store
 - 217 (90%) were opposed to the proposed store
- Nearby organizations and elected representatives summarized in staff report

REQUIRED CONSIDERATIONS OF THE LOCAL GOVT.

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.
- *Note: Different process for liquor licences where historically, Metro Vancouver has not provided comment*

OPTIONS FOR CONSIDERATION

1. That the MVRD Board:

- a) recommend to the BC Liquor and Cannabis Regulation Branch that the licence for a non-medical cannabis retail store **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:

- a) recommend to the BC Liquor and Cannabis Regulation Branch that the licence for a non-medical cannabis retail store **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



Thank you

metrovancouver
Together we make our region strong