

File No.: 04-1000-20-2017-267

August 29, 2017

s.22(1)

Dear s.22(1)

Re: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")

I am responding to your request of July 10, 2017 for:

All City of Vancouver inter-office communication and records regarding development building application for Leaves of Zazie (Marijuana Dispensary) with proposed location at 3422 Dunbar street from January 1, 2017 to July 10, 2017.

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download this section here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2017-267); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at foi@vancouver.ca if you have any questions.

Yours truly,



Barbara J. Van Fraassen, BA
Director, Access to Information

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4
Phone: 604.873.7999
Fax: 604.873.7419

Encl.

:ag

From: ["Gosal, Sheila" <sheila.gosal@vancouver.ca>](mailto:sheila.gosal@vancouver.ca)

To: ["Woodhall, Craig" <craig.woodhall@vancouver.ca>](mailto:craig.woodhall@vancouver.ca)

Date: 5/19/2017 2:07:58 PM

Subject: 3422 Dunbar St - DP-2017-00207

Attachments: LABELS.pdf
postcard.pdf

Please send this out by May 19, 2017 (Friday) on the coloured postcards.

Account Code – same as previous (for mailroom – 40030909)

Total Records – 337 (1 Overseas, 336 in Canada)

Thanks.
Sheila

sheila gosal | office support clerk | development, buildings & licensing | city of vancouver
t | 604 . 873.7089 e | sheila.gosal@vancouver.ca



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s. 22(1)

8A HOLLYWOOD HTS
6 OLD PEAK RD
HONG KONG



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GOLDEN RIDGE HOLDINGS INC
105-3595 18TH AVE W
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1065946 B C LTD
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HJW HOLDINGS LTD
1500-980 HOWE ST
VANCOUVER BC V6Z 0C8



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3771 23RD AVE W
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39 GREYHOUND DR
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402-3611 18TH AVE W
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4121 VINE ST
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4263 STAULO CRES
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438 37TH AVE W
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WHITEHORSE YT Y1A 4X3



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7391 CURTIS ST
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s. 22(1)

810 MARINE DR
GIBSONS BC V0N 1V1



CITY OF VANCOUVER

453 West 12th Avenue
Vancouver, BC V5Y 1V4

Development,
Buildings & Licensing

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s. 22(1)

C/O CAMY PROPERTIES LTD
203-8168 GRANVILLE ST
VANCOUVER BC V6P 4Z4



CITY OF VANCOUVER

453 West 12th Avenue
Vancouver, BC V5Y 1V4

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s. 22(1)

C/O HUNTER MCLEOD REALTY
MGMT
201-1557 BROADWAY W
VANCOUVER BC V6J 1W6



CITY OF VANCOUVER

453 West 12th Avenue
Vancouver, BC V5Y 1V4

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重要資料 請找人為你翻譯

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알려드립니다 이것을 번역해 주십시오

ਸ਼ੁਰੂੀ ਜਾਣਕਾਰੀ ਵਿਰਧ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੰਥਾ ਕਰਵਾਓ

NOTICE OF DEVELOPMENT APPLICATION

3422 Dunbar Street
DP-2017-00207



May 19, 2017

CMGT Construction Group Ltd. has applied to the City of Vancouver for permission to change the use of this existing commercial unit from Retail to Medical Marijuana Related Use. The proposal includes the following:

- floor area of approximately 748 sq. ft.; and
- operating hours of 10:00 a.m. to 9:00 p.m. every day of the week.

Under the site's existing C-2 zoning, the application is "conditional" so it may be permitted; however, it requires the decision of the Director of Planning.

We welcome your written comments on this application by **June 5, 2017**. For more information and updates, visit: vancouver.ca/devapps

Or contact **Kyle Pringle**, Project Coordinator at **604.873.7088** or kyle.pringle@vancouver.ca



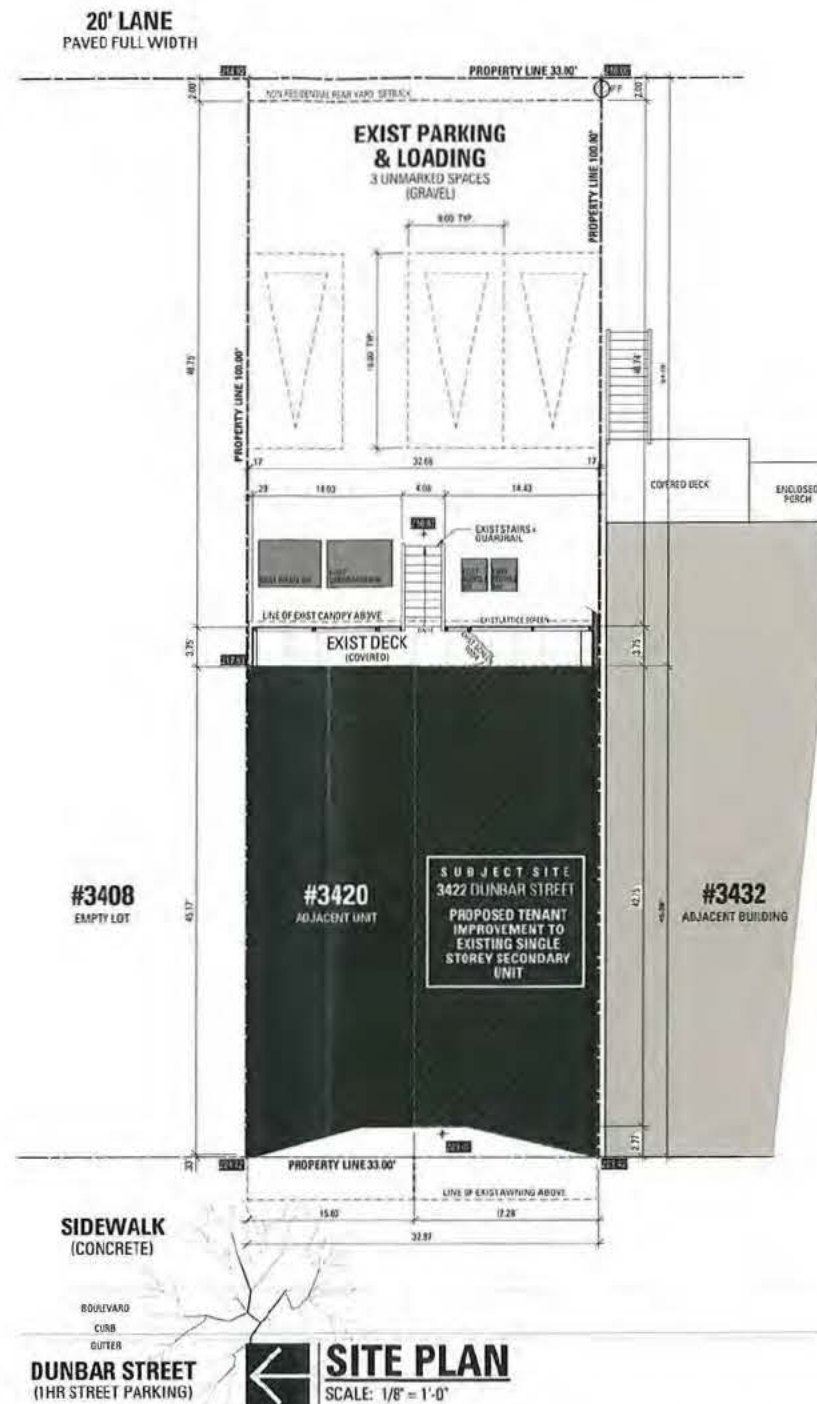
KEY PLAN
N.T.S.



EXISTING STOREFRONT VIEW
EASTWARD VIEW



EXISTING CONTEXTUAL STREETSCAPE VIEW
EASTWARD VIEW



SITE PLAN
SCALE: 1/8" = 1'-0"

PROJECT DATA

CIVIC ADDRESS
3422 DUNBAR STREET

LEGAL ADDRESS
LOT 2 BLOCK 28 PLAN VAF4176 DISTRICT LOT 139 NWD OF LOT 4,
PID: 011-776-455

SITE INFORMATION

ZONING DISTRICT C-2
SITE WIDTH 33.00 FT
SITE DEPTH 100.00 FT
SITE AREA 3300.00 SF

AREAS

EXISTING MAIN (NO CHANGE) 747.59 SF
EXISTING CRAWL (NO CHANGE) 746.50 SF



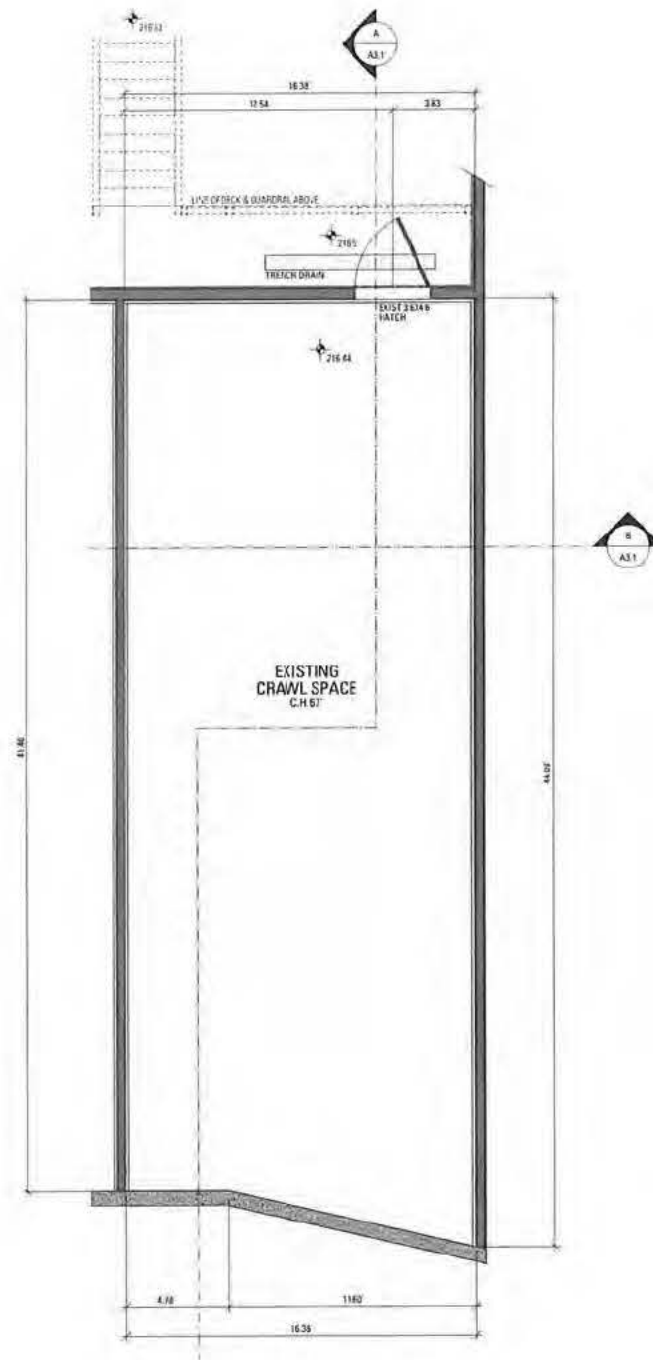
SITE PLAN & SITE CONTEXT

3422 DUNBAR STREET



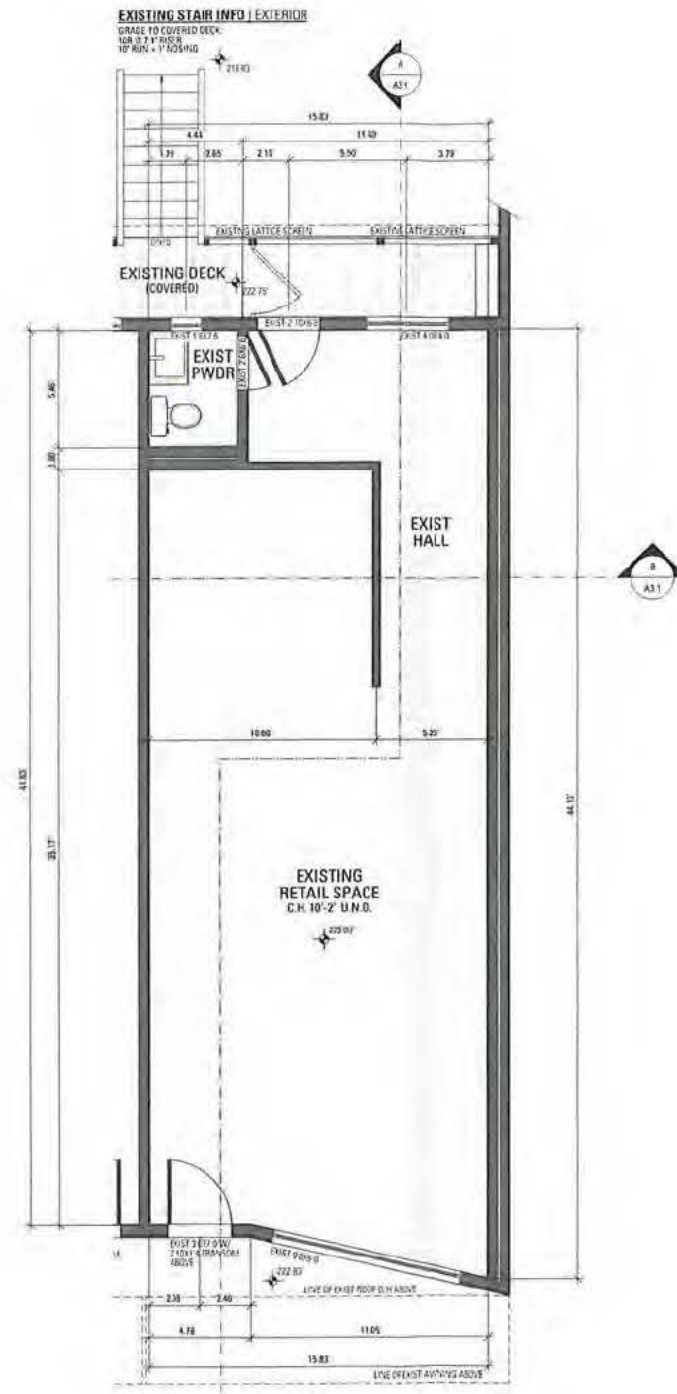
DP:7 0 0 2 0 7

A1.1
JL IF
SCALE | AS NOTED
DATE | FEB. 2017

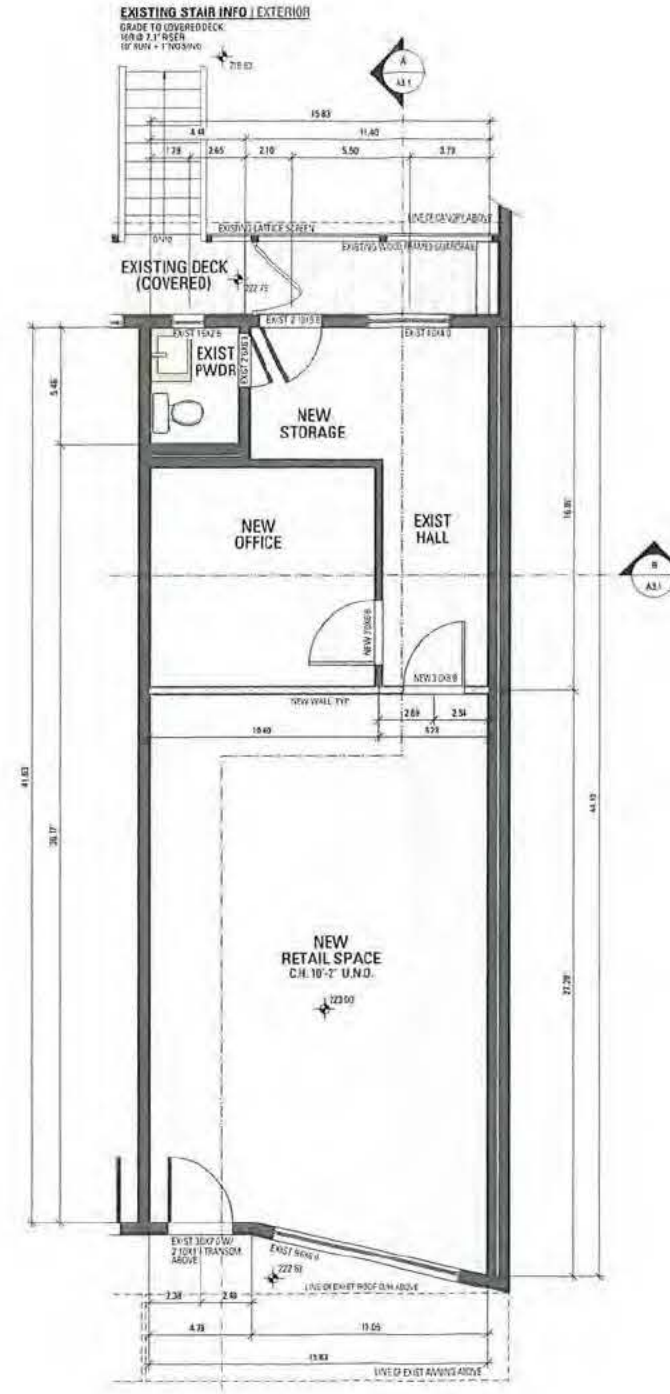


← CRAWL SPACE | AS-BUILT
SCALE: 1/4" = 1'-0"
FLOOR AREA: 746.99 SQ FT

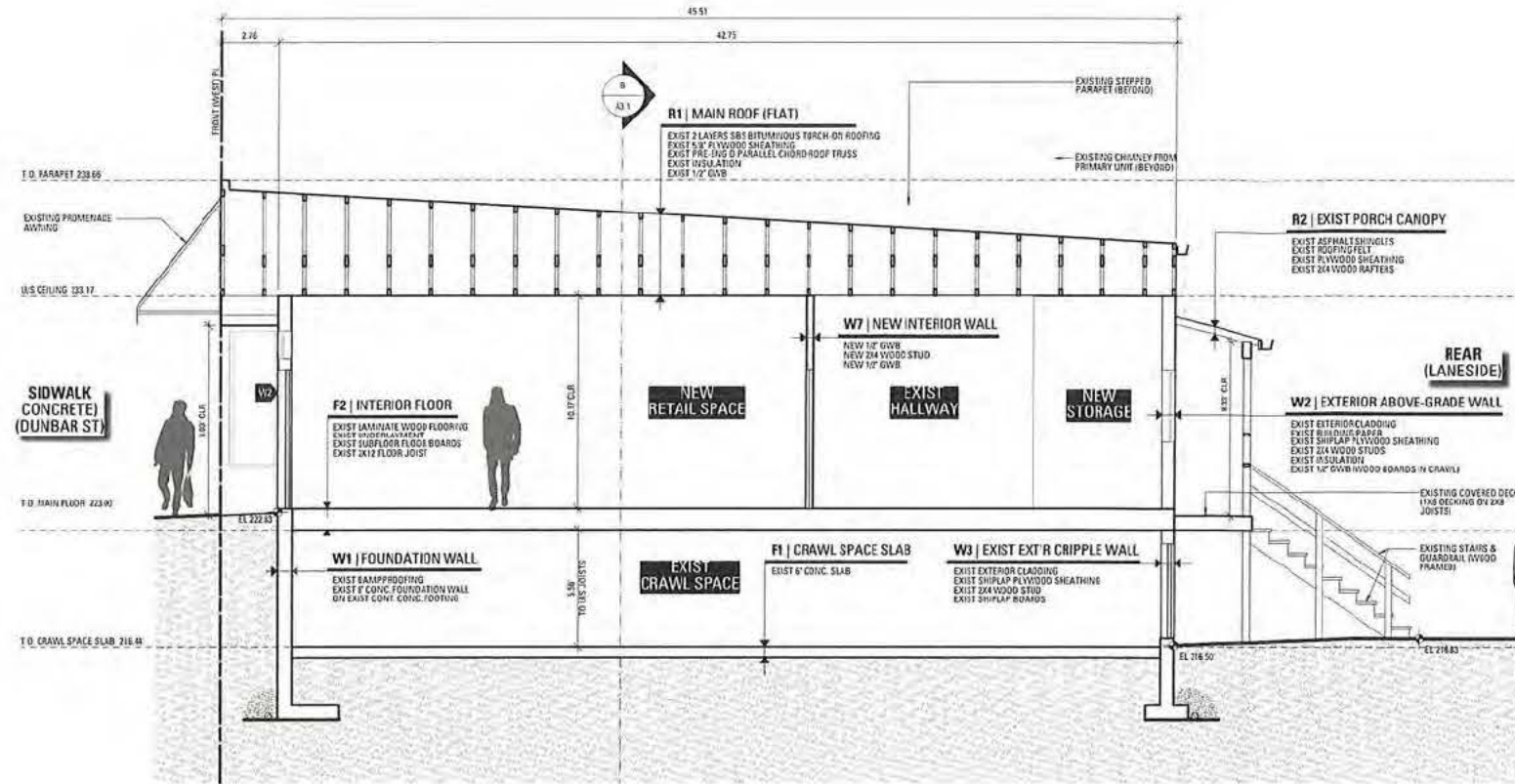
NO ALTERATIONS PROPOSED THIS LEVEL



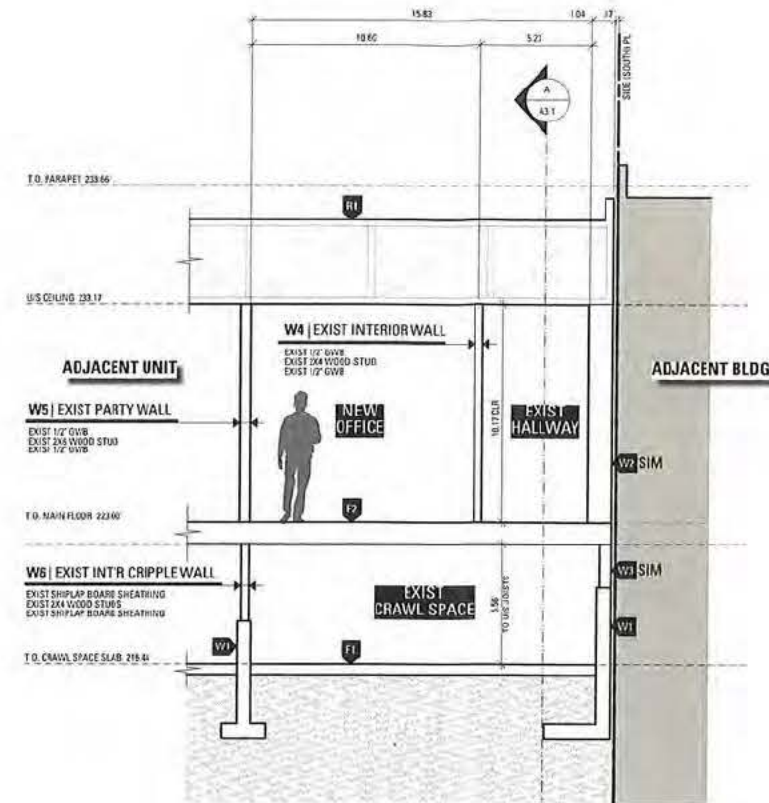
← MAIN FLOOR | AS-BUILT
SCALE: 1/4" = 1'-0"
FLOOR AREA: 747.99 SQ FT



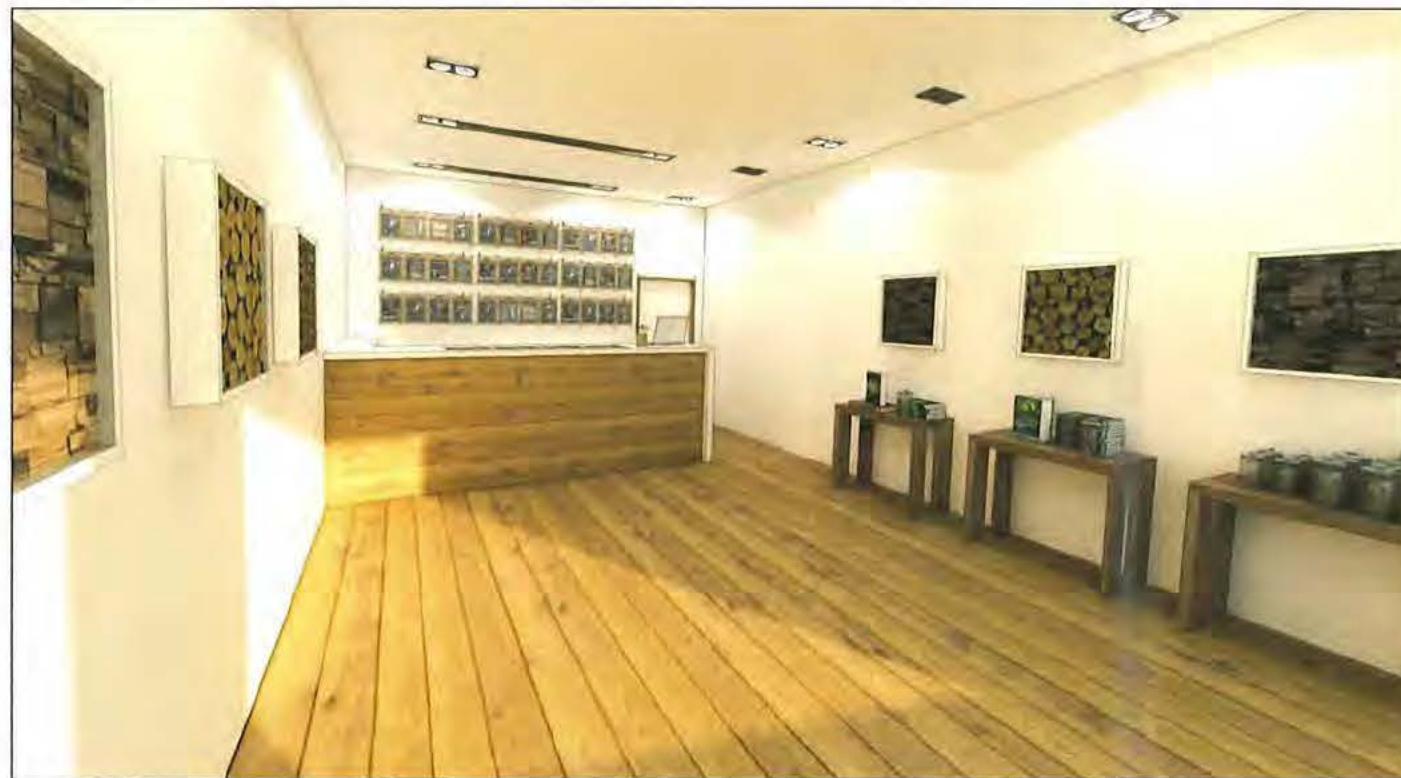
← MAIN FLOOR | PROPOSED
SCALE: 1/4" = 1'-0"
FLOOR AREA: 747.99 SQ FT (UNCHANGED)



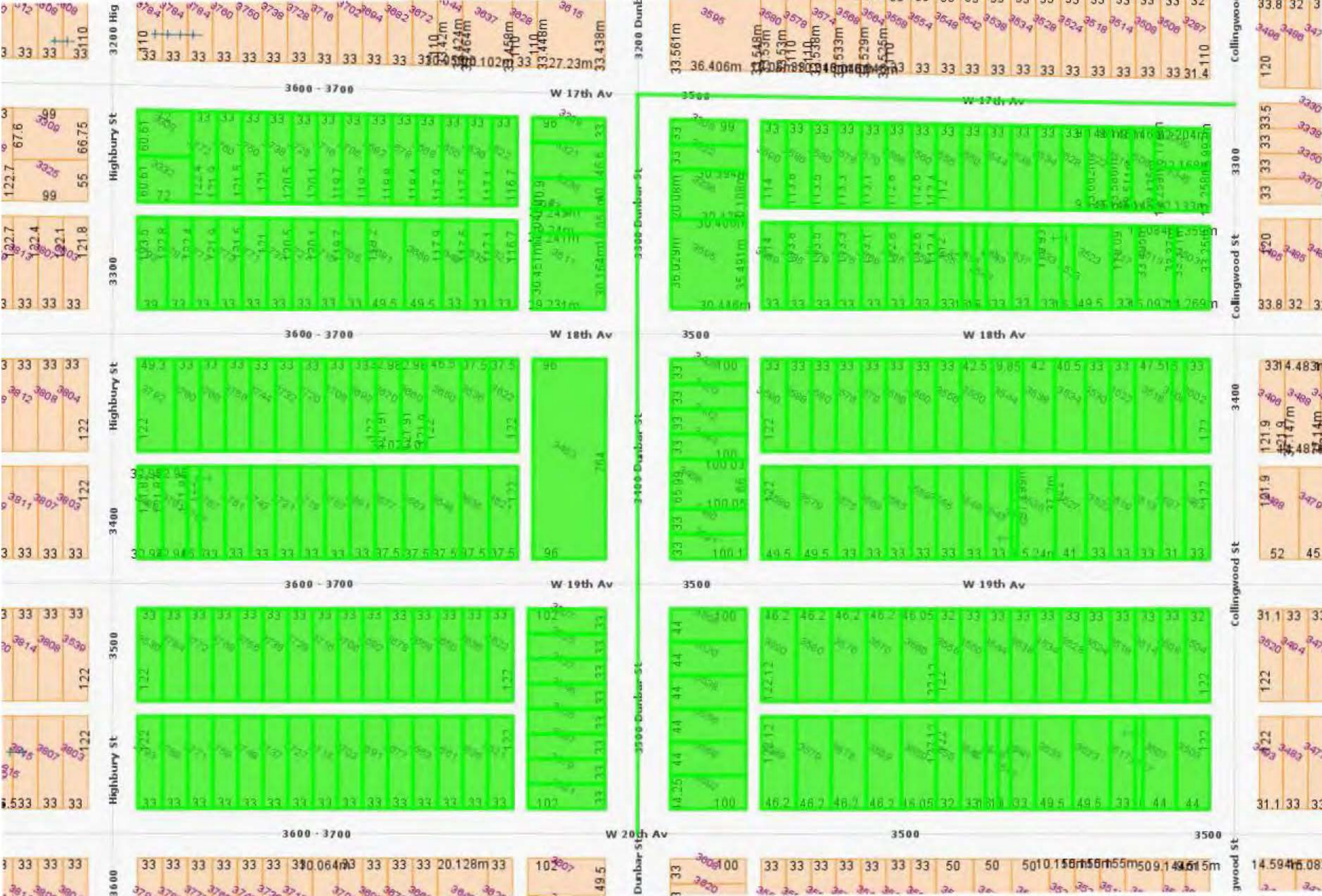
SECTION A
SCALE: 1/4" = 1'-0"



SECTION B
SCALE: 1/4" = 1'-0"



INTERIOR VISUALIZATION | PROPOSED RETAIL SPACE



Highbury St

3300

Highbury St

3400

3500

Highbury St

3600

W 17th Av

W 18th Av

W 19th Av

W 20th Av

Dunbar St

Collingwood St

3300

Collingwood St

3400

Collingwood St

Collingwood St

From: s.22(1)
To: [Pringle, Kyle](#)
Subject: Marijuana
Date: Tuesday, May 23, 2017 2:24:35 PM

Dear Kyle Pringle,

With regards to the possible Marijuana shop at 3422 Dunbar Street, we are opposed.

This is a busy area for kids coming and going to School and University. It is also a busy place for kids going to Dairy Queen, let alone next to a restaurant. I work and live on this same block, so I see it all.


The liquor store brings in a lot of undesirables, so does the rehab place on 17th, Tim Horton's and Domino's with their late hours also attract the wrong late crowd. I cant imagine more to this block.

Now you can get sloshed with liquor, get high on a joint, go to the rehab and if you don't survive its to the funeral home on 18th.

It's all here within a block. All we need is an elicited house and Dunbar will have it all.

yours sincerely
s.22(1)

From: [TheNameless GamingChannel](#)
To: [Pringle, Kyle](#)
Subject: 3422 Dunbar Street MMRU
Date: Tuesday, May 23, 2017 4:45:36 PM

The residents at 3590, 3592, and 3594 W18th all do not agree to the development of this MMRU at 3422 Dunbar Street. **s.22(1)** 

From: s.22(1)
To: [Pringle, Kyle](#)
Subject: Development application DP-2017-00207.
Date: Tuesday, May 23, 2017 7:30:35 PM

Hi Kyle,

I oppose changing the existing commercial unit from Retail to Medical Marijuana Use.
I do not want to have medical marijuana sold in my neighbourhood.

s.22(1)

Sent from Samsung tablet

From: s.22(1)
To: [Pringle, Kyle](#)
Subject: 3422 Dunbar St
Date: Tuesday, May 23, 2017 11:32:41 PM

Dear Kyle,

I am owner of s.22(1) W18th Ave, and we are currently live here, s.22(1)
s.22(1) I received the notice of development application today, and I am strongly
nst this application. Our neighbors including us has kids, and there are so
many schools around here, so many kids will eat or play around this area. Also, we
have many aged people living in our area in Dunbar, this will also affect their living.
To protect our children, and safe living, we don't agree to accept this application.

If there is further information of this application pls let us know. Thanks.

Best regards.
Lei Li

From: s.22(1)
To: [Pringle, Kyle](#)
Subject: Development application DP-2017-00207
Date: Wednesday, May 24, 2017 8:05:47 AM

Hello,

I am against allowing the permit for a medical marijuana facility to be located at 3422 Dunbar Street. Many school children walk by that location to get home as the local high school is to the west of that location (only a few blocks away!) and the catchment for that high school (Lord Byng) goes right up to 33rd and Blenheim Street, I believe, which is two long blocks to the left of that location and seventeen blocks south of that location. In high school, kids usually walk home on their own, without parents, and walk up Dunbar from 16th where Lord Byng is, up to as far as 33rd, that encompasses many homes and therefore, many students.

My own children walk right past that location to come home and I wouldn't want that type of store with the type of clientele it might attract as well as the availability of these products right in our neighbourhood.

Thank you for reading and considering this,

s.22(1)

From: s.22(1)
To: [Pringle, Kyle](#)
Subject: Business license for proposed cannabis dispensary at 3422 Dunbar Street
Date: Wednesday, May 24, 2017 9:33:01 AM

I have noticed that a cannabis dispensary has applied to set up shop at 3422 Dunbar Street. Putting such a business in this location is a terrible idea.

When deciding whether or not to permit this, please consider that this is a family neighbourhood. People here have children. The catchment area for Lord Byng High School extends to Blenheim Street and 33rd Avenue, which means considerable numbers of kids on their way between school and home passing this business on a daily basis.

Furthermore, there is a nearby social housing facility that very likely houses at least some people with addiction issues.

I'm also concerned about having to cope with increased secondhand smoke from users who light up outside or near the facility, making nearby businesses inaccessible to those with respiratory issues (or to those who just care about their quality of life) and ruining quality of life for those in nearby homes. One of the reasons I chose this neighbourhood to live in is the low number of smokers who live here. My experience with the vast majority of smokers of anything is that they seem to believe their smoke is harmless and unnoticeable, so instead of showing some basic common sense and courtesy when told they are bothering anyone, they instead add to the problem by arguing endlessly about how others "should" feel about having smoke forced on spaces they wish or need to use. Please do not inflict that sort of mentality and behaviour on one of the few neighbourhoods in Vancouver where it is not rampant.

The residents and their children and the businesses in this area should not be subjected to the problems a cannabis dispensary in this location would create. When the owners apply for their license, please tell them that it is dependent upon moving their planned location to someplace more suitable.

s.22(1)

From: [Colette Gerber](#)
To: [Pringle, Kyle](#)
Subject: 3422 Dunbar application
Date: Wednesday, May 24, 2017 11:39:45 AM

Hello. I live in the area and am vehemently **against** the application for a marijuana dispensary. In my opinion there are too many in the city as it is. Furthermore, there are several schools in the area and I would not want the children subjected to/tempted by the lure of being able to buy the product. Since the legality of the dispensaries is still not resolved why would the City condone giving a business license to an illegal operation? And then of course there is the residence on the corner of 16th and Dunbar which is for people recovering from addictions. Why would you put temptation directly in their path?! The former occupant of the **s.22(1)** told me of the many times she had to deal with vagrants and drug addicts camping out at the back of the property. Having a marijuana dispensary will only make it worse. It's a bad move even considering licensing them.

Colette Gerber

Colette Gerber

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From: s.22(1)
To: [Pringle, Kyle](#)
Subject: Concern over the proposed marijuana store on Dunbar...
Date: Wednesday, May 24, 2017 11:47:27 AM

Dear Kyle:

A neighbour mentioned the application to me. Given the proximity of Lord Byng, and to a lesser degree St. George's, I feel this would be a very wrong move. Also, the C of V has the nearby treatment building for people battling addiction, so also wrong on that front.

Will there be meetings about this concerned citizens can attend?

s.22(1)



From: s.22(1)
To: [Pringle, Kyle](#)
Subject: 3422 Dunbar St Marijuana Shop
Date: Wednesday, May 24, 2017 1:36:33 PM

Dear Kyle,

We are opposed to the opening of yet another pot shop in Vancouver. Dunbar is a family neighborhood and it is not necessary.

I am a former pot smoker. It was tough to quit. I have s.22(1) children who are already convinced pot is harmless. It isn't. The endless propaganda campaign from the weed industry has had its intended effect. Enough already.

Can't you make a pot zone somewhere? Do these shops really need to be absolutely everywhere?

I haven't met an adult who wants this here in Dunbar.

Please reject the application.

Regards,

s.22(1)

Sent from my iPhone

From: s.22(1)
To: [Pringle, Kyle](#)
Subject: Proposed dispensary, 3422 Dunbar
Date: Wednesday, May 24, 2017 3:14:12 PM

I oppose this application for reasons stated eloquently by others, with which I agree.

s.22(1)

From: s.22(1)
To: [Pringle, Kyle](#)
Cc: s.22(1)
Subject: Development Application DP-2017-00207
Date: Wednesday, May 24, 2017 5:04:44 PM

Dear Kyle Pringle,

We have received a notice of development application for 3422 Dunbar Street, DP-2017-00207. This application re: changing a commercial retail unit to a Medical Marijuana Related Use concerns us greatly as residents of this neighbourhood.

We do not believe that more "Medical" Marijuana establishments are needed in this city, as they are popping out everywhere and are more about profit than supporting the needs of the residents of this neighbourhood. We oppose this development, as we think that it will change the quality of this neighbourhood and is not appropriate to this area, which is a residential area, where there should be support for families and residents that are different than supporting marijuana operations.

We disapprove of this development and we believe that many other residents will also oppose this development.

Sincerely,

s.22(1)

From: s.22(1)
To: Pringle_Kyle
Subject: Re: 3422 Dunbar Street MMRU
Date: Wednesday, May 24, 2017 5:41:57 PM

Hi,

Hopefully you can cancel the application. s.22(1) I don't want to always smell the disgusting scent of marijuana.

Thanks,
s.22(1)

On Wed, May 24, 2017 at 8:35 AM, Pringle, Kyle <Kyle.Pringle@vancouver.ca> wrote:

Hi,

Thank you for sending in comments. They will be presented to the Director of Planning when we meet to determine if this application should be approved or refused.

Regards,

Kyle Pringle

Project Coordinator - Development Review Branch

Development, Buildings, and Licensing - City of Vancouver

West Annex at City Hall, 515 West 10th Avenue

phone [\(604\)873-7088](tel:(604)873-7088)

email kyle.pringle@vancouver.ca

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

From: TheNameless GamingChannel [mailto:s.22(1)]
Sent: Tuesday, May 23, 2017 4:46 PM
To: Pringle, Kyle
Subject: 3422 Dunbar Street MMRU

The residents at 3590, 3592, and 3594 W18th all do not agree to the development of this MMRU at 3422 Dunbar Street. s.22(1)

s.22(1)

From: s.22(1)
To: [Pringle, Kyle](#)
Subject: FW: email response to DEVELOPMENT APPLICATION NO. DP201700207 3422 Dunbar Street
Date: Thursday, May 25, 2017 12:16:12 PM

To whom it may concern:

My name is s.22(1) I live at s.22(1) West 19th Ave. I want to write a response to the request for public input regarding the creation of a marijuana related business on 3422 Dunbar street,

For me the primary concern is the fact that the Dunbar Apartments, which are a Vancouver Coast Health run mental health and addictions housing unit, has explicitly stated they are against the establishment of a dispensary directly across from their location. In a nutshell this is reason enough to reject this development application outright.

I have three additional concerns I wish to articulate:

First, my concern regarding the overarching question of the framework in which marijuana is distributed from growth to product delivery: these concerns include what evidence based scientific approaches and facts are used to determine what is considered medicinal? What role currently and projected does Health Canada have in the regulation of marijuana? How is marijuana quality controlled? What is the chain of custody? Who grows the marijuana? What is the current role of organised crime in the growing and distribution of a marijuana? What are the legal implications of licensing a business for an illegal product?

Second, the fact that CMGT Construction Group LTD. being the operator of a medical marijuana facility? In my opinion they do not have any of the assurance I would expect for a business to substantiate or allow the City to give license any of the claims of competence to run this business CMGT has made, all of which are important: Experience, quality/standards of premises/management, benevolent vs. profit-making enterprise, ability to deliver (in the absence of any existing premises, what individuals are competent to provide the indicated services). And again in a nutshell based on this the application should be rejected on that basis alone.

Third, the role of marijuana in motor vehicle accidents and the nature of the intersection at Dunbar and 16th. and pedestrian crossing at Dunbar and 18th. This particular traffic area is heavily populated by foot traffic, heavily utilised by UBC car traffic, heavily utilised by BC transit buses and vehicles constantly turning in all directions, heavily utilised by people coming and going to the shops. There is also a non lighted pedestrian crosswalk at 17th, and also the 16th ave bike path in the south side of the street. Anyone who knows that intersection is well aware that you require your full and sober attention at all times due to

the constant changes and fluctuations in traffic flow, including the ever unpredictable street crossing habits of the highschool and elementary school students. According to a study entitled "Acute cannabis Consumption and Motor Vehicle Collision Risk: Systematic Review of Observational Studies and Meta-analysis", published in BMJ (British Medical Journal) on the 9th of February 2012" <http://www.bmj.com/content/344/bmj.e536.full> by Mark Asbridge, Associate Professor in the Department of Community Health and Epidemiology and the Department of Emergency Medicine at Dalhousie University, there is a significant increase in vehicular accidents and deaths associated with drivers under the influence of cannabis. Below is a quotation from the study:

"The review, Acute cannabis consumption and motor vehicle collision risk: systematic review of observational studies and meta-analysis, was published in the high-profile BMJ (British Medical Journal) in 2012 and revealed acute cannabis consumption is associated with an increased risk of a motor vehicle crash, especially for fatal collisions."

I am concerned not only about increased car traffic parking and pulling out from the front of the dispensary onto Dunbar street, but am concerned about driving under the influence and the proven increase in traffic accidents, especially with the uniqueness of the Dunbar West 16th intersection. This to me is the proverbial nail in the rejection of this application coffin.

This completes my concerns and thus for the record I would like to state that I, s.22(1)
s.22(1) West 19th Ave. am not in favour of the establishment of any kind of business that deals in the selling or providing on premises of marijuana and marijuana derived products in the space identified in the building located on 3615 West 17th.

Thank you for your time and I look forward to hearing from you and knowing more about the process.

Best,
s.22(1)

From: s.22(1)
To: [Pringle, Kyle](#)
Subject: DP-2017-00207
Date: Thursday, May 25, 2017 3:12:03 PM

Hi Mr. Pringle,

I am writing this email because I have heard that a "Medical Marijuana-related" business will be operated at 3422 Dunbar street.

Our house is on 19th Ave, near Durbar street. We had moved to this beautiful and quiet neighborhood for almost three years. we like walking on Dunbar street, sometimes we go to small but cozy restaurants to have brunch, or shop around . My daughter, a teenage girl who always goes to Tim Hortons and DQ with her classmates which very close to this address.

There are three schools nearby , many students go to this area to get their lunches or drinks , they take bus at a bus stop just in front of this address.I don't think it is a good idea to operate a "Medical Marijuana-related" business near three schools and located in a residential community, so I disagree this application(No.DP-2017-00207)

Best Regards,

s.22(1)



From: s.22(1)
To: [Pringle, Kyle](#)
Subject: Dunbar
Date: Thursday, May 25, 2017 6:56:16 PM

Dear Kyle,
I am completely in favour of the marijuana dispensary opening on Dunbar Street. I am a pensioner with s.2 grandchildren and I am still in favour.
Thank you s.22(1)

Sent from my iPad

From: s.22(1)
To: [Pringle, Kyle](#)
Subject: Re: DP-2017-00207
Date: Friday, May 26, 2017 1:56:51 PM

To Whom It May Concern,

I am the property owner of s.22(1) Dunbar St and am writing in response to the Notice of Development Application DP-2017-00207 for 3422 Dunbar St. I oppose the change of from commercial to retail for medical marijuana related use for two reasons: the property is situated within two blocks of a Vancouver housing project for (amongst others) people with addictions, and within several blocks of a Lord Byng Secondary School, many students of which frequent Tim Hortons (across the street) and Dairy Queen (in the next block). In all likelihood there will be in the not-too-distant future a seniors home south not too far south of this location on Dunbar as well making the whole proposition inappropriate.

Dunbar is an area of young families and seniors. Bringing marijuana into the neighbourhood is not one bit desirable. It's "bad enough" to see the number of youth obtaining alcohol at the liquor store through their older friends.

Sincerely,

s.22(1)

Napaja Enterprises Ltd

From: s.22(1)
To: Pringle, Kyle
Subject: Re: Dunbar
Date: Friday, May 26, 2017 2:04:03 PM

Hi Kyle,
I know a lot of older people with chronic health issues who will probably be very happy to have a dispensary in the neighbourhood. I am worried that their voices will be drowned by the roar of those who are opposed to it.
Thanks for listening.

s.22(1)

Sent from my iPad

On May 26, 2017, at 3:20 PM, Pringle, Kyle <Kyle.Pringle@vancouver.ca> wrote:

s.22(1)

Thank you for sending in comments. They will be presented to the Director of Planning when we meet to determine if this application should be approved or refused.

Regards,

Kyle Pringle
Project Coordinator - Development Review Branch
Development, Buildings, and Licensing - City of Vancouver
West Annex at City Hall, 515 West 10th Avenue
phone (604)873-7088
email kyle.pringle@vancouver.ca

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

From: s.22(1)
Sent: Thursday, May 25, 2017 6:33 PM
To: Pringle, Kyle
Subject: Dunbar

Dear Kyle,
I am completely in favour of the marijuana dispensary opening on Dunbar Street. I am a pensioner with s.22(1) grandchildren and I am still in favour.
Thank you, s.22(1)

Sent from my iPad

From: s.22(1)
To: [Pringle, Kyle](#)
Subject: Development Application DP-2017-00207
Date: Friday, May 26, 2017 4:33:12 PM
Attachments: s.22(1) [letter against Marijuana 3422 Dunbar.doc](#)

Dear Kyle Pringle:

Please find attached our letter of dissent and my reasons for this application

s.22(1)

Cheers,

s.22(1)

From: s.22(1)
To: [Pringle, Kyle](#)
Subject: Development Application DP-2017-00207, 3422 Dunbar Street
Date: Saturday, May 27, 2017 6:23:00 AM

As an owner and part time resident at s.22(1) 8 Ave West I am strongly opposed to any marijuana related developments in the area until such time as marijuana is legalized, regulated and distributed according to Federal, Provincial and City of Vancouver requirements.
Thank you for the opportunity to comment.

s.22(1)

Sent from my iPad

From: s.22(1)
To: [Pringle, Kyle](#)
Subject: 3422 Dunbar Street DP-2017-00207
Date: Saturday, May 27, 2017 9:55:53 PM

Hi Kyle,

My family and I oppose the proposal of changing the user of the unit to marijuana related use. Here are some of the reasons:

This is a residential neighbourhood. The operation of the new marijuana store will attract people from every where. This will change the culture of the area and make us uncomfortable and less secure.

There are 2 elementary schools and 1 secondary school here. The marijuana operation will bring bad influence to young kids as more strangers will visit the area and they are the users of marijuana.

This type of operation should go to commercial areas like Broadway, 4th Ave.

Thank you so much n advance for your considerations.

s.22(1)

From: s.22(
To: [Pringle, Kyle](#)
Subject: 3422 Dunbar st. DP-2017-00207
Date: Sunday, May 28, 2017 10:53:42 AM

Dear Kyle,

Thanks for the opportunity for my voice on this.

I don't like the idea of Medical Marijuana retail in my neighborhood for the reasons below:

- 1, this is a family orient neighborhood which not requires this kind of service here
- 2, schools and education institutes are very close around which could be badly affected
- 3, such retail should be located at more commercialized area like Broadway or the 4th Ave, etc

Thank you & pls let me know if you have any questions.

s.22(1)

From: s.22(1)
To: [Pringle, Kyle](#)
Subject: Objection to development permit at 3422 Dunbar St. DP-2017-00207
Date: Sunday, May 28, 2017 1:07:59 PM

Hi Mr, Pringle,

As the owner of the commercial unit which is tenanted by Dairy Queen, located at 3380 Dunbar, I object to the development application at 3422 Dunbar Street. My tenant, s.22(1) who has the Dairy Queen franchise also objects to the application and has asked me to include her in this e-mail.

Our objection is primarily based on the lost of business that will occur if this application goes through. Dairy Queen generally caters to families that bring their children into the premise. We truly believe that a medical marijuana retail outlet which is only a few feet from our location would deter families from coming to our location. Our business, unlike most Dairy Queens, is not a large one and is family operated. A decrease in business, even slightly, would have devastating effects.

We also ask you to take into consideration that there is a social housing complex operated by Coast Mental Heath for people with mental health issues or additions located nearby at 3595 West 17th. There are approximately 50 residences in this complex whose interests may not be served by this application.

Thank you,

s.22(1)



s.22(1)

From: s.22(1) .
To: [Pringle, Kyle](#)
Subject: 3422 Dunbar Street DP-2017-00207
Date: Monday, May 29, 2017 6:43:26 PM

Hi Kyle,

I am strongly opposed to the notice of development application for 3422 Dunbar St to change to Medical Marijuana Related Use. On a daily basis, this block of Dunbar Street is frequented by students from Ecole Jules Quesnel, Queen Elizabeth Primary School, and Lord Byng Secondary before and after school and during lunch. Often there are large groups of students on the street buying pizza, at Tim Horton's and Dairy Queen, or getting the sushi 'student special'. Given the number of young people who walk up and down this street and visit the local businesses, it is inappropriate and unnecessary to permit a Medical Marijuana establishment in this location.

I urge you to fully consider the ramifications of increasing the number of medical marijuana establishments and to carefully consider where they are located.

Best regards,

s.22(1)



From: s.22(1)
To: [Pringle, Kyle](#)
Subject: Fwd: Opposing Cannabis Dispensary in DUNBAR
Date: Monday, May 29, 2017 10:39:38 PM
Attachments: [Opposing Cannabis Dispensary DUNBAR.doc](#)

Hello Mr. Pringle,

Please find attached a letter of opposition to the proposed cannabis dispensary in the Dunbar neighbourhood.

Thank you,

s.22(1)

From: s.22(1)
To: [Pringle, Kyle](#)
Subject: Letter to City
Date: Tuesday, May 30, 2017 9:22:22 PM
Attachments: [Scan_20170530.pdf](#)

Mr. Pringle,

Please find attached a letter of opposition to the proposed business application in the Dunbar neighbourhood.

Thank you,

s.22(1)

From: s.22(1)
To: [Pringle, Kyle](#)
Subject: Development Application No. DP-2017-00207
Date: Tuesday, May 30, 2017 11:31:23 PM
Attachments: [MMRU.docx](#)

Dear Mr. Pringle,

Please find attached a letter in opposition to Development Application No. DP-2017-00207.

Thank you for your consideration,

s.22(1)

From: s.22(1)
To: [Pringle, Kyle](#)
Subject: Notice of Development Application for 3422 Dunbar Street
Date: Wednesday, May 31, 2017 10:26:09 PM
Attachments: [Dunbar Application.docx](#)

From: s.22(1)
To: [Pringle, Kyle](#)
Subject: 3422 Dunbar Street
Date: Thursday, June 01, 2017 1:18:13 PM

Hi Kyle

I'm writing as a neighbour living close to 3422 Dunbar Street. I recently received notice of a development application to change the use of this commercial unit to Medical Marijuana Use.

I'm opposed to having this type of business in a residential neighbourhood. My children frequently walk through this neighbourhood - it's close to our local Dairy Queen s.22(1) We s.22(1) we do business with local vendors along this street.

The proposal for this marijuana shop is for it to be open 10am - 9pm everyday which means that there will be pot users frequenting it all the time. This will hurt neighbouring businesses as well as discourage families from using services from neighbouring vendors.

Regards
s.22(1)

From: s.22(1)
To: [Pringle, Kyle](#)
Subject: Development Application DP-2017-00207-MMRU
Date: Thursday, June 01, 2017 10:18:27 PM
Attachments: [DP-2017-00207-MMRU.docx](#)

Dear Mr. Pringle,

Please see the attached letter regarding the Notice of Development application at 3422 Dunbar St.

s.22(1)

From: s.22(1)
To: [Pringle, Kyle](#)
Subject: 3422 Dunbar. Weed Store
Date: Friday, June 02, 2017 4:13:02 PM

Kyle,

The City of Vancouver seems to have legalized the sale of M by allowing its retail sale to almost anyone. Down the street from us on Broadway there is a M store on practically every block. We do not need or want one of these stores at this location, a family oriented neighbourhood. Hundreds of school kids pass this location every school day. There is a dairy Queen six buildings away. What message would you be sending them. If you find a way to break the law its OK? The city has also built a building at 16th and Dunbar and filled it with people with big problems and though promised otherwise this has caused many problems for the neighbourhood. On top of what these people are already on they do not need ready access to another mind altering drug. BAD IDEA

s.22(1)



From: s.22(1)
To: [Pringle, Kyle](#)
Cc: s.22(1)
Subject: Notice of Development Application: 3422 Dunbar Street. DP-2017-00207 – MMRU
Date: Saturday, June 03, 2017 6:59:47 PM
Attachments: [MMRU Leaves Letter to City Planning.docx](#)

June 3, 2017

City of Vancouver, Director of Planning

City Hall

453 West 12th Avenue

Vancouver, BC

V5Y 1V4

Via email: kyle.pringle@vancouver.ca

Dear Mr. Pringle:

Re: Notice of Development Application

3422 Dunbar Street

DP-2017-00207 – MMRU

We are writing to this letter to advise you of our views on this application. We are hopeful that this application will be refused.

We have grown up in the Dunbar area for approximately 40 years, and are now raising a family in the Dunbar area. We have two children who attend Lord Kitchener Elementary and will continue their schooling at Lord Byng Secondary School. They often frequent the area of the proposed development. They visit the restaurants in the area as well as the other businesses. They ride their bicycles on their own to attend piano lessons, they visit Dairy Queen for an ice cream after a game, and they visit HomeHardware to purchase supplies for growing our backyard garden and

building school projects. We have concerns regarding the proximity of this proposed development to the areas which children in our neighbourhood gather.

Specifically this address is:

55 metres from Dairy Queen at 3380 Dunbar Street

150 metres from Kumon Math and Reading Centre

700 metres from Lord Byng Secondary School

750 metres from Lord Kitchener Elementary School

1.0 km from Queen Elizabeth Elementary School

1.3 km from Carnarvon Elementary School

1.4 km from Bayview Elementary School

1.5 km from Queen Elizabeth Annex Elementary School

1.4 km from Dunbar Community Center

1.2 km from Chaldecott Park

We have discussed this application with our neighbours and have reviewed the proposed architecture diagrams, the operational letter and the website of *Leaves of Zazie Dispensary*. The type of business that is proposed is not valued in our community.

In our opinion, this business will significantly decrease the overall appeal of the neighbourhood. As an example, there are often high school students and families enjoying ice cream outside of Dairy Queen (3380 Dunbar Street), and the smell from the proposed business, especially if people are smoking outside (even more than 30 metres from its entrance) will be a nuisance, and will likely decrease the number of clientele at many of this neighbourhood's retail businesses.

As well, our children will be walking past the proposed business to attend Lord Byng Secondary School, and although they will not be of legal age to purchase this particular product, making it accessible to others who are of legal age in our

neighbourhood is not something that we desire.

Thank you for considering our input.

s.22(1)



From: s.22(1)
To: [Pringle, Kyle](#)
Subject: Development application 3422 Dunbar
Date: Sunday, June 04, 2017 12:14:50 PM

Hi Kyle

I'm emailing my objection to rezoning 3422 Dunbar St for medical marijuana related use. I live right around the corner from it and it definitely isn't the right place for it. There are so many children in our neighbourhood & to have it right across the street from a liquor store and next to the mental housing doesn't seem like an ideal location. Also there's Lord Byng High school and Kitchener elementary school in very close proximity. I am really hopeful the city will use common sense and reject the application.

Thanks

s.22(1)

-- Sent from my mobile device --

From: [John Pope](#)
To: [Pringle, Kyle](#)
Subject: Development Application 3422 Dunbar St.
Date: Sunday, June 04, 2017 12:46:26 PM

Attn: Kyle Pringle

I am writing in strong opposition to the May 19, 2017 conditional development application (SP-2017-00207) for **3422 Dunbar St.** CMGT Construction has applied for rezoning to allow a Medical Marijuana facility.

s.22(1) [REDACTED] and teach at a local high school (West Point Grey Academy) and I do not believe that this type of business has any place in this area. The proximity of this proposed facility to the current social housing project at 16th and Dunbar (which houses some residents with addictions issues and/or mental illnesses) seems to be a particularly poor fit.

Please add my voice to the opposition to this project.

Thank you.

John Pope

John Pope
Faculty
West Point Grey Academy
[604-222-8750](tel:604-222-8750) x. 2022 | jpope@wpga.ca

4125 West 8th Avenue, Vancouver, BC, V6R 4P9
wpga.ca | *Shaping lives of inquiry, action and joy*

From: s.22(1)
To: Pringle, Kyle
Cc: s.22(1)
Subject: DP-2017-00207
Date: Sunday, June 04, 2017 1:39:50 PM

Mr. Gil Kelley, General Manager of Planning
Mr. Kyle Pringle, Project Coordinator
City of Vancouver

Dear Mr. Kelley and Mr. Pringle,

We are long-time residents of the s.22(1) of Dunbar Street, s.22(1). We are writing to express our strong opposition to the proposed development application for 3422 Dunbar Street, to use this commercial/retail space for the sale of medical marijuana. (DP-2017-00207)

This location is close to numerous schools. Lord Byng High School is only 4 blocks away, and the Byng students frequently visit the Dairy Queen, Tim Horton's, Domino's, Jethro's, and other shops and restaurants on the 3300 and 3400 blocks of Dunbar St. Three elementary schools are nearby: Queen Elizabeth and Jules Quesnel Elementary Schools are each 5 blocks away, and Lord Kitchener Elementary is 6 blocks away. The 3400 block of Dunbar Street is a thoroughfare for minors and their families, throughout the day and into the evening. This is a family neighbourhood. Teens in the neighbourhood often use the bus stops on the 3300 and 3500 blocks, and will have reason to pass the 3422 storefront on a daily basis, to and from school and other activities of all kinds.

A transitional housing facility, including recovering addicts, is located two blocks away, at 3210 Dunbar. A BC Liquor Store is situated at 3463 Dunbar, across the street from the proposed location, and it is already a problematic congregating space for a noticeably growing number of persons who are struggling with addiction and who loiter all around the Liquor Store. Adding a marijuana retail facility so close to these locations is a recipe for similar and additional problems.

We and our neighbours have seen evidence of drug trafficking in the neighbouring alleys. This activity is frightening and threatening for our children, and undermines the sense of safety and security in the neighbourhood. And with the ongoing opioid crisis, this is cause for grim concern for the safety of the teens in the area, and the recovering addicts at the nearby transitional housing facility. A marijuana dispensary at 3422 Dunbar, with its back alley access, would potentially compound these concerns.

The 3300 and 3400 blocks of Dunbar Street are not especially easy venues for small businesses. Many have struggled, but the current group of businesses, mostly small restaurants, seem to be doing well, and they are contributing to a positive and pleasant neighbourhood feeling. We would like to see these businesses continue to thrive, joined by a tenant at 3422 Dunbar whose services, appearance, and reputation are good for the other businesses. I have not yet seen a marijuana dispensary that generates the same positive public energy as do restaurants and the types of other businesses in this neighbourhood. Unlike BC Liquor Stores, marijuana dispensaries are evidently not regulated with regard to their appearance or their hiring practices. They rarely generate a positive impression for passersby.

The proposal that the facility be open until 9:00 pm seven days a week is a further concern, for all the reasons described above.

We do not see how a dispensary in this location would be a positive addition to the neighbourhood in any respect, and we strongly oppose this development application.

Thank you for considering our opinion as tax payers and voters, deeply committed to the quality of life in Vancouver and in our neighbourhood.

Yours sincerely,

s.22(1)

From: s.22(1)
To: [Pringle, Kyle](#)
Subject: Medical Marijuana Unit, Dunbar St @ W18th.
Date: Sunday, June 04, 2017 2:53:08 PM
Attachments: [image014.png](#)
[image015.png](#)
[image017.png](#)
[image018.png](#)

I am STRONGLY against this application for this unit to be converted. We live s.22(1) from this short commercial block and feel this type of business is NOT suited for this neighborhood for many reasons.

First off, there is a rehab building on the corner of 16th and Dunbar. The proximity of this is questionably too close to this type of business. It makes no sense to have a liquor store, a marijuana shop and a rehab center within a 1.5 blocks of each other. With that in mind, we already have issues with the rehab guests where the police have had to be called to assist. Each time, our 3 children see what is going on in the street and have been SCARED and slightly traumatized. Our children should be able to walk outside their house without fear.

With the proximity of the liquor store, we are cleaning the front street about every 1-2 months due to broken bottles or a litter of cans. I can only imagine what will we will find if this shop opens in our neighborhood. Let's be realistic, the correlation between drugs and alcohol is strong, we must assume that we find more broken bottles and empty cans along our street.

There is also a public high school only a few blocks up 16th avenue.

Also, this is a short commercial block. I can understand a shop like this being on the south part of Dunbar from King Edward to 41st where there is ample commercial buildings and businesses (and no nearby rehab centre, liquor store or high school).

Considering all the above, my family and I are strongly against this shop opening in our neighborhood.

Thank you for considering our input with respect to this permit request.

s.22(1)



From: s.22(1)
To: [Pringle, Kyle](#)
Subject: DP-2017-00207
Date: Sunday, June 04, 2017 5:20:41 PM

Dear Mr. Pringle,

With reference to DP-2017-00207 for 3422 Dunbar Street I am opposed to the opening of a marijuana store at this location or any other on Dunbar Street. While seeking permission to change the use of this existing commercial unit from Retail to Medical Marijuana Related Use, is it not true they intend to sell marijuana to the public? Is this not the definition of retailing? Do the principals of CMGT Construction Ltd have medical backgrounds? Why does the City of Vancouver continue to offer permits to sell marijuana knowing full well this is against federal law? Is this how Mayor Gregor Robinson hopes to forge a strong relationship and ensure the cooperation of the federal government with the city?

Very truly yours.

s.22(1)



From: s.22(1)
To: [Pringle, Kyle](#)
Subject: DP-2017-0207 - Medical Marijuana Clinic
Date: Sunday, June 04, 2017 7:20:19 PM

Hi Kyle,

I am not sure this is the best thing for our neighborhood. Myself and my family would not like to have this type of business in our area.

s.22(1)



From: s.22(1)
To: [Pringle, Kyle](#)
Subject: Against medical marijuana in our neighborhood
Date: Sunday, June 04, 2017 8:24:21 PM

Hi Kyle,

I'm the property owner of s.22(1) west 19th Ave, Vancouver BC. I am writing you regarding the notice of development application that I received. I strongly against 3422 Dunbar street changing the use from retail to Medical Marijuana related use. I've been talking to neighbors and none of us wanted to have this kind of business in our peaceful neighborhood. We would greatly appreciate it if the City of Vancouver could reject this application. Thank you.

Regards,

s.22(1)

From: s.22(1)
To: [Pringle, Kyle](#)
Subject: Response to Notice of Development application - 3422 Dunbar Street - DP2017-00207
Date: Monday, June 05, 2017 7:48:41 AM

Dr. Mr. Pringle,

My husband and s.22(1) live at s.22(1) W. 19th Avenue in Dunbar, very near to the proposed development site of the "Leaves of Zazie" marijuana dispensary.

Our daughters and many, many other teens walk past the proposed location on their way to school. We strongly feel that they don't need to be offered access to pot/pot advertising every single day of the school year. The location is also very near to our neighborhood dairy queen which is a destination for families and children and is already across the street from a liquor store. It is also right by the pizza place which huge numbers of teens walk to at lunch to get a slice of pizza. It's just the wrong spot for another pot shop.

Many thanks,
s.22(1)

From: s.22(1)
To: [Pringle, Kyle](#)
Subject: Objection to Development Application: 3422 Dunbar Street
Date: Monday, June 05, 2017 9:15:42 AM

Dear Mr. Pringle,

I would like to voice my objection to the development of a Medical Marijuana facility at 3422 Dunbar Street. The residents of this neighborhood already deal with issues of vagrancy, drunkenness and vandalism which can be attributed to the close proximity to the liquor store located on Dunbar Street between 18th and 19th Avenues. Adding marijuana to the mix will only accentuate the issues. Our home in the surrounding block is regularly subjected to the noise of drunken young adults and our cars are keyed while they drink in the neighborhood late into the night. Please do not add marijuana as well. In addition, the location is on a major walking route home from Lord Byng high school, and is close to a Dairy Queen frequented regularly by families and children. Do we really need to have our kids walking by a pot shop every day home from school or when they are going to DQ for an ice cream? I don't know if you have children, but would that be something you would want for your children?

s.22(1)



From: s.22(1)
To: [Pringle, Kyle](#)
Subject: RE: DP-2017-0207 - Medical Marijuana Clinic
Date: Monday, June 05, 2017 10:04:26 AM

Dear Kyle,

Our family is strongly opposed to having a medical marijuana clinic on Dunbar Street. The Dunbar community is full of children and this would not be in the best interest for our community in regards to safety and what it teaches our children about drug use.

Thank you,

s.22(1)

From: s.22(1)
To: [Pringle, Kyle](#)
Cc: [Lade, Camilla](#); [Kelley, Gil](#)
Subject: 3422 Dunbar Street - DP-2017-00207 - Medical Marijuana Related Use Permit
Date: Monday, June 05, 2017 4:48:05 PM

Kyle Pringle, Project Coordinator
City of Vancouver

Dear Mr Pringle,

I am writing to add my voice to the public consultation process for this permit application. Specifically, this refers to DP-2017-00207: an application by CMGT Construction Group Ltd to change the use of the building at 3422 Dunbar Street from retail to medical marijuana related use. I could not be more opposed to this application and I submit to that this application must be rejected.

I accept that medicinal marijuana is an important drug for many who suffer from chronic pain or other medical conditions that science has not found a way to treat effectively in a more traditional manner. I am fully in favour of the creation of a regulated facility to provide patients of this type with the medicine they need. This is not that, and the City is fully aware of the differences.

Opposition Based on Location

The proposed location is in the heart of a residential neighbourhood. While it is close to one exclusive medical clinic, it is not close to any hospital. It would make sense to have such a facility near the places where true medical marijuana patients go to receive their prescriptions. This is clearly not a location of convenience for such a facility's intended clientele.

More concerning to us all is that this location is a few blocks from Lord Byng Secondary School. It is also across the street from Tim Hortons and half a block up from Dairy Queen, two places that are routinely swarming with Lord Byng students at the end of each school each day. These two places are also a preferred post-game stop for neighbourhood teens following various team sporting events: baseball or softball in the warmer months and soccer or hockey in the winter months.

Just as concerning is the fact that the proposed location is one block away from a Coast Mental Health facility called Dunbar Apartments. This facility is home to 51 adults living with mental health challenges who were either homeless or at risk of homelessness, and many of whom have successfully battled back from drug addictions.

Lastly, Jethro's Fine Grub – a hugely popular brunch spot – is right next door and does not take reservations. This means that, on most weekends, a long line up of teens, young adults, or families will be standing directly in front of or beside this marijuana shop for up to an hour while they wait

to be seated for breakfast or lunch.

Opposition Based on Principle

Currently, most existing retailers of this type carry the name “medical” for the sole purpose of purporting to legitimize an illegal and unregulated drug operation. Some of these shops have in-house doctors while others have doctors available to consult via FaceTime on an iPad. I find it appalling that these doctors routinely rubber stamp medical marijuana prescriptions with very little medical review of their “patient” and almost no understanding of the drug they are prescribing. The doctor makes a generic prescription for marijuana, but the so called patient has a veritable smorgasbord of variants to choose from. It is extremely troubling to me that the College of Physicians and Surgeons has made no effort to put a stop to such bogus diagnoses.

There are so many different variants of marijuana, both in its pure form and in its various derivatives, including hash oil and edible forms. The countless varieties of the plant deliver vastly different levels of THC (from 3% to 20%), and the delivery method adds a whole new layer of variation with some oils containing up to 60% THC. When this drug is added to chocolate bars, gummies, or other edible forms, the manufacturing process has been found to be inconsistent resulting in a very significant deviation in potency within the same product – sometimes within the same chocolate bar.

We often see the argument that pot is no worse than alcohol. I have never tried pot, so I am not really in a position to say whether that is true or not. What I do know is that alcohol is highly regulated. Manufacturers of alcoholic beverages must meet rigorous standards to ensure that alcoholic content is consistent. Every product must declare the percentage of alcohol on the label. You might recall in March that Georgian Bay Gin Company had to recall 654 bottles of its vodka when it was discovered that its alcohol content was double the advertised amount. Every time we go to the liquor store, we are witness to aggressive enforcement measures imposed on liquor retailers to ensure they are not selling to minors. This enforcement comes with the threat of fines and closures. In short, the regulatory oversight regarding the manufacture, marketing, distribution, and sale of alcoholic beverage has taken decades to reach the levels we now see. The same can be said for drug manufacturers, drug distributors, and pharmacies. None of these safeguards have been established for marijuana because until recently, it has been unnecessary to do so since the product has been illegal.

If marijuana is truly being sold as a medicinal drug available only by prescription (as has been asserted by retailers and as has been legislated by federal law), then why is this the only such drug not restricted to sale by pharmacies?

Legalization

We have also heard many say that Prime Minister Trudeau campaigned on the promise of legalization. The Federal Liberals have assured us that legislation is coming to legalize marijuana. So why should we care that medical marijuana shops and doctors are flouting federal laws when

these laws won't be around much longer anyway? The answer is simple. The federal government will not legalize marijuana until laws, regulations, and standards can be established to ensure that the manufacture, distribution, marketing, and sale of marijuana are made safe. As one small example, I understand that law enforcement agencies are working on technology to create breathalyzer-type devices to detect THC. It will take more time before the regulatory infrastructure is in place to handle legalization.

Conclusion

This is the wrong place and the wrong time to open a medical marijuana shop. The City of Vancouver must establish much more aggressive controls to make such retailers safe before issuing business licenses to this marijuana retailers. A \$30,000 cash grab licensing fee will do nothing to keep our children and young adults safe. Also, Vancouver must develop a more strategic plan for locating these facilities. A 300 m buffer zone for schools and neighbourhood houses is not adequate. The site might be just over 300 m from Lord Byng Secondary, but it is less than 100 m from the Tim Hortons and Dairy Queen where many of those students will be 10 minutes after school is out.

If the public outcry is not enough to turn aside this application, then I would at least hope that the good neighbour agreement that the proponent is required to sign will include an effective plan for ensuring proper vetting of prescriptions. Businesses of this type should not be allowed to be affiliated with doctors for the purpose of facilitating easy prescriptions. The retailer applies unethical pressure on the doctor, who then finds him/herself in a conflict of interest. It is an unscrupulous business model that makes a mockery of the medical profession.

One additional concern I have is with the public notice posted in regard to this application. The notice lists CMGT as the proponent, but I doubt that CMGT is opening a medical marijuana shop in our neighbourhood. Rather, I presume that CMGT is the contractor hired by the true proponent, who's name is not mentioned in the notice. I strongly believe that all notices issued for the purpose of informing the public of a development permit application should list the name of the owner. The proponent should not be permitted to hide behind his contractor/agent.

Based on the foregoing, I respectfully ask that the City reject this development permit application.

Yours truly,

s.22(1)



NOTICE OF DEVELOPMENT APPLICATION

3422 Dunbar Street
DP-2017-00207



May 19, 2017

CMGT Construction Group Ltd. has applied to the City of Vancouver for permission to change the use of this existing commercial unit from Retail to Medical Marijuana Related Use. The proposal includes the following:

- floor area of approximately 748 sq. ft.; and
- operating hours of 10:00 a.m. to 9:00 p.m. every day of the week.

Under the site's existing C-2 zoning, the application is "conditional" so it may be permitted; however, it requires the decision of the Director of Planning.

We welcome your written comments on this application by **June 5, 2017**. For more information and updates, visit: vancouver.ca/devapps

Or contact **Kyle Pringle**, Project Coordinator at **604.873.7088** or kyle.pringle@vancouver.ca

From: s.22(1)
To: [Pringle, Kyle](#)
Subject: No to DP-2017 00207
Date: Monday, June 05, 2017 9:30:23 PM

Hello Mr. Pringle

RE: Development Permit Application for Retail Marijuana
3422 Dunbar Street
Vancouver Bc

I am a long-term Dunbar resident and I strongly oppose having a retail marijuana store here.

This is a family friendly, quiet and safe neighborhood.

The traffic and noise this would create morning, noon and night would be unacceptable and very disruptive.

The regulation of the marijuana industry is in its early stages and I have concerns about the professional background of who is operating this type of business and dispensing this drug.

I've attached a link to a new story where a marijuana store in Vancouver was robbed at gunpoint.

<http://bc.ctvnews.ca/gunpoint-pot-shop-robbery-caught-on-camera-1.3122864>

I am also concerned about this type of store being near to the support housing facility at 16th and Dunbar seems to be very ill considered. There are already a large number of businesses of this nature along 4th or Broadway for those who are genuinely in need of this product.

Thank you for the opportunity to provide feedback.

s.22(1)



From: s.22(1)
To: [Pringle, Kyle](#)
Subject: No to DP-2017 00207
Date: Monday, June 05, 2017 10:02:01 PM

Dear Mr Pringle

I am adding some comments to the message my s.22(1) sent to you below.
s.22(1)

We have a tremendous stake in this neighbourhood, as well as context and history.

Placement of this facility would be a grievous error of judgement and detrimental to the neighbourhood

As s.22(1) mentioned, there are facilities nearby with recovering addiction victims.

There are several schools nearby, and increasing traffic congestion on Dunbar with increasing bicycle car and pedestrian conflicts. I believe this would be detrimentally impacted.

There are also other businesses nearby that I know object. There are vacant premises in the building that good decent businesses have been rejected - because the building owners were mired in estate legal battles and the money wasn't enough to overcome that. I guess it is now!

This type of business is in its infancy and federal legislation has not yet caught up with the commercial enterprises that have been allowed to operate in Vancouver.

s.22(1) mentioned the introduction of crime risk into the neighbourhood associated with this. That is 100% valid. Is that something you want to accomplish? I know it isn't and hope you will take the opportunity to reject this application based on neighbourhood feedback

I'm happy to discuss or meet you in person to discuss further and sincerely thank you for reading my email

s.22(1)

Proud Dunbar resident and tax payer

Hello Mr. Pringle

RE: Development Permit Application for Retail Marijuana
3422 Dunbar Street
Vancouver Bc

I am a long-term Dunbar resident and I strongly oppose having a retail marijuana store here.

This is a family friendly, quiet and safe neighborhood.

The traffic and noise this would create morning, noon and night would be unacceptable and very disruptive.

The regulation of the marijuana industry is in its early stages and I have concerns about the professional background of who is operating this type of business and dispensing this drug.

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I am also concerned about this type of store being near to the support housing facility at 16th and Dunbar seems to be very ill considered. There are already a large number of businesses of this nature along 4th or Broadway for those who are genuinely in need of this product.

Thank you for the opportunity to provide feedback.

s.22(1)

A large grey rectangular redaction box covers the majority of the text in this block, starting below the word 's.22(1)' and extending to the right and down.

From: s.22(1)
To: [Pringle, Kyle](#)
Subject: Dunbar and W18th Dispensary application
Date: Tuesday, June 06, 2017 8:07:41 AM

Dear Mr. Pringle,

We are writing this letter in opposition to the change of use application of this property?

We don't oppose access to this "medicine", however, we do not believe that this business will serve the neighborhood.

That area already has a halfway house and a liquor store close by, and I'm concerned about what kind of atmosphere this will foster.

This is a low density family neighborhood and this business is not going to increase foot traffic or create an environment conducive to developing a nexus of complementary businesses that serve the neighborhood, or help draw customers to nearby businesses.

There is no need for this business to be at this location. There are plenty of alternatives close by on West Broadway.

They are within walking distance and well served by transit should those needing this "medicine" be too ill to walk.

There are not many shops in that area and we're afraid that it would dominate that block.

There are other much higher density areas, e.g. Kerrisdale, that to my knowledge do not have a dispensary where adding such a business would not stand out and would serve many more people.

Kind regards,

s.22(1)

From: s.22(1)
To: [Pringle, Kyle](#)
Date: Tuesday, June 06, 2017 9:50:58 AM

Dear Mr. Pringle,

This is a letter to voice my disapproval of the proposed marijuana dispensary at 16th and Dunbar st. I have two young children who frequently walk by the businesses in this block and I feel that their exposure to this kind of activity at such an impressionable age is inappropriate.

I am hopeful that the city will reconsider the placement of this business.

Sincerely,

s.22(1)

Sent from my iPhone

From: s.22(1)
To: Pringle, Kyle
Subject: "Leaves of Zazie" Pending Medical Marijuana Development Application - Dunbar St.
Date: Tuesday, June 06, 2017 1:54:06 PM

Hello, it looks like I may have missed giving input by a day. (deadline was listed as June 5)

I hope my input can still be considered before the date of decision. BTW, when IS the date of decision?

I am very much in favour of having this medical marijuana dispensary on Dunbar St. @ 18th. I live very nearby at s.22(1) W. 18th, which is a 3 block walk. I am a medical patient wh gets much pain, malaise and sleep relief from medical marijuana.....in fact, it is the only thing I have ever tried, in 20 years of disability, that helps. And helps consistently, and without toxicity.

Unfortunately, currently, I have to get a drive to get my medicine as I don't use a car. This is inconvenient and sometimes messes up my treatment and I go too long without medicine. And/or I get so exhausted trying to get to other locations. I am often house-bound, if not bed-bound and my opportunities to get medicine wax and wane which distresses me. If Leaves of Zazie is allowed to locate here I will be SO relieved.

Currently I go to Wealth on 10th avenue, which feels far away and is not convenient by transit. There is no dispensary serving Dunbar and points west from 10th south to the river (I believe). I believe you could help a lot of patients by granting this development.

When I go to Wealth, I see a lot of well-heeled people shopping there, particularly older ladies in their 60's very well-dressed! This first surprised me, but I realize that patients come in all sorts of ages and appearances and more and more medical marijuana is helping more people. I, for example, do not look like a marijuana user (for medicine) and yet I am, and this is my neighbourhood.

I am very impressed by the aesthetic, service and product at Wealth, and wish only that Dunbar had something similar. Leaves of Zazie looks like Wealth from their operational letter, describing what sounds like a quiet, professionally-run sophisticated atmosphere. Yet Zazie has so much more.

Their operational letter particularly mentions Paws of Hope, which I like so much.....I once did rescue work with street cats and low-income pet owners, and this kind of foundation is so vital and so heart-warming. That Zazie would support them impresses me. There are so many animal lovers in this neighbourhood, including dog-owners who cherish the closeness to Pacific Spirit Park to walk their dogs.

They seem very community-oriented which is a fit for Dunbar St. which does all kinds of 'festivals' and community activities throughout the seasons. That Zazie is interested in that and has plans to connect with that makes it the right choice. Wealth does not, to my knowledge, do anything like that, or help animals. Please can we have Zazie. If they are turned down now, it seems inevitable a dispensary will come eventually, later if not sooner, and maybe it won't be such a fit. So please can we have them?

I promise, I am not a friend or associate of Zazie.....I know nothing about them other than seeing the development application notice in the window last time I had breakfast at Jethro's. However, I have used various dispensaries in the past few years in Toronto, Guelph and now Vancouver, and I know there is a spectrum — this looks to me like a good one, and I would love to have it near. This would change my life, and likely that of others living along Dunbar and nearby.

Thank you for considering my strongly-felt thoughts and hopes, and I hope my views are helpful. I am open to being contacted if I can offer any other first-hand information as a medical marijuana patient and consumer.

Best regards,

s.22(1)

s.22(1)



From: s.22(1)
To: [Pringle, Kyle](#)
Subject: opposition to development permit application DP-2017-00207 for 3422 Dunbar
Date: Tuesday, June 06, 2017 9:47:43 PM

Dear Mr. Pringle

I am writing to oppose the development permit application DP-2017-00207 for a medical marijuana retail outlet to be located at 3422 Dunbar.

I believe it is incompatible with the neighbourhood including the following

- . a neighbourhood where many young families reside
- . a neighbourhood where many seniors reside
- . a supported housing project two blocks to the north, where many struggle with addiction issues

People in the neighbourhood generally wish to live their lives quietly, raise their children, live quality senior years.

I believe the change in zoning and the proposed business would adversely affect the neighbourhood and attract crime.

Thank you for your consideration.

Sincerely,

s.22(1)



From: s.22(1)
To: [Pringle, Kyle](#)
Subject: 3422 Dunbar Street - DP - 2017-00207
Date: Wednesday, June 07, 2017 8:46:12 AM
Importance: High

Dear Kyle,

I understand that the CMGT Construction Group Ltd. has applied to the City of Vancouver for permission to change the commercial unit at 3422 Dunbar Street from Retail to Medical Marijuana Related Use.

s.22(1) mother of a young child in elementary school, I am disheartened to learn that the city would consider such an establishment to be approved in a young family-friendly neighborhood. I grew up in this neighborhood and never had to deal with issues of vandalism, theft or intoxicated persons until the supportive housing unit was opened at 16th & Dunbar a few years ago. Since the opening of the supportive housing, our community has had to deal with the increase sounds of sirens, theft (our cars being broken into), keying of our cars, people trespassing through our backyards taking items etc. It seems to be on an increase unfortunately.

My concern is for the safety of s.22(1) the kids who walk passed 3422 Dunbar street on route to/frm school on a daily basis (without parents) and the neighborhood kids who play on the boulevard after school and in the early evening. I feel that with this new type of retailer, our neighborhood will transform into a community where our children feel less safe to roam and play freely as children have a right to do especially with summer holidays fast approaching.

I feel with a supportive housing unit present on 16th & Dunbar and now possibly a marijuana retailer @ 18th & Dunbar, the city must consider the safety and vulnerability of the children and families in the neighborhood rather than support a marijuana retailer who can easily afford to pay the rent. Please support more family-friendly retailers to move into the Dunbar retail spaces to keep our community and kids safe.

Best regards.

s.22(1)

From: s.22(1)
To: Pringle, Kyle
Cc: s.22(1)
Subject: Notice of Developemnt Application 3422 Dunbar Street DP-2017-00207
Date: Wednesday, June 07, 2017 9:32:44 AM

Good afternoon Mr. Kyle Pringle,

Hope this message finds you well.

I understand that The City of Vancouver is considering a Developemnt Application 3422 Dunbar Street DP-2017-00207 (see attached) from CMGT Construction Group Ltd. for permission to change the use of this existing commercial unit from Retail to Medical Marijuana Related Use. This application is "conditional."

This would have a huge NEGATIVE impact on our beloved Dunbar neighbourhood especially where this location is at such close proximity to so many schools like Lord Kitchener Elementary School, Lord Byng Secondary, Queen Elizabeth Elementary and the list goes on and on...including a music academy, university and school placement business, there are just so many children related facilities to list them all in this e-mail.. We also have Kumon Math and Learning Centre as well as a Music and Ballet school nearby with young and highly impressionable students and pupils directly exposed to the medical marijuana dispensary. The lifestyle as we longtime Dunbar residents have known and loved would become a fond but distant memory if this development application is to become our reality and allowed by The City of Vancouver, Director of Planning.

If I may, I would also like to share with you my over 30 years working as a drug and alcohol addictions counsellor. I have learned from working at Vancouver Detox, Pacifica Treatment Centre, Turning Point Recovery and currently at the Dr. Peter Centre that marijuana is well known to be a gateway drug that leads to other addictions, crime, violence and other addictive behaviours that are not conducive to a safe environment for a residential, family oriented community.

These blocks see heavy traffic from our local school children who would frequently visit on a daily basis to have lunch and gather with friends after school. We of course have numerous local service providers and amenities like the Dunbar Community Centre that draws many visitors every day and would find their safety threatened by the presence of a medical marijuana dispensary so close to, shall we say, my dentist, my accountant, my insurance agency...etc. In summary, I am not convinced this is the best location for a medical marijuana related operation.

I sincerely hope that I have made myself clear to you regarding our opposition. Please feel free to contact me (David Chung) by telephone or e-mail should you have any questions or concerns. I welsome the opportunity for further discussion.

Have a wonderful day! Thank you very much for reading my earnest plea.

Yours sincerely,
s.22(1)

s.22(1)



From: s.22(1)
To: [Pringle, Kyle](mailto:Pringle_Kyle)
Subject: Re: No to DP-2017 00207
Date: Wednesday, June 07, 2017 4:02:27 PM

Thank you Kyle

I'm sympathetic to those with legitimate need of this product, but especially in the formative years, feel strongly such retailers should be located further from single family neighbourhoods near schools etc

There are some more suitable options for the retailer on the Broadway corridor or west 4th in the kits commercial area

Thanks

s.22(1)

Sent from my iPhone

On Jun 7, 2017, at 8:43 AM, Pringle, Kyle <Kyle.Pringle@vancouver.ca> wrote:

s.22(1)

Thank you for sending in follow up comments to Katherine's email. They will be presented to the Director of Planning when we meet to determine if this application should be approved or refused.

Regards,

Kyle Pringle

Project Coordinator - Development Review Branch
Development, Buildings, and Licensing - City of Vancouver

West Annex at City Hall, 515 West 10th Avenue

phone (604)873-7088

email kyle.pringle@vancouver.ca

From: s.22(1)
Sent: Monday, June 05, 2017 10:02 PM
To: Pringle, Kyle
Subject: No to DP-2017 00207

Dear Mr Pringle

I am adding some comments to the message my s.22(1) sent to you below. Katherine and I were fortunate to be born and grow up in this

s.22(1)

We have a tremendous stake in this neighbourhood, as well as context and history.

Placement of this facility would be a grievous error of judgement and detrimental to the neighbourhood

As s.22(1) mentioned, there are facilities nearby with recovering addiction victims.

There are several schools nearby, and increasing traffic congestion on Dunbar with increasing bicycle car and predestrian conflicts. I believe this would be detrimentally impacted.

There are also other businesses nearby that I know object. There are vacant premises in the building that good decent businesses have been rejected - because the building owners were mired in estate legal battles and the money wasn't enough to overcome that. I guess it is now!

This type of business is I it's infancy and federal legislation has not yet caught up with the commercial enterprises that have been allowEd to operate in Vancouver.

s.22(1) mentioned the introduction of crime risk into the neighbourhood associated with this. That is 100% valid. Is that something you want to accomplish? I k ow it isn't and hope you will take the opportunity to reject this application base on neighbourhood feedback

I'm happy to discuss or meet you in person to discuss further and sincerely thank you for reading my email

s.22(1)

Proud Dunbar resident and tax payer

Hello Mr. Pringle

RE: Development Permit Application for Retail Marijuana

3422 Dunbar Street
Vancouver Bc

I am a long-term Dunbar resident and I strongly oppose having a retail marijuana store here.

This is a family friendly, quiet and safe neighborhood.

The traffic and noise this would create morning, noon and night would be unacceptable and very disruptive.

The regulation of the marijuana industry is in its early stages and I have concerns about the professional background of who is operating this type of business and dispensing this drug.

I've attached a link to a new story where a marijuana store in Vancouver was robbed at gunpoint.

<http://bc.ctvnews.ca/gunpoint-pot-shop-robbery-caught-on-camera-1.3122864>

I am also concerned about this type of store being near to the support housing facility at 16th and Dunbar seems to be very ill considered. There are already a large number of businesses of this nature along 4th or Broadway for those who are genuinely in need of this product.

Thank you for the opportunity to provide feedback.

s.22(1)



From: s.22(1)
To: [Pringle, Kyle](mailto:Pringle_Kyle)
Cc: acmcg@shaw.ca; info@dunbarvillage.ca
Subject: marijuana dispensary Dunbar St
Date: Wednesday, June 07, 2017 10:32:21 PM

Dear Mr Pringle

I am writing in opposition to the marijuana shop that has applied to locate on Dunbar Street near 18th Ave. From the outset, I would like to make it clear that if the shop had asked to be located between 37th and Dunbar and 41st and Dunbar I would personally have had no objection to that location. Therefore I feel it is important to explain why I object to its proposed location on Dunbar.

The location requested is too close to the following schools:

Lord Kitchener Elementary
Jules Quesnel Elementary
Lord Byng Secondary

other schools in the area that might be impacted include:

St Georges' Independent Schools (both elementary and secondary)
Queen Elizabeth Annex Elementary School
Queen Elizabeth Elementary School

I recognise that the current 'rule' is that a marijuana shop should not be located closer than 300 meters from a school. However, we live in a 'multi-modal' city. We encourage our citizens to walk, bike and use transit. By all of these methods, this location is easily accessible to underage youth during school hours and vulnerable adults at any time. Using transit, both the number 25 King Edward to UBC and the 7 Dunbar/Nanaimo through the DTES interconnect at this stop. Children from these schools can access this location during school hours. From 37th and Dunbar they could not.

On Thurs 1 June I happened to be waiting at the 18th/Dunbar stop at 12:15-12:30 pm where I witnessed no less than 15 students from Lord Byng buying their lunch at the Pizza and Grill, a local fast food establishment. The students I saw were on the street but the shop was also full of more students waiting for their orders to be filled. Please note that it is common VSB policy to allow all secondary students can leave school at lunch time. Grade 7 elementary students also have permission to leave school grounds during lunch time. This establishment is further than 300 meters from Lord Byng but easily accessible to students during school hours.

At 17th and Dunbar is the Dunbar Residence. This provides housing for vulnerable adults with mental health or addiction issues who have been clean and sober for 90 days. There is a zero tolerance rule in effect. The Dunbar Community has worked hard bring this community to this neighbourhood and will continue to work to house and keep this community here. These are among the most vulnerable citizens in our community and I believe it is our responsibility to speak to protect them from harm wherever possible.

The reasons for the marijuana shop wishing to locate at 18th and Dunbar are precisely the same reasons as mine are for not wanting this business to locate here. Their target market is clearly vulnerable teens and vulnerable adults in our community.

Thank you for your attention.

s.22(1)



LEAVES OF ZAZIE
WELLNESS | DISPENSARY

Feb 15, 2017

Development Application Number: (NA)
Leaves of Zazie
3422 Dunbar, Vancouver, BC, V6S 2C2
Email: info@leavesofzazie.com
Website: www.leavesofzazie.com
Phone: 778-836-0566



To Whom It May Concern:

Thank you for considering our application for a Development Permit. Please accept this as our Operational Letter for your review.

1. Description of Operation:

Leaves of Zazie is a medical marijuana dispensary that has established itself as a leader in best practices as well as a model for how dispensaries can positively integrate into their communities. Many of our patients come from all around the greater Vancouver area to experience the level of professionalism and quality of product they have come to expect from the 'Zazie' brand.

Being a valued member of the community is one of the highest priorities for us. We achieve a positive relationship with our community by solidifying a few crucial factors necessary for fostering that relationship.

1. We offer a beautiful retail environment transforming negative stigmas that can be associated with dispensaries. Our environment is akin to a beautifully designed coffee shop or a amazing boutique retail experience that increases the overall appeal of the neighborhood.
2. We collaborate with surrounding businesses to create unique events, fundraisers and cross promotions that enhance the value provided to the community that we serve.
3. We work with local charities initiatives to ensure that 'Zazie' is always giving back to the community that supports it.



LEAVES OF ZAZIE

9800 41st Street, Vancouver, BC

4. We work with local veterinarians to help animals in our community; where traditional pharmaceuticals cannot help, we step in to provide the knowledge and natural relief that is needed. Giving back to foundations like Paws for Hope is one example of ways we reciprocate the support.

Policies:

In order for patients to obtain a membership they must sign up with two pieces of government issued ID as well as a Confirmation of Diagnosis. In addition, each member must sign a CODE OF CONDUCT. The goal of the policies is to ensure that members do not disturb any of the surrounding businesses or community members.

Patient Policies:

1. NO SMOKING within 30 meters of the store
2. NO USE OF PRODUCT in un-sanctioned areas of the city
3. NO MINORS under the age of 19 are allowed in the store.
4. NO LOITERING in the store or outside the store
5. BE RESPECTFUL to the surrounding community. NO NOISE policy at all times within 30 meters of the store.
6. NO SHARING OR SELLING OF PRODUCT WITH NON-MEMBERS
7. NO LITERING OF ANY PRODUCT – anywhere in Vancouver.

Staff Policies:

All 'Zazie' employees will be trained to the highest site security procedures to ensure that all patients are safe and the community is well protected. 'Zazie' employs the highest sanitation and patient intake procedures to safeguard optimal care to our patients.

1. NO USE OF PRODUCT by staff ONSITE
2. BE LOVING, CARING AND INFORMATIVE to all people that come to visit us
3. BE CLEAN – always follow CLEANLINESS POLICY GUIDELINES.

Number of Staff:



LEAVES OF ZAZIE
WELLNESS COMPANY

Leaves of Zazie will employ between 8-10 people and have at least two persons on site during hours of operation.

Number of Clients:

Leaves of Zazie will have approximately 500-1000 clients.

2. Hours of Operation

Leaves of Zazie will operate 7 days a week from 10 am to 9 pm under the name "Leaves of Zazie".

3. Name of Operator

Bruce Song, President
109 E. Broadway
Vancouver, BC V5T 1W1

4. Relaxation Rationale

Not applicable at this time.

Thank you for consideration and time, please contact me if you have any questions.

LEAVES OF ZAZIE

Bruce Song

Bruce Song
President



PLANNING AND DEVELOPMENT SERVICES
 Mailing Address:
 453 West 12th Avenue, Vancouver BC V5Y 1V4
 tel: 604.873.7611

Development and / or Building Application Form



To help expedite submission of your application, please fill out BOTH sides of this information sheet prior to attending the Application Preview counter located in the Development and Building Services Centre, Ground Floor, 515 West 10th Avenue (West Annex, City Hall).

JOB LOCATION (Correct and complete addressing is important. Complete this section carefully.)

Address: 3422 DUNBAR STREET Specifics: _____

Floor Level: _____ Suite No: _____

Legal Description: _____

Lot(s) 2 Block(s) 28 District Lot(s) 139 NWD OF LOT 4 Plan Number(s) VAP4176

Are you aware of the presence of any contaminated soils on the subject property? Yes No

Are you aware of the existence of any contaminated soils studies, reports, soil agreements, or Ministry of Environment orders or letters with respect to the subject property? Yes No

Is the building being converted to strata-title ownership? Yes No

Note: If you intend to convert an existing building to strata title ownership, please contact Subdivision and Strata Title staff at 604.871.6627 for information on the strata conversion process in advance of the issuance of any permits.

This area must be completed by the person signing the application form

Your Name: IAN FUNG

Mailing Address: 726 WEST 66TH AVENUE

City: VANCOUVER Postal Code: V6P2R5

E-mail Address: ianfung@hotmail.com

Phone Number: 604.222.2622 Fax Number: _____

Company Name: CMGT CONSTRUCTION GROUP LTD.

Business License Account Number: 17-107954

You are the:

01 Property Owner
 02 Contractor
 03 Certified Professional
 04 Design Professional
 05 Tenant
 06 Agent for Owner
 07 Agent for Tenant
 08 Consultant
 09 Non-profit Association
 10 Civic Department
 98 Other

Cert. No: _____

Note: Contractors/design professionals/consultants **MUST** have a valid Business License to do work in the City of Vancouver. You may obtain current business license account numbers from the Business License Counter.

Complete the following for ALL applications

Property Owner's Name: CHOO BROS. INVESTMENTS C/O CMGT CONSTRUCTION GROUP LTD.

Address: 152-628 EAST KENT AVENUE S City: VANCOUVER

Postal Code: V5X0B2 Phone Number: 604.222.2622

Is the owner aware of this application? Yes No

Contractor's Name: CMGT CONSTRUCTION GROUP LTD.

Address: 152-628 EAST KENT AVENUE S City: VANCOUVER

Postal Code: V5X0B2 Phone Number: 604.222.2622

Business License Account Number: 17-107954

Tenant's Name: LEAVES OF ZAZIE C/O BRUCE SONG

Address: 109 EAST BROADWAY City: VANCOUVER

Postal Code: V5T1W1 Phone Number: 778.836.0566

Job Contact: IAN FUNG

Address: 726 WEST 66TH AVENUE City: VANCOUVER

Postal Code: V6P2R5 Phone Number: 604.222.2622

Qualified Professional Contact Name (required for Salvage & Abatement): N/A

Address: _____ City: _____ Postal Code: _____

Phone Number: _____ Business License Account Number: DP 700207


Please continue application on reverse

<p>This application is to: (Check applicable boxes)</p> <p>001 <input type="checkbox"/> Construct a new building(s)</p> <p>002 <input type="checkbox"/> Add to an existing building</p> <p>003 <input checked="" type="checkbox"/> Alter the interior/exterior</p> <p>004 <input type="checkbox"/> Add to a building and alter the existing portion</p> <p>005 <input type="checkbox"/> Add to a building and change the use</p> <p>006 <input type="checkbox"/> Add to the building, alter existing portion and change use</p> <p>007 <input type="checkbox"/> Interior/exterior alterations and change of use</p> <p>008 <input type="checkbox"/> Enclose an area of an existing building (balcony enclosures)</p> <p>011 <input type="checkbox"/> Project/Site Permit</p> <p>014 <input type="checkbox"/> Change of use</p> <p>015 <input type="checkbox"/> Retain use</p> <p>016 <input type="checkbox"/> Alter grade (raise or lower grade)</p> <p>022 <input type="checkbox"/> Alterations to legalize a suite</p> <p>023 <input type="checkbox"/> Alterations for a new suite</p> <p>026 <input type="checkbox"/> Demolish</p> <p style="margin-left: 20px;"> <input type="checkbox"/> Commercial <input type="checkbox"/> Fire damaged building <input type="checkbox"/> Non-rental one-family dwelling <input type="checkbox"/> Heritage building <input type="checkbox"/> Residential rental building </p> <p>028 <input type="checkbox"/> Temporary tents</p> <p>030 <input type="checkbox"/> Construct a garage/carport</p> <p>031 <input type="checkbox"/> Add/alter/demo garage/carport</p> <p>038 <input type="checkbox"/> Construct partial - framing, etc.</p> <p>040 <input type="checkbox"/> Excavate - valid for project address et al.</p> <p>041 <input type="checkbox"/> Move building from another site</p> <p>042 <input type="checkbox"/> Move building on the same site</p> <p>043 <input type="checkbox"/> Install a pool, fence, tennis court, boat ramp, sign, or similar</p> <p>044 <input type="checkbox"/> Upgrade seismic and/or sprinkler</p> <p>045 <input type="checkbox"/> Mechanical kitchen exhaust, roof top unit, satellite dish</p> <p>046 <input type="checkbox"/> Prefabricated structure placed on site</p> <p>047 <input type="checkbox"/> Fire damage repair</p> <p>048 <input type="checkbox"/> Flood damage repair</p> <p>050 <input type="checkbox"/> Landscape only</p> <p>053 <input type="checkbox"/> Building envelope repair</p>	<p>Is this a new tenant? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>What is the existing use? <u>VACANT - FORMERLY USED AS RETAIL</u></p> <p>What is the proposed use? <u>RETAIL - MEDICAL MARIJUANA DISPENSARY</u></p> <p>How many storeys? <u>1</u></p> <p>How many levels of underground parking? <u>0</u></p> <p>How many <u>new</u> rooftop units? <u>0</u></p> <p>Describe work to be done:</p> <p>(Complete carefully, Your application will be based on your written description.)</p> <p>- CONSTRUCTION OF ONE PARTITION WALL TO CREATE AN OFFICE AREA</p> <p>- PATCHING AND PAINTING OF THE EXISTING INTERIOR SPACE</p> <p>- REPLACE DECALS ON THE EXISTING AWNING TO "LEAVES OF ZAZIE"</p>
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<p>What is the value of the work proposed? (Include cost of plans, material and labour)</p> <p><u>\$ 5000</u></p> <p>Will any of the following be altered/repaired/installed? Select all that apply:</p> <p style="margin-left: 20px;"> <input type="checkbox"/> Electrical <input type="checkbox"/> Gas <input type="checkbox"/> Drain Tile <input type="checkbox"/> Plumbing <input type="checkbox"/> Sprinkler <input type="checkbox"/> Fire Alarm </p> <p>Sprinkler Contractor's Name: _____</p> <p><small>Note: If the sprinkler contractor noted on this application changes, please notify the City of Vancouver in writing within 24 hours.</small></p> <p>Special Sprinkler Inspection Number SP _____</p> <p>Complete the following for all residential buildings</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;"></td> <td style="width: 10%; text-align: center; border: none;">Existing</td> <td style="width: 10%; text-align: center; border: none;">Proposed</td> <td style="width: 20%;"></td> </tr> <tr> <td>Total number of dwelling units:</td> <td style="border: none;">_____</td> <td style="border: none;">_____</td> <td style="border: none;"></td> </tr> <tr> <td>Total number of housekeeping units:</td> <td style="border: none;">_____</td> <td style="border: none;">_____</td> <td style="border: none;"></td> </tr> <tr> <td>Total number of sleeping units:</td> <td style="border: none;">_____</td> <td style="border: none;">_____</td> <td style="border: none;"></td> </tr> </table> <p>Complete the following related permit information</p> <p>Development Permit/Application Number DE _____</p> <p>Minor Amendment Number DE _____</p> <p>Building Permit/Application Number BU _____</p> <p>Board of Variance Appeal Number Z _____</p> <p>Combined Permit Application Number DB _____</p>		Existing	Proposed		Total number of dwelling units:	_____	_____		Total number of housekeeping units:	_____	_____		Total number of sleeping units:	_____	_____		<p>Office Use Only</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <hr/> <p>Office Use Only Invoice #</p> <p>BU _____</p> <p>DE _____</p> <hr/> <p>Office Use Only</p> <p>BU (WWOP?) _____</p> <p>DE _____</p> <p>DT _____</p> <p>BG _____ f/m _____</p> <p>ENV. PROT. Site Profile _____</p> <p>SUBTOTAL _____</p> <p>SP _____</p> <p>TOTAL _____</p>
	Existing	Proposed															
Total number of dwelling units:	_____	_____															
Total number of housekeeping units:	_____	_____															
Total number of sleeping units:	_____	_____															

As owner or owner's agent, I have verified that the information contained within this document and associated applications and plans is correct, and describes a use, a building or a work which complies with all relevant by-laws and statutes. I understand that personal information contained in this form will not be released to the public except as required by law; however, all associated applications and plans will be made publicly available during the development or building application process. I acknowledge that responsibility for by-law compliance rests with the owner and the owner's employees, agents and contractors. I will indemnify and save harmless the City of Vancouver, its officials, employees and agents against all claims, liabilities and expenses of every kind, in respect to anything done or not done pursuant to this application or fact sheet or ensuing permit, including negligence and/or the failure to observe all by-laws, acts or regulations.

SIGNED AT VANCOUVER, B.C. THIS 19TH DAY OF FEBRUARY 2017

 SIGNATURE OF APPLICANT

S.P.

Lee, Darren

From: Mistry, Ty
Sent: Tuesday, March 28, 2017 9:17 AM
To: Freeman, John
Subject: RE: 3422 Dunbar DP-2017-00207 MMRU change of use

Good morning John,
The MMRU change of use application for 3422 Dunbar meets the City of Vancouver's distancing requirements in regards to youth-serving facilities.

Best,
Ty

Ty Mistry | Social Planner
Community Services | City of Vancouver
t. 604.871.6697 | e. ty.mistry@vancouver.ca
Unceded Homelands: Musqueam, Squamish, Tsleil-Waututh First Nations

From: Freeman, John
Sent: Monday, March 27, 2017 5:09 PM
To: Mistry, Ty
Subject: RE: 3422 Dunbar DP-2017-00207 MMRU change of use

Thanks Ty, Yes the application is 3422 Dunbar. The previous application we had in that neighbourhood was 3516 W 17th (at Dunbar). J

Regards,

John Freeman Project Facilitator 604 871 6076
Development, Buildings, & Licensing - City of Vancouver

PLEASE NOTE: I will be moving to a new position as of March 27th 2017.
Please send any further enquiries about this project to david.autiero@vancouver.ca

From: Mistry, Ty
Sent: Monday, March 27, 2017 5:06 PM
To: Freeman, John
Subject: RE: 3422 Dunbar DP-2017-00207 MMRU change of use

Hi John,
I'm away from the office today but will check first thing in the morning. Although your note pretty much answers this - but as the address in the subject line differs than the one in the attached memorandum, my review is for 3422 Dunbar, yes?
Ty

VPD.

Lee, Darren

From: KELLER, Jodyne
Sent: Thursday, March 23, 2017 9:29 AM
To: Freeman, John
Subject: RE: 3422 Dunbar DP-2017-00207 MMRU change of use

Hi John,

The VPD do not have any concerns with Bruce Song at this time.

Jodyne

From: Freeman, John [mailto:John.Freeman@vancouver.ca]
Sent: Thursday, March 23, 2017 9:25 AM
To: KELLER, Jodyne
Subject: FW: 3422 Dunbar DP-2017-00207 MMRU change of use

Here it is. J

From: Waite, Rob
Sent: Thursday, March 23, 2017 9:04 AM
To: Freeman, John
Subject: RE: 3422 Dunbar DP-2017-00207 MMRU change of use

I can't find the notes with the DL # but this is the information that I have:

Bruce Y.G. Song

s.22(1)



I think his information is on the back copy of one of the tickets. I may not be able to find it today, but I will check.

Rob

From: Freeman, John
Sent: Thursday, March 23, 2017 8:36 AM
To: Waite, Rob
Subject: RE: 3422 Dunbar DP-2017-00207 MMRU change of use

Yes please ! thanks Rob. J

From: Waite, Rob
Sent: Thursday, March 23, 2017 8:34 AM
To: Freeman, John
Subject: RE: 3422 Dunbar DP-2017-00207 MMRU change of use

I have all his personal information including Ontario DL if you need it.

From: Freeman, John
Sent: Thursday, March 23, 2017 8:30 AM

TITLE SEARCH PRINT

File Reference: FUNG
Declared Value \$1259200

2017-02-15, 11:18:24
Requestor: Lana Shparberg

****CURRENT AND CANCELLED INFORMATION SHOWN****

Land Title District VANCOUVER
Land Title Office VANCOUVER

Title Number CA4969833
From Title Number BK67714

Application Received 2016-02-03

Application Entered 2016-02-17

Registered Owner in Fee Simple
Registered Owner/Mailing Address: MAI LEI CHOO
1029 WEST 26TH AVENUE
VANCOUVER, BC
V6H 2A4
EXECUTRIX OF THE WILL OF HENRY CHOO,
DECEASED, SEE BK67711
AS TO AN UNDIVIDED 1/2 INTEREST

Registered Owner/Mailing Address: STEPHEN WOOD RON CHOO
3468 WEST 28TH AVENUE
VANCOUVER, BC
V6S 1R9
SAMUEL CHOO
1026 LAURIER AVENUE
VANCOUVER, BC
V6H 1Y3
ADMINISTRATOR OF THE ESTATE OF KUM CHOO, DECEASED, SEE
CA4969833
AS TO AN UNDIVIDED 1/2 INTEREST

Taxation Authority CITY OF VANCOUVER

Description of Land
Parcel Identifier: 011-776-455
Legal Description:
LOT 2 OF LOT 4 BLOCK 28 DISTRICT LOT 139 PLAN 4176

Legal Notations NONE

Charges, Liens and Interests NONE



DP:7 0 0 2 0 7

TITLE SEARCH PRINT

File Reference: FUNG
Declared Value \$1259200

2017-02-15, 11:18:24
Requestor: Lana Shparberg

Duplicate Infeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE
Corrections	NONE

NOTICE OF DEVELOPMENT APPLICATION

3422 Dunbar Street
DP-2017-00207



May 19, 2017

CMGT Construction Group Ltd. has applied to the City of Vancouver for permission to change the use of this existing commercial unit from Retail to Medical Marijuana Related Use. The proposal includes the following:

- floor area of approximately 748 sq. ft.; and
- operating hours of 10:00 a.m. to 9:00 p.m. every day of the week.

Under the site's existing C-2 zoning, the application is "conditional" so it may be permitted; however, it requires the decision of the Director of Planning.

We welcome your written comments on this application by **June 5, 2017**. For more information and updates, visit: vancouver.ca/devapps

Or contact **Kyle Pringle**, Project Coordinator at **604.873.7088** or kyle.pringle@vancouver.ca

Recipient Address

8A HOLLYWOOD HTS
6 OLD PEAK RD
HONG KONG

1 MT MCLEAN ST
FERNIE BC V0B 1M3

101-3349 DUNBAR ST
VANCOUVER BC V6S 2B9

101-3595 W 18TH AVE
VANCOUVER BC V6S 1A9

101-3595 W 18TH AVE
VANCOUVER BC V6S 1A9

102-3349 DUNBAR ST
VANCOUVER BC V6S 2B9

102-3349 DUNBAR ST
VANCOUVER BC V6S 2B9

102-3595 18TH AVE W
VANCOUVER BC V6S 1A9

102-3595 18TH AVE W
VANCOUVER BC V6S 1A9

1026 LAURIER AVE
VANCOUVER BC V6H 1Y3

103-3349 DUNBAR ST
VANCOUVER BC V6S 2B9

103-3349 DUNBAR ST
VANCOUVER BC V6S 2B9

103-3595 18TH AVE W
VANCOUVER BC V6S 1A9

103-3595 18TH AVE W
VANCOUVER BC V6S 1A9

104-3349 DUNBAR ST
VANCOUVER BC V6S 2B9

104-3595 18TH AVE W
VANCOUVER BC V6S 1A9

105-3595 18TH AVE W
VANCOUVER BC V6S 1A9

11807 SASKATCHEWAN DR NW
EDMONTON AB T6G 2B6

11807 SASKATCHEWAN DR NW
EDMONTON AB T6G 2B6

1-3349 DUNBAR ST
VANCOUVER BC V6S 2B9

1500-980 HOWE ST
VANCOUVER BC V6Z 0C8

1503-1233 CORDOVA ST W
VANCOUVER BC V6C 3R1

1503-4689 HAZEL ST
BURNABY BC V5H 4R6

1625 5TH AVE W
VANCOUVER BC V6J 1N5

16961 105A AVE
SURREY BC V4N 4S5

1762 TARALAWN CRT
BURNABY BC V5B 3H5

201-3595 18TH AVE W
VANCOUVER BC V6S 1A9

202-3611 18TH AVE W
VANCOUVER BC V6S 1B3

203-3595 18TH AVE W
VANCOUVER BC V6S 1A9

203-3611 W 18TH AVE
VANCOUVER BC V6S 1B3

204-3595 18TH AVE W
VANCOUVER BC V6S 1A9

208-3323 DUNBAR ST
VANCOUVER BC V6S 2B9

208-3323 DUNBAR ST
VANCOUVER BC V6S 2B9

2087 ALLISON RD
VANCOUVER BC V6T 1T2

2135 WOODPARK AVE S WEST
CALGARY AB T2W 6E5

2206-638 BEACH CRES
VANCOUVER BC V6Z 3H4

2315 DEPARTURE BAY RD
NANAIMO BC V9S 3V9

2535 CORNWALL AVE
VANCOUVER BC V6K 1C1

2535 CORNWALL AVE
VANCOUVER BC V6K 1C1

2745 CONCESSION RD 7
BOWMANVILLE ON L1C 3K6

2868 SPRUCE ST
VANCOUVER BC V6H 2R5

2913 43RD AVE W
VANCOUVER BC V6N 3J2

300-1645 7TH AVE W
VANCOUVER BC V6J 1S4

301-3595 18TH AVE W
VANCOUVER BC V6S 1A9

302-3595 18TH AVE W
VANCOUVER BC V6S 1A9

302-3611 18TH AVE W
VANCOUVER BC V6S 1B3

303-12 ATHLETES WAY
VANCOUVER BC V5Y 0B5

303-12 ATHLETES WAY
VANCOUVER BC V5Y 0B5

303-3611 18TH AVE W
VANCOUVER BC V6S 1B3

304-3611 18TH AVE W
VANCOUVER BC V6S 1B3

305-3595 18TH AVE W
VANCOUVER BC V6S 1A9

306-3611 18TH AVE W
VANCOUVER BC V6S 1B3

306-3611 18TH AVE W
VANCOUVER BC V6S 1B3

307-3595 18TH AVE W
VANCOUVER BC V6S 1A9

307-3611 18TH AVE W
VANCOUVER BC V6S 1B3

308-3611 18TH AVE W
VANCOUVER BC V6S 1B3

3096 2ND AVE W
VANCOUVER BC V6K 1K4

3135 OAK ST
VANCOUVER BC V6H 2L2

3256 26TH AVE W
VANCOUVER BC V6L 1W1

3308 HIGHBURY ST
VANCOUVER BC V6S 2H4

3308 Highbury St
Vancouver BC V6S 2H4

3322 Dunbar St
Vancouver BC V6S 2C1

3332 Highbury St
Vancouver BC V6S 2H4

3339 Collingwood St
Vancouver BC V6S 2A2

3343 Collingwood St
Vancouver BC V6S 2A2

3345 Collingwood St
Vancouver BC V6S 2A2

3349 Collingwood St
Vancouver BC V6S 2A2

3378 Dunbar St
Vancouver BC V6S 2C1

3378 Dunbar St
Vancouver BC V6S 2C1

3407-4508 Hazel St
Burnaby BC V5H 0E4

3407-4508 HAZEL ST
BURNABY BC V5H 0E4

3468 28TH AVE W
VANCOUVER BC V6S 1R9

3468 28TH AVE W
VANCOUVER BC V6S 1R9

3483 COLLINGWOOD ST
VANCOUVER BC V6S 0C9

3496 DUNBAR ST
VANCOUVER BC V6S 2C2

3502 18TH AVE W
VANCOUVER BC V6S 1B1

3503 18TH AVE W
VANCOUVER BC V6S 1A9

3503 18TH AVE W
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3503 20TH AVE W
VANCOUVER BC V6S 1E6

3503 20TH AVE W
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3504 19TH AVE W
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3504 19TH AVE W
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3507 19TH AVE W
VANCOUVER BC V6S 1C3

3507 19TH AVE W
VANCOUVER BC V6S 1C3

3507 20TH AVE W
VANCOUVER BC V6S 1E6

3507 DUNBAR ST
VANCOUVER BC V6S 2C4

3508 17TH AVE W
VANCOUVER BC V6S 1A1

3508 18TH AVE W
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3508 19TH AVE W
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3513 18TH AVE W
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3513 19TH AVE W
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3514 19TH AVE W
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3516 17TH AVE W
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3517 18TH AVE W
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3517 20TH AVE W
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3518 18TH AVE W
VANCOUVER BC V6S 1B1

3518 19TH AVE W
VANCOUVER BC V6S 1C4

3519 19TH AVE W
VANCOUVER BC V6S 1C3

3520 DUNBAR ST
VANCOUVER BC V6S 2C5

3522 17TH AVE W
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3522 18TH AVE W
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3523 19TH AVE W
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3523 20TH AVE W
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3524 19TH AVE W
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3527 19TH AVE W
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3528 17TH AVE W
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3528 19TH AVE W
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3530 18TH AVE W
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3533 18TH AVE W
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3534 18TH AVE W
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3534 19TH AVE W
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3536 Highbury St
VANCOUVER BC V6S 2H6

3537 18TH AVE W
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3538 17TH AVE W
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3538 18TH AVE W
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3541 20TH AVE W
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3543 18TH AVE W
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3544 17TH AVE W
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3544 18TH AVE W
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3545 DUNBAR ST
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3549 19TH AVE W
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3550 17TH AVE W
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3550 18TH AVE W
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3555 20TH AVE W
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3555 DUNBAR ST
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3556 17TH AVE W
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3556 DUNBAR ST
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3559 18TH AVE W
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3560 19TH AVE W
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3565 18TH AVE W
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3565 19TH AVE W
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3566 17TH AVE W
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3566 18TH AVE W
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3567 DUNBAR ST
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3567 DUNBAR ST
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3568 DUNBAR ST
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3569 18TH AVE W
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3569 19TH AVE W
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3569 20TH AVE W
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3570 17TH AVE W
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3570 19TH AVE W
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3575 19TH AVE W
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3575 20TH AVE W
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3576 17TH AVE W
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3579 DUNBAR ST
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3580 17TH AVE W
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3580 19TH AVE W
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3585 18TH AVE W
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3586 17TH AVE W
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3590 19TH AVE W
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3591 DUNBAR ST
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3591 DUNBAR ST
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3592 DUNBAR ST
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3619 18TH AVE W
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3621 18TH AVE W
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3621 19TH AVE W
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3621 20TH AVE W
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3622 17TH AVE W
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3635 18TH AVE W
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3636 17TH AVE W
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3636 19TH AVE W
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3649 18TH AVE W
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3650 19TH AVE W
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3661 20TH AVE W
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3663 19TH AVE W
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3663 20TH AVE W
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3668 17TH AVE W
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3669 18TH AVE W
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3677 19TH AVE W
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3677 20TH AVE W
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3692 17TH AVE W
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3692 18TH AVE W
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3692 19TH AVE W
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3703 20TH AVE W
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3703 20TH AVE W
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3705 18TH AVE W
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3705 18TH AVE W
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3706 17TH AVE W
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3706 19TH AVE W
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3707 19TH AVE W
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3708 18TH AVE W
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3715 18TH AVE W
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3716 17TH AVE W
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3716 19TH AVE W
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3720 18TH AVE W
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3727 18TH AVE W
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3727 20TH AVE W
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3728 19TH AVE W
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3732 18TH AVE W
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3737 20TH AVE W
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3738 17TH AVE W
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3738 19TH AVE W
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3744 18TH AVE W
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3749 20TH AVE W
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3756 18TH AVE W
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3756 18TH AVE W
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3756 19TH AVE W
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3756 19TH AVE W
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3759 20TH AVE W
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3760 17TH AVE W
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3761 19TH AVE W
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3761 19TH AVE W
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3767 19TH AVE W
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3768 18TH AVE W
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3768 18TH AVE W
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3768 19TH AVE W
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3768 19TH AVE W
VANCOUVER BC V6S 1C6

3771 20TH AVE W
VANCOUVER BC V6S 1E9

3771 23RD AVE W
VANCOUVER BC V6S 1K6

3771 W 18TH AVE
VANCOUVER BC V6S 1B3

3771 W 18TH AVE
VANCOUVER BC V6S 1B3

3772 17TH AVE W
VANCOUVER BC V6S 1A2

3772 17TH AVE W
VANCOUVER BC V6S 1A2

3772 19TH AVE W
VANCOUVER BC V6S 1C6

3773 18TH AVE W
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3773 18TH AVE W
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3777 18TH AVE W
VANCOUVER BC V6S 1B3

3780 18TH AVE W
VANCOUVER BC V6S 1B2

3781 18TH AVE W
VANCOUVER BC V6S 1B3

3784 19TH AVE W
VANCOUVER BC V6S 1C6

3789 20TH AVE W
VANCOUVER BC V6S 1E9

3789 20TH AVE W
VANCOUVER BC V6S 1E9

3791 19TH AVE W
VANCOUVER BC V6S 1C5

3792 18TH AVE W
VANCOUVER BC V6S 1B2

3793 18TH AVE W
VANCOUVER BC V6S 1B3

3793 18TH AVE W
VANCOUVER BC V6S 1B3

3793 20TH AVE W
VANCOUVER BC V6S 1E9

3889 31ST AVE W
VANCOUVER BC V6S 1Y2

3889 31ST AVE W
VANCOUVER BC V6S 1Y2

39 GREYHOUND DR
NORTH YORK ON M2H 1K2

3936 32ND AVE W
VANCOUVER BC V6S 1Z3

4009 MACDONALD ST
VANCOUVER BC V6L 2N8

401-3595 18TH AVE W
VANCOUVER BC V6S 1A9

401-3595 18TH AVE W
VANCOUVER BC V6S 1A9

402-3595 18TH AVE W
VANCOUVER BC V6S 1A9

402-3611 18TH AVE W
VANCOUVER BC V6S 1B3

403-3595 18TH AVE W
VANCOUVER BC V6S 1A9

404-3595 18TH AVE W
VANCOUVER BC V6S 1A9

404-3611 18TH AVE W
VANCOUVER BC V6S 1B3

405-3595 18TH AVE W
VANCOUVER BC V6S 1A9

406-3595 18TH AVE W
VANCOUVER BC V6S 1A9

4121 VINE ST
VANCOUVER BC V6L 3C1

4263 STAULO CRES
VANCOUVER BC V6N 3S1

438 37TH AVE W
VANCOUVER BC V5Y 2N3

438 37TH AVE W
VANCOUVER BC V5Y 2N3

453 W 12TH AV
VANCOUVER BC V5Y 1V4

453 W 12TH AV
VANCOUVER BC V5Y 1V4

4589 HAGGART ST
VANCOUVER BC V6L 2H6

4888 GRANVILLE ST
VANCOUVER BC V6H 3M4

4989 TRAFALGAR ST
VANCOUVER BC V6N 1B4

5 ROSEWOOD PL
WHITEHORSE YT Y1A 4X3

501-3611 18TH AVE W
VANCOUVER BC V6S 1B3

501-3611 18TH AVE W
VANCOUVER BC V6S 1B3

502-1972 BELLEVUE AVE
WEST VANCOUVER BC V7V 1B5

508-1288 MARINASIDE CRES
VANCOUVER BC V6Z 2W5

5264 PARKER AVE
VICTORIA BC V8Y 2M9

5366 CHAFFEY AVE
BURNABY BC V5H 2S2

5615 HAMPTON PL APT 803
VANCOUVER BC V6T 2H1

5691 JASKOW DR
RICHMOND BC V7E 5W4

601-3355 BINNING RD
VANCOUVER BC V6S 0J1

6192 ALMA ST
VANCOUVER BC V6N 1Y6

6228 LOGAN LANE
VANCOUVER BC V6T 2K9

6-2880 33RD AVE W
VANCOUVER BC V6N 2G2

630 ARBUTUS AVE
DUNCAN BC V9L 5X5

6556 CYPRESS ST
VANCOUVER BC V6P 5L6

6973 NAPIER ST
BURNABY BC V5B 2C5

7038 OSLER ST
VANCOUVER BC V6P 4C6

7391 CURTIS ST
BURNABY BC V5A 1K1

7927 LAUREL ST
VANCOUVER BC V6P 6K7

810 MARINE DR
GIBSONS BC V0N 1V1

C/O CAMY PROPERTIES LTD
203-8168 GRANVILLE ST
VANCOUVER BC V6P 4Z4

C/O HUNTER MCLEOD REALTY
MGMT
201-1557 BROADWAY W
VANCOUVER BC V6J 1W6