

File No.: 04-1000-20-2017-434

December 13, 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 November 6, 2017 for:

Records from August 1, 2015 to November 6, 2017 regarding the Development Permit decision including public feedback letters and emails for the following:

- **Sea to Sky Dispensary at 6636 Fraser Street Vancouver; and**
- **Medex Dispensary at 1745 Nanaimo Street Vancouver.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.13(1) and 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

Please note that some information has been redacted as "Not Responsive" because the information relates to an address other than the two that were specified in your request.

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 (#04-1000-20-2017-434); 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,

Cobi Falconer, FOI Case Manager, for

A handwritten signature in black ink, appearing to read 'Cobi Falconer', written in a cursive style.

**Barbara J. Van Fraassen, BA
Director, Access to Information & Privacy**

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

Encl.

:kt



EN Number: 109626

Date of Inspection: SEPT. 01/15

Name of Inspector: D. MUESKE

Time of Inspection: 2:21 PM

Address: 1747 NANAIMO

Name of Business: DAB CENTRAL

Observations

1) Store is open: Yes / No

2) Evidence of being open:

- Door open ✓
- Signs - "open" ✓
- People inside ✓
- Signage advertising hours of operation
- Signs advertising the business — SMALL SIGN IN FRONT WINDOW.
- Spoke to/confirmed by staff

3) Other Observations:

4) Take photo of storefront and attach to this report.

To: PUI Supervisors





Property Use Complaint

Case number: 101006609014

Case created: 2015-08-17, 03:02:00 PM

Incident Location

Address: 1749 NANAIMO ST, Vancouver, V5N 5C1

Address2:

Location name:

Contact Details

Name: s.22(1)

Address: Vancouver, V5N 1G2

Address2:

Phone: s.22(1)

Email: s.22(1)

Alt. Phone:

Preferred contact method: Phone

Request Details

- | | | |
|----|--|--|
| 1. | What is the nature of the concern? | Smoking/Hookahs/Marijuana Lounge |
| 2. | If Other selected or there are Multiple Issues, provide details: | "Dab Smoking Lounge is located at 1749 Nanaimo St Vancouver. The owner keeps the back door open and as a resident s.22(1) s.22(1) I can hear a lot of noise from his clients which includes cursing and loud conversations. Also, the stench of pot wafts down over the street. Its impossible to have dinner with my s.22(1) s.22(1) with this disturbance. I and my neighbour s.22(1) s.22(1) and he sti ll keeps this back door open. I have many photos of the back door being open, here is just one. Also - one of his clients was so high that he passed out opposite my house. I called an ambulance and he was taken to hospital. I have photos of this also. We o n the street are sick of the constant coughing, swearing and stench of pot and smoke from this buisness. I hope that the City can address this." |
| 3. | If Business Licence selected, provide Business Name: | |
| 4. | If Home-based Business selected, provide details (i.e. | |

	site);	
5.	If Pesticides selected, who applied it:	
5a.	Provide pesticide used and when applied:	
6.	If Problem Premise selected, provide details (i.e. illegal activity details, was VPD contacted):	
7.	If a Rental Unit issue selected, has the landlord been advised of the issue?	Yes
8.	If Yes selected, what was the outcome?	No resolution.
9.	If Signs selected, provide sign wording or identifying details:	
10.	Caller's Daytime Phone Number:	s.22(1)
11.	(Don't ask, just record - did caller indicate they want a call back?)	Yes

Additional Details

EN111094

FYA to:Darren Mueske

FYI to:



EN Number: _____

Date of Inspection: October 9, 2015

Name of Inspector: Andrew Wroblewski

Time of Inspection: 3:50 pm

Address: 1745 Naniamo St

Name of Business: Medicinal Express

OPEN - M/L

Observations

1) Store is open: Yes / No

2) Evidence of being open:

- ✓• Door open
- ✓• Signs - "open"
- ✓• People inside
- ✓• Signage advertising hours of operation
- ✓• Signs advertising the business
- ✓• Spoke to/confirmed by staff

3) Other Observations:

4) Take photo of storefront and attach to this report.

To: PUI Supervisors

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:
G. Williams, Building Inspector
Investigations and Enforcement
Team at 604.873.7173
gwen.williams@vancouver.ca
IR # IE11144 / EN # 114064

ORDER

November 24, 2015

Frank C. Lee
481 West 40th Avenue
Vancouver, BC V5Y 2R5

OWNER

Chris Neuen
s.22(1)
Vancouver, BC V5K 2S5

TENANT
(OWNER INFO OMITTED
FROM TENANT COPY & VICE VERSA)

Diary? No..... Yes.....

To: GWEN WILLIAMS

Date: 12/9/15 Init: CH

EN #: 114064

Dear Sirs:

RE: 1745 Nanaimo Street (and 1747 - 1753 Nanaimo Street)
Inspection Application No. IA-2015-00070
Preliminary Development Application No. DE419405

An inspection of the above premises was carried out by the Building Inspector on October 20, 2015, in order to determine compliance with the Building By-law for the proposed occupancy of 1745 Nanaimo Street as a medical marijuana related retail use.

The inspection revealed the following violations of the Building By-law:

1. The rear exit door has a double keyed deadbolt and two (2) sliding bolts;
2. A security gate with a padlock has been installed inside the front entry door; AND
3. The rear exit stairs from the main floor landing down to the parking area which serves all dwelling and commercial units in the building is rotted and unsafe.

The above noted deficiencies pose an unsafe condition and must be rectified before your Development Application can proceed further.

Therefore, in accordance with Article 1.5.4.2. of Division C of the Building By-law, you are **ORDERED TO:**

1. Remove and replace the unapproved door locks from the rear exit door with locks that are code compliant;
2. Remove the security gate from the inside of the entry door; AND
3. Repair the rotted rear exit stairs,

ON OR BEFORE DECEMBER 8, 2015.

A Building Permit is not required to carry out the above work. However, once the work is completed, you must arrange for an inspection by calling the Building Inspector, Gwen Williams, at 604.873.7173, on or before December 8, 2015.

FAILURE TO COMPLY WITH THIS ORDER MAY RESULT IN THE CITY PURSUING LEGAL ACTION AGAINST YOU AND WILL DELAY YOUR DEVELOPMENT PERMIT APPLICATION REVIEW.

Work Without Permit:

The Building Inspector further reported that the following alterations had been carried out in the above premises without permit or approval, in contravention of the Building By-law:

1. Interior partition walls have been constructed and a door has been installed in the back area demising wall to connect to the neighbouring unit.

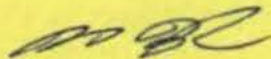
A Building Permit is required to rectify this deficiency whether or not the proposed retail use is approved. However, the City is prepared to postpone enforcement of the above work without permit until a decision has been made regarding your development application.

Next Steps:

Concurrent with the above inspection process, your development permit application is being evaluated against the four declustering criteria defined in the License Bylaw. If you have questions about the declustering process, please contact Sarah Hicks, Deputy Chief Licence Inspector at 604-873-7546.

When the evaluation of your site is complete, you will receive another letter from the City informing you of the next steps for your application.

Yours truly,



P. Ryan, M. Sc., P. Eng.
Chief Building Official and
Director, Building Code and Policy

GW/ch

Copy: Posted on Building

Copy: G. Williams, Building Inspector
J. Freeman, Project Facilitator
P. Stewart, Project Coordinator

Folio: 270-630-51-0000
Civic: 1745 NANAIMO ST
Size: 61 96 WIDTH/DEPTH

Pid: 011-089-237
Legal: LOT A BLOCK 141 PLAN VAP5735 DISTRICT LOT 264A
NEW WESTMINSTER

Owner: LEE, FRANK C
481 40TH AVE W
VANCOUVER BC V5Y 2R5
(L75248L)



Title Search Report

Title: L75248

Printed: Nov. 17, 2015 3:13 PM

Application for registration received on: Jul. 28, 1983

Entered on: Aug. 22, 1983

Declared value:

From Title: K32024

Taxation Authority: City of Vancouver

REGISTERED OWNERS IN FEE SIMPLE

FRANK CHI HUNG LEE, ENGINEER 2693 MAIN Inc. No:
STREET VANCOUVER, B.C. V5T 3E7 NAME
CHANGED, SEE DF P84738

PARCELS

Parcel Identifier: 011089237 Short Legal Description: S/5735/////A

Description of Land:

LOT A BLOCK 141 DISTRICT LOT 264A PLAN 5735

LEGAL NOTATIONS

No legal notations

CHARGES

Charge Number: BL203375 Date registered: Jun. 10, 1997

Nature: LEASE

Owner: ROGERS CANTEL INC.

Remarks:

- PART SHOWN OUTLINED BLACK ON PLAN LMP33434 HERETO IS ANNEXED EASEMENT BL203376 OVER PART HATCHED ON PLAN LMP33434

Charge Number: BL203376 Date registered: Jun. 10, 1997

Nature: EASEMENT

Owner:

Remarks:

- PART SHOWN HATCHED ON PLAN LMP33434 APPURTENAT TO LEASE BL203375

* Caution -- all charges may not be shown or appear in order of priority

* Current information only -- no cancelled information shown

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:
G. Williams, Building Inspector
Investigations and Enforcement
Team at 604.873.7173
gwen.williams@vancouver.ca
IR # IE11167 / EN # 114396

ORDER

December 8, 2015

Frank C. Lee
481 West 40th Avenue
Vancouver, BC V5Y 2R5

} OWNER

Preetinder Bhayana
s.22(1)
Vancouver, BC V6A 4K7

} TENANT

- INFO OMITTED ON OWNER COPY & VICE VERSA.

Diary? No..... Yes. ✓

To: GWEN WILLIAMS

Date: 12/23/15 Init: GWT

EN #: 114396

Dear Sir/Madam:

RE: 1747 Nanaimo Street (and 1745 Nanaimo Street)
Inspection Application No. IA-2015-00081
Preliminary Development Application No. DE419565

An inspection of the above premises was carried out by the Building Inspector on November 2, 2015, in order to determine compliance with the Building By-law for the proposed occupancy of 1747 Nanaimo Street as a medical marijuana related retail use.

The inspection revealed the following violations of the Building By-law:

1. The rear exit door has a double keyed deadbolt and two (2) sliding bolts; AND
2. The rear exit stairs from the main floor landing down to the parking area which serves all dwelling and commercial units in the building is rotted and unsafe.

The above noted deficiencies pose an unsafe condition and must be rectified before your Development Application can proceed further.

Therefore, in accordance with Article 1.5.4.2. of Division C of the Building By-law, you are **ORDERED TO:**

1. Remove the unapproved door locks from the rear exit door and replace them with locks that are code compliant; AND
2. Repair the rotted rear exit stairs,

ON OR BEFORE DECEMBER 22, 2015.

A Building Permit is not required to carry out the above work. However, once the work is completed, you must arrange for an inspection by calling the Building Inspector, Gwen Williams, at 604.873.7173, on or before December 22, 2015.

FAILURE TO COMPLY WITH THIS ORDER MAY RESULT IN THE CITY PURSUING LEGAL ACTION AGAINST YOU AND WILL DELAY YOUR DEVELOPMENT PERMIT APPLICATION REVIEW.

Work Without Permit:

The Building Inspector further reported that the following alterations had been carried out in the above premises without permit or approval, in contravention of the Building By-law:

1. A partition wall has been constructed at the front of the unit to create a reception area.
2. A door has been installed in the demising wall to connect the units at 1745 and 1745 Nanaimo Street.

A Building Permit is required to rectify these deficiencies whether or not the proposed retail use is approved. However, the City is prepared to postpone enforcement of the above work without permit until a decision has been made regarding your development application.

Next Steps:

Concurrent with the above inspection process, your development permit application is being evaluated against the four declustering criteria defined in the License Bylaw. If you have questions about the declustering process, please contact Sarah Hicks, Deputy Chief Licence Inspector at 604-873-7546.

When the evaluation of your site is complete, you will receive another letter from the City informing you of the next steps for your application.

Yours truly,



P. Ryan, M. Sc., P. Eng.
Chief Building Official and
Director, Building Code and Policy

GW/ch

Copy: Posted on Building

Copy: G. Williams, Building Inspector
J. Freeman, Project Facilitator
P. Stewart, Project Coordinator

Folio: 270-630-51-0000
Civic: 1745 NANAIMO ST
Size: 61 96 WIDTH/DEPTH

Pid: 011-089-237
Legal: LOT A BLOCK 141 PLAN VAP5735 DISTRICT LOT 264A
NEW WESTMINSTER

Owner: LEE, FRANK C
481 40TH AVE W
VANCOUVER BC V5Y 2R5
(L75248L)



Title Search Report

Title: L75248

Printed: Dec. 4, 2015 9:31 AM

Application for registration received on: Jul. 28, 1983

Entered on: Aug. 22, 1983

Declared value:

From Title: K32024

Taxation Authority: City of Vancouver

REGISTERED OWNERS IN FEE SIMPLE

FRANK CHI HUNG LEE, ENGINEER 2693 MAIN STREET VANCOUVER, B.C. V5T 3E7 NAME CHANGED, SEE DF P84738 Inc. No:

PARCELS

Parcel Identifier: 011089237 Short Legal Description: S/5735/IIIIA

Description of Land:

LOT A BLOCK 141 DISTRICT LOT 264A PLAN 5735

LEGAL NOTATIONS

No legal notations

CHARGES

Charge Number: BL203375 Date registered: Jun. 10, 1997

Nature: LEASE

Owner: ROGERS CANTEL INC.

Remarks:

- PART SHOWN OUTLINED BLACK ON PLAN LMP33434 HERETO IS ANNEXED EASEMENT BL203376 OVER PART HATCHED ON PLAN LMP33434

Charge Number: BL203376 Date registered: Jun. 10, 1997

Nature: EASEMENT

Owner:

Remarks:

- PART SHOWN HATCHED ON PLAN LMP33434 APPURTENAT TO LEASE BL203375

* Caution -- all charges may not be shown or appear in order of priority

* Current information only -- no cancelled information shown

DATE ISSUED NOVEMBER 25, 2015		PERMIT TYPE DEVELOPMENT PERMIT REFUSAL				REFUSAL NUMBER R DE 419405	
LEGAL DESCRIPTION LOT A BLOCK 141 DISTRICT LOT 264A PLAN 5735					ADDRESS 1745 NANAIMO ST		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE AUG 05, 2015	PURPOSE CHANGE USE	PROJECT VALUE	ASSESSED VALUE \$980,000	PLANS 1	METRIC NO	PLACE NAME	
TEMPORARY BUILDING DATES		TEMPORARY USE DATES		SUBTYPE			
COMPLEXITY 020 C/E/R/S CHG USE					CO-ORDINATE 270-630-51-0000		
APPLICANT TENANT CHRIS NGUYEN MEDICINAL EXPRESS 1745 NANAIMO VANCOUVER BC V5N 5C1			CONTACT 2		CONTACT 3		
TEL 778-863-5726	BUS LICENSE CERTIFICATE	TEL FAX	BUS LICENSE CERTIFICATE	TEL FAX	BUS LICENSE CERTIFICATE		

THE APPLICATION SUBMITTED WITH PLANS TO:

Preliminary application for change of use to medical marijuana related use.

AND IS REFUSED FOR THE FOLLOWING REASONS:

001 The requested information required to process the application has not been submitted within the time limit prescribed.

ITEM	SPECIFICS/REFERENCE	QTY/AMT	ITEM	SPECIFICS/REFERENCE	QTY/AMT
0080	ZONE		0089	WEATHER PROTECTION	
	2033 C-2C			WP01 WEATHER PROTECTION	

ADDITIONAL NOTES:

965 SEE SECTION 573 OF THE VANCOUVER CITY CHARTER AND THE BOARD OF VARIANCE BY-LAW FOR APPEALS TO THE BOARD OF VARIANCE.

ANY APPEAL MUST BE FILED ON THE OFFICIAL NOTICE OF APPEAL FORM WITHIN 30 DAYS FROM THE DATE OF THIS REFUSAL. APPOINTMENTS WILL BE TAKEN TO FILE A NOTICE OF APPEAL BY THE SECRETARY FOR THE BOARD OF VARIANCE AT TELEPHONE 604-873-7223.

FEE	AMOUNT	FEE	AMOUNT	SIGNED BY	CHRIS NGUYEN
200 DEV SCHED 9	100.00			DATE	SEE INFORMATION SHEET
				HANDLED BY	C MURPHY <i>CM</i>
				FOR THE	DIRECTOR OF PLANNING & DEV
INVOICE: 784983		TOTAL		\$100.00	

PSD200.01 REVISED FEB/08

October 9, 2015

Mr. Preetinder Bhayana
s.22(1)
Vancouver, BC
V6A 4K7

Dear Mr. Bhayana:

RE: Development Application Number DE419565

Your preliminary application for a medical marijuana-related retail use (MMRU) at 1745 Nanaimo Street (specific address: 1747 Nanaimo Street) has been reviewed and is within 300 metres of at least one other preliminary MMRU application.

Section 11.28.2 of the Zoning and Development By-law states, "a Medical Marijuana-related Use is not permitted within 300 metres of the nearest property line of a site containing another Medical Marijuana-related Use." Therefore your application, and all of the other applications in your cluster, will be reviewed and scored using the declustering criteria set out in the License By-law.

In each cluster, the application with the fewest demerits can continue in the permits and licencing process at that location. The other applications in the cluster will have a period of time to close or to reapply with a different location that meets all Zoning and Development By-law requirements, including the 300 metre minimum distance requirement from other MMRUs.

Next Steps for Your Application

The next steps for your application are:

1. Request a Special Inspection of the premises.

Bring this letter and the property owner's written consent to inspection to the Development and Building Services Centre. The Centre is located on the 1st Floor of 515 West 10th Avenue and is open from 8:30 a.m. to 4:30 p.m. Monday/Wednesday/Friday and 8:30 a.m. to 4:00 p.m. Tuesday/Thursday. City staff will log your inspection request and a building inspector will contact you shortly to book the inspection. The Special Inspection fee is \$326 + GST, payable by cash, credit or debit at the time of application.

The purpose of the Special Inspection is to determine if the space complies with City by-laws. The inspector will require full access to the space and all areas associated with entrances and exits to your location.

You must request your Special Inspection by **4:30 p.m., Friday, October 23, 2015** for your application to remain active.

2. Submit a Police Information Check - Vulnerable Sector.

A Police Information Check (PIC) - Vulnerable Sector for the applicant(s) will be one of the items used to assess the history of business practices for each application. To obtain a PIC, complete the attached application form and bring the form, this letter, and two pieces of current government-issued ID (one with photo) to the VPD Cambie Public Service Unit at 2120 Cambie Street between 8:00 a.m. and 5:00 p.m. Monday to Sunday. The PIC fee is \$70 + GST, payable by cash, credit or debit at the time of application.

The PIC must be dated after **October 1, 2015**. Once you obtain the PIC, submit it to Reception at the Development and Building Services Centre in an envelope marked Attention: Deputy Chief Licence Inspector. You must submit your PIC by **Friday, November 6, 2015**, for your application to remain active.

Please do not have your staff obtain PICs at this time; you will be notified when staff PICs are required later in the licencing process.

3. Submit Proof of Compassion Club Status (if applicable).

If you would like to be considered as a Compassion Club for the purposes of the declustering evaluation, you must provide:

- Proof of registration under the Society Act.
- Proof of Trade Association membership in the Canadian Association of Medical Cannabis Dispensaries (CAMCD).
- The name, contact information, and governing professional body for each of the professionals that will provide health care services to society members.
- A copy of the society's constitution and by-laws.

You must submit all of the above materials to Reception at the Development and Building Services Centre in an enveloped marked Attention: Deputy Chief Licence Inspector by **Friday, November 6, 2015**, or your application will be considered a Retail Dealer for the purposes of the declustering evaluation.

The Declustering Process

Once your Special Inspection is complete and you have submitted the required information, City staff will evaluate and score your application using four declustering criteria defined in the License By-law (s. 12.2 (30b) and s. 24.5(24b)). The table below shows the declustering criteria and demerits for each.

Declustering Criteria	Scoring
1. Is the applicant a Compassion Club, as defined by the License By-law?	No = +10 demerits
2. Has the City received more than one substantive complaint, from more than one complainant, in the previous 12 months?	Yes = +2 demerits
3. Has work been done on the business premises without a permit?	Yes = +3 demerits
4. Does the applicant have a history of poor business practices (e.g. by-law infractions, VPD enforcement action)?	Yes = +4 demerits

There will be an opportunity for you to review and comment on the declustering evaluation for your site before it is finalized.

In each cluster, the application with the fewest demerits can continue in the permits and licencing process at that location. The other preliminary development permit applications in the cluster will be refused. If your application is refused, you will have three options:

1. Secure an alternate business location that complies with all Zoning and Development By-law requirements and reapply before the deadline set in the refusal letter.
2. Appeal the development permit refusal to the Board of Variance within 30 days of refusal.
3. Close.

Opting Out Of the Declustering Process

If you would prefer not to complete the Special Inspection and declustering steps, you may withdraw your preliminary development permit application. You will have six months from the date of withdrawal to submit a complete development permit application at an alternate location that meets all Zoning and Development By-law requirements. To withdraw, contact the Project Facilitators listed at the bottom of this letter.

Please note that if you fail to meet any of the deadlines in this letter, your application will not proceed to declustering evaluation. In this case, your preliminary development permit application will be refused and you have six months to submit a complete development permit application at an alternate business location that meets all Zoning and Development By-law requirements.

Starting November 2, 2015, you can request a zoning check on potential alternate locations by emailing the property addresses to medical.marijuana@vancouver.ca

Business Operations during Inspections and Evaluation

If you have not opened a retail business at the address of your application by **October 9, 2015**, you may not open before you obtain a business licence. If you were already operating by October 9, 2015, you may continue to do so provided you meet the application deadlines within this letter and demonstrate exemplary business practices that include at a minimum:

- No smoking, dabbing, vaping, vapourizing or use of e-cigarettes on site.
- No display or sale of edibles other than oils, tinctures or capsules.
- No minors on site, or advertising to minors.
- No neighbourhood disturbance.

The City will be increasing inspections of medical marijuana-related businesses and any found in violation of the above practices will be subject to enforcement action and possible closure.

If you have any questions, please contact Phoebe Stewart at phoebe.stewart@vancouver.ca, or John Freeman at john.freeman@vancouver.ca

Yours truly,

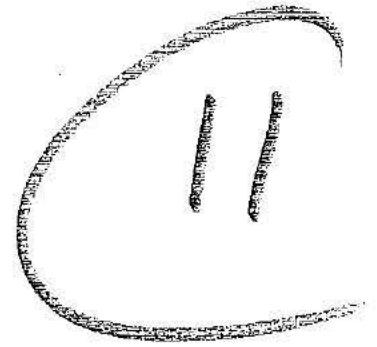
A handwritten signature in black ink, appearing to be 'J Greer', written in a cursive style.

John Greer
Assistant Director

Att. (1)



TOUSAW LAW CORPORATION



Louis Ng
Secretary of the Board of Variance
louis.ng@vancouver.ca

Re: Medicinal Express, 1745 Nanaimo Street
Rescheduling date for second appeal

Dear Louis:

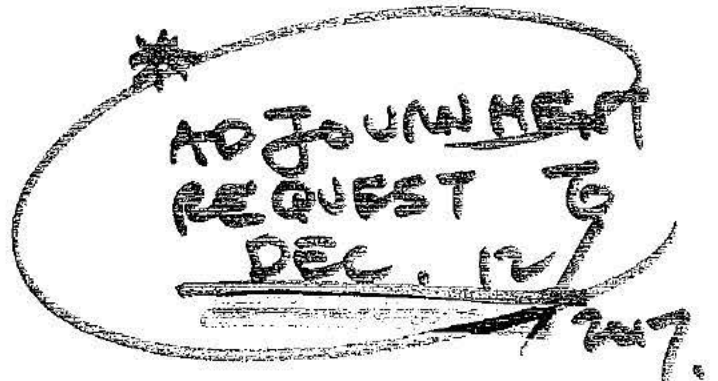
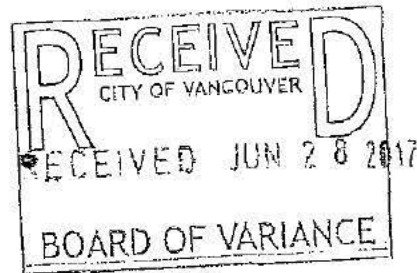
I am counsel to Medicinal Express. My client is scheduled for a second appeal hearing on August 23. Unfortunately I am unable to attend on that date due to a previous commitment. My office received a list of alternate dates from you, of which December 12 works best.

This letter requests that the August 23 appeal be moved to December 12.

Thank you for your consideration.

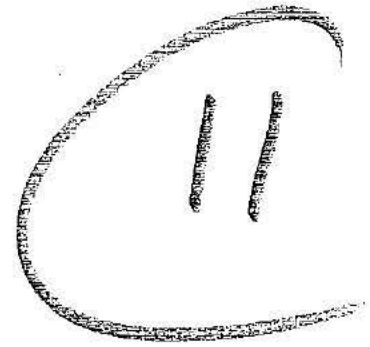
Yours very truly,

Kirk Tousaw
Tousaw Law Corporation





TOUSAW LAW CORPORATION



Louis Ng
Secretary of the Board of Variance
louis.ng@vancouver.ca

Re: Medicinal Express, 1745 Nanaimo Street
Rescheduling date for second appeal

Dear Louis:

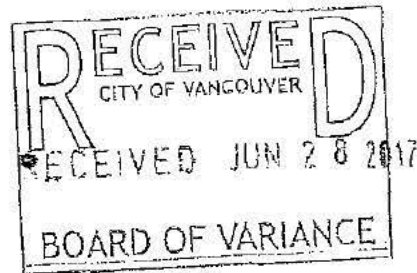
I am counsel to Medicinal Express. My client is scheduled for a second appeal hearing on August 23. Unfortunately I am unable to attend on that date due to a previous commitment. My office received a list of alternate dates from you, of which December 12 works best.

This letter requests that the August 23 appeal be moved to December 12.

Thank you for your consideration.

Yours very truly,

Kirk Tousaw
Tousaw Law Corporation



ADJOURNMENT
REQUEST TO
DEC. 12/2017

**BOARD OF VARIANCE / PARKING VARIANCE BOARD
APPEAL DECISION**

Appeal No. Z34734 – 1745 Nanaimo Street

Appeal Section: 573(1)(a) Appeal of Decision (Medical Marijuana-related Use)
Legal Description: Lot A, Block 141, District Lot 264A and Plan vAP5735.
Lot Size: 61.00 ft. x 96.00 ft. (Lot Area = 5,856.0 sq. feet).
Zone: C-2C
Related By-Law Clause:

Appeal Description:

Appealing the decision of the Director of Planning who refused preliminary Development Application No. DE419405 in relation to a request to change the use of the existing space to a Medical Marijuana Related-Use at this site (reviewed under preliminary Development Application No. DE419405).

Name of Appellant(s): Chris Nguyen
1745 Nanaimo Street
Vancouver, BC
V5N 5C1

This appeal was heard by the Board of Variance on **November 16th, 2016** and was **ALLOWED**, thereby **overturning** the decision of the Director of Planning who refused preliminary Development Application No. DE419405 in relation to a request to change the use of the existing space to a Medical Marijuana Related-Use at this site (reviewed under preliminary Development Application No. DE419405), subject to the following condition:

(1) that the development shall otherwise comply with the requirements and regulations of the Zoning and Development By-law to the satisfaction of the Director of Planning.

Additional note to the Appellants:

Please note that all the plans and construction must comply with the requirements of the Building By-law. If there is a question regarding the Board's decision, please contact the Secretary to the Board at (604) 873-7723. The Board's decision recorded in the executive summary Minutes (signed by the Chair of the Board) lies.

Note: Unless otherwise ordered by the Chief Building Official in writing, the owner(s) **must obtain a Sign Permit within one-year from the hearing date** (on successful appeals / allowed appeals).

Signed: _____

Secretary to the Board of Variance

Appeal No. Z34734 – 1745 Nanaimo Street

October 9, 2015

Mr. Chris Nguyen
Medicinal Express
1745 Nanaimo Street
Vancouver, BC V5N 5C1

Dear Mr. Nguyen:

RE: Development Application Number DE419405

Your preliminary application for a medical marijuana-related retail use (MMRU) at 1745 Nanaimo Street has been reviewed and is within 300 metres of at least one other preliminary MMRU application.

Section 11.28.2 of the Zoning and Development By-law states, "a Medical Marijuana-related Use is not permitted within 300 metres of the nearest property line of a site containing another Medical Marijuana-related Use." Therefore your application, and all of the other applications in your cluster, will be reviewed and scored using the declustering criteria set out in the License By-law.

In each cluster, the application with the fewest demerits can continue in the permits and licencing process at that location. The other applications in the cluster will have a period of time to close or to reapply with a different location that meets all Zoning and Development By-law requirements, including the 300 metre minimum distance requirement from other MMRUs.

Next Steps for Your Application

The next steps for your application are:

1. Request a Special Inspection of the premises.

Bring this letter and the property owner's written consent to inspection to the Development and Building Services Centre. The Centre is located on the 1st Floor of 515 West 10th Avenue and is open from 8:30 a.m. to 4:30 p.m. Monday/Wednesday/Friday and 8:30 a.m. to 4:00 p.m. Tuesday/Thursday. City staff will log your inspection request and a building inspector will contact you shortly to book the inspection. The Special Inspection fee is \$326 + GST, payable by cash, credit or debit at the time of application.

The purpose of the Special Inspection is to determine if the space complies with City by-laws. The inspector will require full access to the space and all areas associated with entrances and exits to your location.

You must request your Special Inspection by 4:30 p.m., Friday, October 23, 2015 for your application to remain active.

2. Submit a Police Information Check - Vulnerable Sector.

A Police Information Check (PIC) - Vulnerable Sector for the applicant(s) will be one of the items used to assess the history of business practices for each application. To obtain a PIC, complete the attached application form and bring the form, this letter, and two pieces of current government-issued ID (one with photo) to the VPD Cambie Public Service Unit at 2120 Cambie Street between 8:00 a.m. and 5:00 p.m. Monday to Sunday. The PIC fee is \$70 + GST, payable by cash, credit or debit at the time of application.

The PIC must be dated after **October 1, 2015**. Once you obtain the PIC, submit it to Reception at the Development and Building Services Centre in an envelope marked Attention: Deputy Chief Licence Inspector. You must submit your PIC by **Friday, November 6, 2015**, for your application to remain active.

Please do not have your staff obtain PICs at this time; you will be notified when staff PICs are required later in the licencing process.

3. Submit Proof of Compassion Club Status (if applicable).

If you would like to be considered as a Compassion Club for the purposes of the declustering evaluation, you must provide:

- Proof of registration under the Society Act.
- Proof of Trade Association membership in the Canadian Association of Medical Cannabis Dispensaries (CAMCD).
- The name, contact information, and governing professional body for each of the professionals that will provide health care services to society members.
- A copy of the society's constitution and by-laws.

You must submit all of the above materials to Reception at the Development and Building Services Centre in an enveloped marked Attention: Deputy Chief Licence Inspector by **Friday, November 6, 2015**, or your application will be considered a Retail Dealer for the purposes of the declustering evaluation.

The Declustering Process

Once your Special Inspection is complete and you have submitted the required information, City staff will evaluate and score your application using four declustering criteria defined in the License By-law (s. 12.2 (30b) and s. 24.5(24b)). The table below shows the declustering criteria and demerits for each.

Declustering Criteria	Scoring
1. Is the applicant a Compassion Club, as defined by the License By-law?	No = +10 demerits
2. Has the City received more than one substantive complaint, from more than one complainant, in the previous 12 months?	Yes = +2 demerits
3. Has work been done on the business premises without a permit?	Yes = +3 demerits
4. Does the applicant have a history of poor business practices (e.g. by-law infractions, VPD enforcement action)?	Yes = +4 demerits

There will be an opportunity for you to review and comment on the declustering evaluation for your site before it is finalized.

In each cluster, the application with the fewest demerits can continue in the permits and licencing process at that location. The other preliminary development permit applications in the cluster will be refused. If your application is refused, you will have three options:

1. Secure an alternate business location that complies will all Zoning and Development By-law requirements and reapply before the deadline set in the refusal letter.
2. Appeal the development permit refusal to the Board of Variance within 30 days of refusal.
3. Close.

Opting Out Of the Declustering Process

If you would prefer not to complete the Special Inspection and declustering steps, you may withdraw your preliminary development permit application. You will have six months from the date of withdrawal to submit a complete development permit application at an alternate location that meets all Zoning and Development By-law requirements. To withdraw, contact the Project Facilitators listed at the bottom of this letter.

Please note that if you fail to meet any of the deadlines in this letter, your application will not proceed to declustering evaluation. In this case, your preliminary development permit application will be refused and you have six months to submit a complete development permit application at an alternate business location that meets all Zoning and Development By-law requirements.

Starting November 2, 2015, you can request a zoning check on potential alternate locations by emailing the property addresses to medical.marijuana@vancouver.ca

Business Operations during Inspections and Evaluation

If you have not opened a retail business at the address of your application by **October 9, 2015**, you may not open before you obtain a business licence. If you were already operating by October 9, 2015, you may continue to do so provided you meet the application deadlines within this letter and demonstrate exemplary business practices that include at a minimum:

- No smoking, dabbing, vaping, vapourizing or use of e-cigarettes on site.
- No display or sale of edibles other than oils, tinctures or capsules.
- No minors on site, or advertising to minors.
- No neighbourhood disturbance.

The City will be increasing inspections of *medical marijuana*-related businesses and any found in violation of the above practices will be subject to enforcement action and possible closure.

If you have any questions, please contact Phoebe Stewart at phoebe.stewart@vancouver.ca, or John Freeman at john.freeman@vancouver.ca

Yours truly,

A handwritten signature in black ink, appearing to be 'J Greer', written in a cursive style.

John Greer
Assistant Director

Att. (1)

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:
G. Williams, Building Inspector
Investigations and Enforcement
Team at 604.873.7173
gwen.williams@vancouver.ca
IR # IE11167 / EN # 114396

ORDER

December 10, 2015

Frank C. Lee
481 West 40th Avenue
Vancouver, BC V5Y 2R5

Preetinder Bhavana
s.22(1)
Vancouver, BC V6A 4K7

Diary? No..... Yes........
To: GWEN WILLIAMS
Date: 11/4/16 Init: CH
EN #: 114396

Dear Sir/Madam:

RE: 1747 Nanaimo Street (and 1745 Nanaimo Street)
Inspection Application No. IA-2015-00081
Preliminary Development Application No. DE419565

An inspection of the above premises was carried out by the Building Inspector on November 2, 2015, in order to determine compliance with the Building By-law for the proposed occupancy of 1747 Nanaimo Street as a medical marijuana related retail use.

The inspection revealed the following violations of the Building By-law:

1. The rear exit door has a double keyed deadbolt and two (2) sliding bolts; AND
2. The rear exit stairs from the main floor landing down to the parking area which serves all dwelling and commercial units in the building is rotted and unsafe.

The above noted deficiencies pose an unsafe condition and must be rectified before your Development Application can proceed further.

Therefore, in accordance with Article 1.5.4.2. of Division C of the Building By-law, you are **ORDERED TO:**

1. Remove the unapproved door locks from the rear exit door and replace them with locks that are code compliant; AND
2. Repair the rotted rear exit stairs,

ON OR BEFORE DECEMBER 24, 2015.

A Building Permit is not required to carry out the above work. However, once the work is completed, you must arrange for an inspection by calling the Building Inspector, Gwen Williams, at 604.873.7173, on or before December 24, 2015.

FAILURE TO COMPLY WITH THIS ORDER MAY RESULT IN THE CITY PURSUING LEGAL ACTION AGAINST YOU AND WILL DELAY YOUR DEVELOPMENT PERMIT APPLICATION REVIEW.

The Building Inspector further reported that the following alterations had been carried out in the above premises without permit or approval, in contravention of the Building By-law:

1. A partition wall has been constructed at the front of the unit to create a reception area.
2. A door has been installed in the demising wall to connect the units at 1745 and 1747 Nanaimo Street.

A Building Permit is required to rectify these deficiencies whether or not the proposed retail use is approved. This work without permit can be addressed at the Building Permit stage (ie: Step 2 below) if your Development Permit is approved.

Once the above deficiencies have been rectified to the satisfaction of the Building Inspector, you may proceed to the next steps as follows:

Next Steps:


1. Submit a complete Development Permit application as per our letter dated December 7, 2015.
2. If Development Permit No. DE419565 is approved, submit a complete Building Permit application. Attached for your reference is the checklist for preparing your Building Permit application.

If you have any questions, please contact:

Phoebe Stewart at 604.673.8445 (phoebe.stewart@vancouver.ca), or

John Freeman at 604.871.6076 (john.freeman@vancouver.ca).

Yours truly,


P. Ryan, M. Sc., P. Eng.
Chief Building Official and
Director, Building Code and Policy

GW/ch

Copy: Posted on Building

Copy: G. Williams, Building Inspector
J. Freeman, Project Facilitator
P. Stewart, Project Coordinator

Folio: 270-630-51-0000
Civic: 1745 NANAIMO ST
Size: 61 96 WIDTH/DEPTH

Pid: 011-089-237
Legal: LOT A BLOCK 141 PLAN VAP5735 DISTRICT LOT 264A
NEW WESTMINSTER

Owner: LEE, FRANK C
481 40TH AVE W
VANCOUVER BC V5Y 2R5
(L75248L)



Title Search Report

Title: L75248

Printed: Dec. 4, 2015 9:31 AM

Application for registration received on: Jul. 28, 1983

Entered on: Aug. 22, 1983

Declared value:

From Title: K32024

Taxation Authority: City of Vancouver

REGISTERED OWNERS IN FEE SIMPLE

FRANK CHI HUNG LEE, ENGINEER 2693 MAIN Inc. No:
STREET VANCOUVER, B.C. V5T 3E7 NAME
CHANGED, SEE DF P84738

PARCELS

Parcel Identifier: 011089237 Short Legal Description: S/5735/////A

Description of Land:

LOT A BLOCK 141 DISTRICT LOT 264A PLAN 5735

LEGAL NOTATIONS

No legal notations

CHARGES

Charge Number: BL203375 Date registered: Jun. 10, 1997

Nature: LEASE

Owner: ROGERS CANTEL INC.

Remarks:

- PART SHOWN OUTLINED BLACK ON PLAN LMP33434 HERETO IS ANNEXED EASEMENT BL203376 OVER PART HATCHED ON PLAN LMP33434

Charge Number: BL203376 Date registered: Jun. 10, 1997

Nature: EASEMENT

Owner:

Remarks:

- PART SHOWN HATCHED ON PLAN LMP33434 APPURTENAT TO LEASE BL203375

* Caution -- all charges may not be shown or appear in order of priority

* Current information only -- no cancelled information shown

BOARD OF VARIANCE/PARKING VARIANCE BOARD

WEDNESDAY, JUNE 15TH, 2016

LICENSES & INSPECTIONS

COMMENTS TO APPELLANT

21. 1745 NANAIMO STREET - APPEAL NO. Z34734

Appealing the decision of the Director of Planning who refused Development Application No. DE419405 in relation to a request to change the use of the existing space to Medical Marijuana Related-Use at this site (reviewed under preliminary Development Application No. DE419405).

Comments:

Preliminary MMRU - no comments.

March 21, 2016

Note: If you have contracted to sell or lease all or part of your property to any person, firm, or corporation, we strongly urge you to deliver this courtesy notification letter, as soon as possible, to the prospective buyer or tenant.

Dear Sir and/or Madam:

**RE: 1745 Nanaimo Street (specifically 1747 Nanaimo Street)
Development Application Number DE419565**

We have received a Development Application from The Herb Co. to change use from retail store to Medical Marijuana-Related Use at the above-noted address.

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. In reviewing this application, we are seeking your comments on the following aspects:

- change of use from Retail Store to Medical Marijuana-Related use;
- proposed floor area of approximately 472 square feet; and
- proposed operating hours Monday to Sunday 11 a.m. - 8 p.m.

As a neighbour, we welcome your written comments (letter or e-mail) on the above-noted aspects on, or before April 8, 2016, to be considered as part of the application's review. Written comments will be accepted from interested parties up to the date of decision. To assist you, a Glossary of key technical terms and a brief explanation of the application process is posted on our website at: vancouver.ca/devapps

In reviewing this application, and before making a decision, the Director of Planning will also need to consider City by-law regulations, and Council-adopted policies and guidelines. Once a full application review is completed, a decision will be made. If you respond to this notification, we will keep you informed by re-notifying you as to the decision. Please enclose your mailing address in your correspondence to ensure that you are included in future notifications regarding the progress of this application.

The submitted plans may be viewed at the Project Facilitator's office, Development and Building Services Centre, 1st Floor at 515 West 10th Avenue, between 8:30 a.m. and 4:30 p.m., Monday through Friday.

Copies of City by-law regulations, policies and guidelines are available at the City's website at <http://www.vancouver.ca/commsvcs/bylaws/bylaw1.htm> or at either the Development and Building Services Centre (1st Floor, 515 West 10th Avenue) or the Central Public Library (350 West Georgia Street).

Please note that all comments and responses to this notification are subject to, and may be released, pursuant to the Freedom of Information and Protection of Privacy Act. The Act does, however, protect your privacy by prohibiting disclosure of personal information (such as names, addresses and other identifying information) where such a disclosure would be an unreasonable invasion of personal privacy.

Yours truly,

A handwritten signature in black ink, appearing to be 'John Freeman', with a long horizontal line extending to the right.

John Freeman
Project Facilitator
john.freeman@vancouver.ca
Phone: 604.871.6076

JCF/sg

11-1200-30-DOC/2016/085871



EN Number: 109625

Date of Inspection: OCT 14/2019

Address: 1745 NANAMINO ST.

Name of Business: MEDICINAL EXPRESS

Business License: _____

Name of Operator/Manager: CHRIS NGUYEN
604-428-3420

Phone Number: s.22(1)

Observations

1) Fire Exting Issues (yes/no, describe): ~~BOCT~~ BOCT LOOKS ON REAR DOOR

2) WWOP (describe): PARTION WALL

3) Proximity (within one block of a school, yes/no):

Name of school _____

4) Evidence of smoking: Yes/No

("no-smoking" signs displayed?) - Yes/No

5) Products & Services (marijuana/edibles/pipes/counseling, etc.):

OIL, CAPSULES

6) Layout (seating/vapour lounge/office, etc.):

7) Growing Marijuana (yes/no, number of plants): Don't ask - just note if you see any.

8) Other Observations:



To: PUI Supervisors

Name of Inspector: ANDREW WROBLEWSKI

se
3-4171

MedEx
medicinal express

604.428.3420
MedicinalExpress.ca

1745

13+

OPEN

ATM

OPEN

MEDICINAL EXPRESS
1745 NANAIMO

1745

Main Address	1745 Nanaimo St	IR Number	IE 11167
Specifics and/or Suite #	1747 Nanaimo St	Date of Inspection (yyyy/mm/dd)	2015/11/02
Number of Storeys	3 with one level of basement parkade	EN Number	
Building Name		Permit Number	IA2015-00081
Approved Use of Building/Land	Unit 1747 - retail	Owner & Contact Info.	Frank Lee
Present Use of Building/Land	Unit 1747 retail - MMRU	Owner's Rep & Contact Info.	
Zoning	C-2C	Tenant & Contact Info.	TBD Preetinder Bhayana - director
Strata Titled Building	<input type="checkbox"/> Yes; <input type="checkbox"/> Common property <input checked="" type="checkbox"/> No <input type="checkbox"/> Individual suite	Business Licence	no

Reason for Inspection - Complaint | IA | Permit | Referral | Routine :

To determine if there have been any unauthorized alterations or safety concerns to address in this suite.

In Attendance

Building	Gwen Williams	Owner/Rep	Preetinder Bhayana - director
Plumbing/Gas		Fire	
Electrical		VPD	
Property Use		Other	

Overview

No change of use, upgrades may be required based on permit requirements for noted wwop. WWOP and safety concerns have been identified.

It is currently occupied by the applicant but the business is currently not open for business. The space is approx. 500 sq. ft. The applicant is a newly appointed director for this business.

Note a separate IA has been submitted for the space next door at 1745 Nanaimo (It is a different applicant)

This is a 3 storey building with a basement parkade, mixed use - commercial on main/dwelling units above Faces Nanaimo with a lane at the north side. The Building area is approx. 3300 sq. ft. Combustible construction, part 9 building.

Unit 1745 is on the ground floor facing Nanaimo St. There is a retail space on the north side, retail space on the south side, dwelling units on 2 floors above and one level of parking below.

It has a sprinkler system, has a fire alarm system.

It has exit signs and emergency lights.

There are 2 exits. Door hardware on the front entry door complies. The rear exit door hardware does not comply.

The floor plans have been altered since the last approved drawings that we have on file for BP212444 (to add 64 sq. ft. to all floors on the NE corner). The applicant Preetinder said that he is a new director and is not aware of when these alterations were done.

IR Number IE 11167

Date of Inspection (yyyy/mm/dd) 2015/11/02

Unauthorized work includes:

- A partition wall has been constructed at the front of the space to create a reception area. This does not appear to be new work however it is not shown on the last plans available.
- A door has been installed in the demising wall between 1745 and 1747 connecting the two suites.

Safety concerns identified:

- The rear exit door has noncomplying hardware; 2 sliding bolts (too many locks) and a double keyed deadbolt.
- The exterior exit stairs at the rear of the main floor which service the entire building are rotted and unsafe.

Violations and Remedies

Total violations:

Violation:

- 1) Unauthorized work includes the construction of a partition wall with a door in it at the front of the unit which creates a reception area and access to the rear retail area. Also a door has been installed in the demising wall between 1745 and 1747 connecting the two suites.
- 2) The rear exit door has noncomplying hardware, 2 sliding bolts (too many locks) and a double keyed deadbolt.
- 3) The exterior exit stairs at the rear of the main floor which service the entire building are rotted and unsafe.

Remedy:

- 1) Apply for the required permits and approval for the unauthorized alterations.
- 2) Door hardware must comply with the VBBL 9.9.6.7.
- 3) Repair the unsafe rear exit stairs.

Recommendations

- 1) Send a 14 day order with the above requirements regarding the door hardware and the rear exit stairs.
- 2) Send a 30 day order stating that unauthorized work has been identified and to apply for the required permits and approval either separately or as part of the development application process.

Photos Taken? Yes No

Notice Posted? Yes - Type of Notice: No

- Stop Work Order
- Do Not Occupy
- Unsafe To Occupy

Date Report Made: November 3, 2015

Gwen Williams
Case File Manager



FYA to: _____

FYI to: _____

Manager / Supervisor Approval



IR Number IE 11167

Date of Inspection (yyyy/mm/dd) 2015/11/02

Photo	Description
	Front entry to the suite.
	Entrance door hardware.



IR Number IE 11167

Date of Inspection (yyyy/mm/dd) 2015/11/02

Photo	Description
	<p>Unapproved partition wall and door into retail area.</p>
	<p>Partition wall seen from the other side in the retail area.</p>

IR Number IE 11167

Date of Inspection (yyyy/mm/dd) 2015/11/02

Photo	Description
 A photograph of a retail area. In the foreground, there is a light-colored leather sofa on a dark patterned rug. The floor is tiled. In the background, there is a bar area and a door. The lighting is dim, with some spotlights on the ceiling.	<p>Retail area looking towards the back of the suite. The door on the right of the screen is the unapproved door in the demising wall connecting 1747 to 1745.</p>
 A photograph of a rear exit door. The door is dark and has a white "EXIT" sign above it. To the left of the door is a glass display case containing bottles. The walls are dark with a red lower section.	<p>Rear exit door.</p>

IR Number IE 11167

Date of Inspection (yyyy/mm/dd) 2015/11/02

Photo	Description
	<p>Rear shared exit stairway that is rotted and unsafe.</p>



EN Number: _____

Date of Inspection: October 9, 2015

Name of Inspector: Andrew Wroblewski

Time of Inspection: 3:50 pm

Address: 1747 Naniamo St

Name of Business:

WATCH

Observations

1) Store is open: Yes / No

2) Evidence of being open:

- Door open
- Signs - "open"
- People inside
- Signage advertising hours of operation
- Signs advertising the business
- Spoke to/confirmed by staff

3) Other Observations:

4) Take photo of storefront and attach to this report.

To: PUI Supervisors

Vieon Rose

FLORIST & GIFTS



04-558-4171

FREE PARKING

1749

AUDIO VIDEO SERVICE

OPEN

1745

Sorry, we're
CLOSED

1745

19

COME IN WEY
OPEN



EN Number: 109625

Date of Inspection: SEPT. 01/15

Name of Inspector: D. MUESKE

Time of Inspection: 2:20 pm

Address: 1745 NANAIMO

Name of Business: "MEDEX" MEDICINAL EXPRESS

Observations

1) Store is open: Yes / No

2) Evidence of being open:

- Door open
- Signs - "open" ✓
- People inside
- Signage advertising hours of operation ✓
- Signs advertising the business ✓
- Spoke to/confirmed by staff

3) Other Observations:

4) Take photo of storefront and attach to this report.

✓

To: PUI Supervisors



Vieon Rose
FLORIST & GIFTS ☘ -04-558-4171

Med Ex
medicinal express

8.342
MedicinalExpress.c

09/01/2015 14:41

Main Address	1745 Nanaimo St	IR Number	IE 11144
Specifics and/or Suite #	1745 Nanaimo	Date of Inspection (yyyy/mm/dd)	2015/10/21
Number of Storeys	3 with one level basement parkade	EN Number	
Building Name		Permit Number	IA2015-00070
Approved Use of Building/Land	Unit 1745 is Retail - E	Owner & Contact Info.	Frank Lee
Present Use of Building/Land	Unit 1745 is Retail MMRU - E	Owner's Rep & Contact Info.	
Zoning	C-2C	Tenant & Contact Info.	Medicinal Express Chris Nguyen 778 863-5726
Strata Titled Building	<input type="checkbox"/> Yes: <input type="checkbox"/> Common property <input checked="" type="checkbox"/> No <input type="checkbox"/> Individual suite	Business Licence	

Reason for Inspection - Complaint | IA | Permit | Referral | Routine :

To determine if there have been any unauthorized alterations or safety concerns to address in this suite.

In Attendance

Building	Gwen Williams	Owner/Rep	Chris Nguyen - business owner
Plumbing/Gas		Fire	
Electrical		VPD	
Property Use		Other	

Overview

No change of use, upgrades may be required based on permitting requirements for wwop on site. WWOP and safety concerns have been identified.

It is currently occupied by the applicant and is approx. 580 sq ft.

Note a separate IA has been submitted for the space next door at 1747 Nanaimo (it has a different applicant)

This is a 3 storey building with a basement parkade, mixed use - commercial on main/dwelling units above. Faces Nanaimo with a lane at the north side. The Building area is approx. 3300 sq. ft. Combustible construction, part 9 building.

Unit 1745 is on the ground floor facing Nanaimo St. It is on the north/east corner with a retail space to the south and dwelling units above.

It has a sprinkler system, it has a fire alarm system.

It has exit signs and emergency lights. There is one washroom.

There are 2 exits. One opens onto Nanaimo and one at the rear opening onto a shared exterior corridor with a flight of stairs down to the parking lot. These exit stairs are rotted and dangerous.

There is a security gate inside the front exit door. Hardware on the rear exit door does not comply with the VBBL.

The floor plans have been altered since the last approved drawings that we have on file for BP212444 (to add 64 sq ft to all floors on the NE corner).

IR Number IE 11144

Date of Inspection (yyyy/mm/dd) 2015/10/21

Unauthorized work includes:

- New partition walls have been constructed and an interconnecting door has been installed in the demising wall between unit 1745 and 1747. The applicant told me that he did the alterations previously.

The safety concerns identified are:

- The back exit door has hardware that does not comply with the VBBL, a double keyed deadbolt and 2 sliding bolts.
- A security gate has been installed inside the front entry door and is locked after work hours with a padlock. The security gate and lock do not comply with the VBBL.
- Rear exit stairs from the main floor landing down to the parking area which services all the dwelling units and commercial units is rotted and unsafe.

Violations and Remedies

Total violations:

Violation:

- 1) WWOP includes: Interior partition walls have been constructed and a door has been installed in the back area demising wall to connect to the neighbouring unit.
- 2) The back exit door has a noncomplying double keyed deadbolt and an excess of locking devices (2 sliding bolts).
- 3) The front entry door hardware complies however a security gate has been installed inside of the entry door and is locked with a padlock after work hours.
- 4) Rear exit stairs from the main floor landing down to the parking area which services all the dwelling units and commercial units is rotted and unsafe.

Remedy:

- 1) Apply for the required permits and approval for the unauthorized alterations.
- 2) Door hardware is to comply with VBBL 9.9.6.7.
- 3) Remove the front security gate as per VBBL 9.9.6.7.
- 4) Repair the rotted rear exit stairs.

Recommendations

- 1 - Send a 14 day order with the above requirements regarding the door hardware and rear exit stairs.
- 2 - Send a 30 day order stating that unauthorized work has been identified and to apply for the required permits and approval either separately or as part of the development application process.

Photos Taken? Yes No Notice Posted? Yes - Type of Notice: No

Stop Work Order
 Do Not Occupy
 Unsafe To Occupy

Date Report Made: October 21, 2015

Gwen Williams
Case File Manager

FYA to: Clint Hemstak

FYI to:

Mike McDiarmid
Manager / Supervisor Approval

IR Number IE 11144

Date of Inspection (yyyy/mm/dd) 2015/10/21

Photo	Description
 A photograph showing the exterior of a commercial building. The storefront features two signs: a green sign for 'ieon Rose' with 'ST. & GIFTS' and a phone number '+04-558-4721', and a white sign for 'Med Ex' with '604' and 'Med' visible. Below the signs is a glass entrance door and a window display.	<p>Front of the building and entry door.</p>
 A photograph taken from an open doorway looking into a reception area. A wooden reception desk is visible on the left, and a large window with multiple panes is on the right. A 'CLOSED' sign is hanging on the door frame.	<p>Entry into reception area.</p>

IR Number IE 11144

Date of Inspection (yyyy/mm/dd) 2015/10/21

Photo	Description
	<p>Retail area. The wall with the door that is seen behind the counter has been added without a permit.</p>
	<p>Back storage, washroom and exit door. Narrow partition wall shown on the left of the screen has been added without permit. Not shown is a door in the demising wall on the left hand side of the picture beside the partition wall which was added without approval.</p>

IR Number IE 11144

Date of Inspection (yyyy/mm/dd) 2015/10/21

Photo	Description
	<p>Rear exit door. Non complying sliding bolts and double keyed deadbolt shown on rear exit door.</p>
	<p>This is the reception area and the partition wall to the left of the screen has been added without approval.</p>

From: "[Mortensen, Glenn](mailto:glenn.mortensen@vancouver.ca)" <glenn.mortensen@vancouver.ca>
To: "[Blackmore, Jessica](mailto:Jessica.Blackmore@vancouver.ca)" <Jessica.Blackmore@vancouver.ca>
Date: 9/19/2017 2:31:42 PM
Subject: FW: 1747 Nanaimo - MMRU - DP-2017-00930 (DE419565)

Hi Jessica,

Just forwarding this email related to the extension of the above DP you have in process. I have entered a file note under the DP, indicating that a BP is no longer required as the Building Inspector has verified that the WWOP was removed. As this was previously a retail space (MMRU is still retail under Building By-law) and there are no further alterations proposed, there are no further Building issues. License is still pending for this. You might want to scan this email under the DP (Documents).

Thanks.

Glenn.

From: Hemstalk, Clint
Sent: Tuesday, September 19, 2017 2:24 PM
To: Somers, Susana; Mortensen, Glenn
Subject: FW: 1747 Nanaimo - MMRU WWOP

Mike Carstairs has confirmed the WWOP has been removed. DP-2017-00930.

Regards,

Clint

From: Carstairs, Mike
Sent: Tuesday, September 19, 2017 1:43 PM
To: Hemstalk, Clint
Subject: RE: 1747 Nanaimo - MMRU WWOP

Hi Clint,

I went by site today.
The wwop has been removed.

CHerrs,
Mike Carstairs

From: Hemstalk, Clint
Sent: Thursday, September 07, 2017 2:15 PM
To: Carstairs, Mike
Subject: RE: 1747 Nanaimo - MMRU WWOP

No worries. I think it's all good as long as we can confirm whether or not the WWOP has been removed before the DE expires on October 6th, otherwise their DE extension may not be approved. Let me know whenever you have access.

Thanks!

Clint Hemstalk
File Research Clerk
By-law Compliance & Administration
City of Vancouver

T: 604.871.6418 E: Clint.Hemstalk@vancouver.ca

From: Carstairs, Mike
Sent: Thursday, September 07, 2017 1:17 PM
To: Hemstalk, Clint
Subject: RE: 1747 Nanaimo - MMRU WWOP

Hi Clint,

I have not gone by yet.
The applicant told me he was waiting for his partner to get back from holiday to grant access.

Let me know if you would like me to follow up in any way.

Cheers,

Mike Carstairs
District Building Inspector
Development Building & Licenses
City of Vancouver
Tel: 604-873-7170
E-mail: Mike.Carstairs@vancouver.ca

From: Hemstalk, Clint
Sent: Thursday, September 07, 2017 12:05 PM
To: Carstairs, Mike
Subject: 1747 Nanaimo - MMRU WWOP

Hi Mike,

Did you have a chance to inspect the above MMRU to confirm if the WWOP (partition wall constructed at the front of the unit to create a reception area & a door installed in the demising wall to connect 1745 & 1747 Nanaimo) was removed?

Their Development Permit is expiring on October 6th and they've applied for an extension but we will be a hold on that extension if the WWOP has not been addressed or removed.

Thanks,

Clint Hemstalk
File Research Clerk
By-law Compliance & Administration
City of Vancouver

T: 604.871.6418 E: Clint.Hemstalk@vancouver.ca

From: Jeliaskova, Diana
Sent: Tuesday, May 30, 2017 10:37 AM
To: Peet, Bruce; Waite, Rob
Cc: Hamilton, Tom; Leung, Alvin; Hicks, Sarah
Subject: MMRU locations to ticket

Hi Rob and Bruce,

As a followup to this morning's meeting, please add the following locations to your list for enforcement:

6636 Fraser Street – Sea to Sky Alternative Healing Society

Address not responsive to request

1745 Nanaimo Street – Medicinal Express

Address not responsive to request

Thank you!

Diana



COMMUNITY SERVICES
Development Services
Enquiry Centre

IA INSPECTION - TENANT/AGENT

IA: 2015-00070

AGENT FOR OWNER'S AUTHORIZATION

DATE: OCT 19, 2015

RE: 1745 NANAIMO ST
(address of building)


SPECIFIC ADDRESS: _____
(unit #, suite #, floor level, portion of floor area)

I, (CHRIS) NHAT NGUYEN have the permission from the
(tenant or purchaser or agent)

Registered Owner FRANK Lee to authorize
(owner's name)

a **Special Building Inspection** on 1745 NANAIMO ST
(address of property)

to determine whether the above-noted address or portion of the existing building complies with the Vancouver Building By-law for the proposed use as a

Signature of Authorized Applicant: 

Name (please print): CHRIS NGUYEN

Address: s.22(1)

City: VANCOUVER

Postal Code: V5K 2S5

Phone No.: s.22(1)

Cell No.: u

October 16, 2015
Chris Nguyen
Medicinal Express
1745 Nanaimo Street
Vancouver, BC
V5N 5C1

Dear Chris,

As the property owner of 1745 Nanaimo St, Vancouver BC, I Frank Loh, give consent and permission for you to operate your medical marijuana dispensary and allow the area/location to inspection. *also, provided that the operations do not nuisance causing to all tenants in the same building as 1745-1752 Nanaimo street, B. c.*

Sincerely,


Frank Lee,



COMMUNITY SERVICES
Development Services
Enquiry Centre

IA INSPECTION - TENANT/AGENT

IA: 2015 - 00081

AGENT FOR OWNER'S AUTHORIZATION

DATE: Oct 22 2015

RE: 1745 Nanaimo

(address of building)

SPECIFIC ADDRESS: 1747 Nanaimo st

(unit #, suite #, floor level, portion of floor area)

I, Preetinder Bhayana have the permission from the
(tenant or purchaser or agent)

Registered Owner Ch. Lee to authorize
(owner's name)

a **Special Building Inspection** on 1745 Nanaimo
(address of property)

to determine whether the above-noted address or portion of the existing building
complies with the Vancouver Building By-law for the proposed use as a
MMRU

Signature of Authorized Applicant: Preetinder Bhayana

Name (please print): P. Bhayana

Address: s.22(1)

City: Vancouver

Postal Code: V6A 4K7

Phone No.: s.22(1)

Cell No.: _____

October 16, 2015

City of Vancouver,
Planning and Development Services
453 West 12th Aveune
Vancouver, B.C.
V5Y 1V4

Re: Development Permit Number DE419565

Mr. Preetinder Bhayana

s.22(1)

Vancouver, B.C.
V6A 4K7

Dear Sir or Madam

I am the president of company 0929133 B.C. LTD.
My company 0929133 B.C LTD. owns the property 1745
Nanaimo Street. As per my authority I give the consent on
behalf of the company to give permission for any inspections
that are required for Development permit DE419565.

Yours truly,



Chi Lee
President
0929133 BC LTD.

APPLICATION TO ACCESS & COPY BUILDING PLANS

(NON-STRATA PROPERTY)

MT-2016-02148

RE: 1745 Nanaimo
(Property Address)

3

The Applicant is the current registered owner (photo ID required)

The Applicant is an agent acting on behalf of the current registered owner
(owner's signed authorization form and agent's photo ID required)

Applicant's Name: Preetinder Bhayana
(Please Print)

Mailing Address: s.22(1)

City: Vancouver Postal Code: V6A4K7

Phone: s.22(1) Cell: _____

E-mail: s.22(1)

I hereby make application to access and obtain copies of any building plans relating to the above property held in the City's possession. I am aware of the applicable fees herein.

I request the City to make copies on my behalf and I agree to hold harmless and indemnify the City of Vancouver in respect of any claim that may arise there from. I intend to use these copies for purposes of private study, research, criticism, review or newspaper summary, and I understand that any other use may constitute an infringement of The Copyright Act.

Initials: GB

[Signature]
.....
(Signature of Applicant)

July 13 2016
.....
Date

Tuesday, July 10, 2016

I, Frank Lee, the owner of the property at 1747 Nanaimo Street, hereby grant permission to Preetinder Bhayana to obtain records and drawings for the address 1747 Nanaimo Street from the City of Vancouver.

↳ 1745 nanaimo

Signature of Frank Lee

A handwritten signature in black ink, appearing to be 'Frank Lee', with a long horizontal stroke extending to the right.

Date Signed

July 10/2016

APPLICATION TO ACCESS & COPY BUILDING PLANS

(NON-STRATA PROPERTY)

MF-2016-02148

RE: 1745 Nanaimo
(Property Address)

3

The Applicant is the current registered owner (photo ID required)

The Applicant is an agent acting on behalf of the current registered owner
(owner's signed authorization form and agent's photo ID required)

Applicant's Name: Preetinder Bhayana
(Please Print)

Mailing Address: s.22(1)

City: Vancouver Postal Code: V6A4K7

Phone: s.22(1) Cell: _____

E-mail: s.22(1)

I hereby make application to access and obtain copies of any building plans relating to the above property held in the City's possession. I am aware of the applicable fees herein.

I request the City to make copies on my behalf and I agree to hold harmless and indemnify the City of Vancouver in respect of any claim that may arise there from. I intend to use these copies for purposes of private study, research, criticism, review or newspaper summary, and I understand that any other use may constitute an infringement of The Copyright Act.

Initials: GB

[Signature]
(Signature of Applicant)

July 13 2016
Date

Tuesday, July 10, 2016

I, Frank Lee, the owner of the property at 1747 Nanaimo Street, hereby grant permission to Preetinder Bhayana to obtain records and drawings for the address 1747 Nanaimo Street from the City of Vancouver.

↳ 1745 nanaimo

Signature of Frank Lee

A handwritten signature in black ink, appearing to be 'Frank Lee', with a long horizontal stroke extending to the right.

Date Signed

July 10/2016

APPLICATION TO ACCESS & COPY BUILDING PLANS

(NON-STRATA PROPERTY)

②

RE: 1745 NANAIMO ST, VANCOUVER BC, V5N 5C1

(Property Address)

- The Applicant is the current registered owner (photo ID required)
- The Applicant is an agent acting on behalf of the current registered owner (owner's signed authorization form and agent's photo ID required)

Applicant's Name: CHRIS NGUYEN
(Please Print)

Mailing Address: 1745 NANAIMO ST

City: VANCOUVER Postal Code: B.C

Phone: 604 428 3420 Cell: s.22(1)

E-mail: info@medicinalexpress.ca

I hereby make application to access and obtain copies of any building plans relating to the above property held in the City's possession. I am aware of the applicable fees herein.

I request the City to make copies on my behalf and I agree to hold harmless and indemnify the City of Vancouver in respect of any claim that may arise there from. I intend to use these copies for purposes of private study, research, criticism, review or newspaper summary, and I understand that any other use may constitute an infringement of **The Copyright Act**.

Initials: cn



(Signature of Applicant)

NOV 29TH, 2016.

Date

To City of Vancouver

I, Frank Lee, landlord of 1745 Nanaimo Street give Chris Van Nguyen, Proprietor of Medicinal Express, permission to obtain the blueprints for the building from the city of Vancouver.

Frank Lee,

A handwritten signature in black ink, appearing to read 'Frank Lee', with a long horizontal flourish extending to the right.

Landlord/Owner of 1745 Nanaimo Street, Vancouver

BOARD OF VARIANCE/PARKING VARIANCE BOARD

WEDNESDAY, NOVEMBER 16TH, 2016

LICENSES & INSPECTIONS

COMMENTS TO APPELLANT

9. 1745 NANAIMO STREET - APPEAL NO. Z34734

Adjournments:

This Appeal was adjourned from June 15, 2016 **to NOVEMBER 16TH, 2016** at the request of the Appellant(s).

This Appeal will be HEARD IN-ANY EVENT on November 16th, 2016.

Appealing the decision of the Director of Planning who refused Development Application No. DE419405 in relation to a request to change the use of the existing space to a Medical Marijuana Related-Use at this site (reviewed under preliminary Development Application No. DE419405).

Comments:

MMRU - no comments.

CITY OF VANCOUVER

25

DATE ISSUED OCTOBER 19, 2016		PERMIT TYPE DEVELOPMENT PERMIT				PERMIT NUMBER P DE 419565	
LEGAL DESCRIPTION LOT A BLOCK 141 DL 264A PLAN5735					ADDRESS 1745 NANAIMO ST		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS 1747 NANAIMO ST		
APPLICATION DATE AUG 21, 2015	PURPOSE CHANGE USE	PROJECT VALUE	ASSESSED VALUE	PLANS 2	METRIC NO	PLACE NAME	
TEMPORARY BUILDING DATES		TEMPORARY USE DATES OCT 06, 2016 to OCT 06, 2017			SUBTYPE		
COMPLEXITY 020 C/E/R/S CHG USE					CO-ORDINATE 270-630-51-0000		
APPLICANT TENANT PREETINDER BHAYANA THE HRRR CO. s.22(1)				CONTACT 2		CONTACT 3	
VANCOUVER BC V6A 4K7		TEL s.22(1)		BUS LICENSE CERTIFICATE		TEL FAX	
FAX		TEL FAX		BUS LICENSE CERTIFICATE		BUS LICENSE CERTIFICATE	

THIS DEVELOPMENT PERMIT WHICH INCLUDES THE PLANS MARKED AS FORMING PART THEREOF IS FOR THE FOLLOWING ONLY:

Including the Letter of Operation submitted by Sunny Bhayana, stamped RECEIVED by this department on January 26, 2016, Change of Use of approximately 472 sq. ft. from Retail to Medical Marijuana Related Use in this commercial building for a limited period of time expiring October 6, 2017 unless extended in writing by the Director of Planning.

AND IS SUBJECT TO THE FOLLOWING CONDITIONS AND NOTES:

- 007 No banners, flags, string lighting or similar means of advertising and display shall be permitted at any time.
- 490 (A) No translucent or opaque film, artwork, posters, shelving, display cases or similar elements are to be installed on or directly outside or inside of the approved glazing frontages and windows.
- (B) This development permit is approved for a limited period of time, expiring October 6, 2017 unless extended in writing by the Director of Planning.
- (C) Hours of Operation are limited from 8:00 to 22:00 every day of the week.

PERMITTED USE	SPECIFICS/LOCATION	AREA (SF)	OCC	PERMITTED USE	SPECIFICS/LOCATION	AREA (SF)	OCC
R55 MED MARIJUANA-REL		472.0					
ITEM	SPECIFICS/REFERENCE	QTY/AMT		ITEM	SPECIFICS/REFERENCE	QTY/AMT	
0040 PROCESSED THROUGH	32 PROC CTR -MGR DE			0084 BUILDING LINE	BL01 BUILDING LINE		
0041 BY-LAW PROVISION	C CONDITIONAL			0160 TOTAL PARKING	UNIT ONLY	1	SP
0080 ZONE	Z031 C-2						

PERMITS REQD IN ADDITION TO THIS PERMIT MAY INCLUDE : BUILDING
 PROCESSED BY: PROC CNTR DEV REVIEW BY P STEWART PROJECT FACILITATOR J FREEMAN
 POLICE REVIEW BY J KELLER

AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE. A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. 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 OF 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.

FEES	AMOUNT	FEES	AMOUNT	SIGNED BY PREETINDER BHAYANA	
152 DEV SCHED 4 (B)	713.00				DATE SEE INFORMATION SHEET
200 DEV SCHED 9	100.00				
INVOICE: 786055 786992 791979			TOTAL		\$813.00
				FOR THE DIRECTOR OF PLANNING & DEV	

P50200.01 REVISED FEB/08

BOARD OF VARIANCE/PARKING VARIANCE BOARD

WEDNESDAY, AUGUST 23RD, 2017

LICENSES & INSPECTIONS

COMMENTS TO APPELLANT

11. 1745 NANAIMO STREET - APPEAL NO. Z35108

Extension Request:

Requesting an extension of the 30-day time limit for the filing of a Notice of Appeal.

Development Application No. DP-2017-00701 was refused on March 7, 2017 and the Appellants filed an Appeal on May 8, 2017 or 62-Days after the refusal date.

An extension approval is required before the Board can hear this Appeal.

Adjournments:

The Appellant(s) are seeking an adjournment from August 23, 2017 to December 12, 2017.

Requesting relaxation of Section 11.28.2(a) of the Zoning and Development By-law (under Section 11, Additional Regulations) and appealing the decision of the Director of Planning who refused Development Application No. DP-2017-00701 in relation to a request to change the use of the existing space to Medical Marijuana Related-Use at this site (reviewed under preliminary Development Application No. DP-2017-00701).

Comments:

MMRU - no comments.



CITY OF VANCOUVER

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

BP-

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: 1745 Nanaimo st Specifics: Corner lot

Floor Level: Main floor Suite No: _____

Legal Description:
Lot(s) A Block(s) 141 District Lot(s) 264A Plan Number(s) 5735

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: Chris Nguyen

Mailing Address: 1745 Nanaimo st

City: Vancouver Postal Code: V5N 5C1

E-mail Address: info@medicinalexpress.ca

Phone Number: s.22(1) Fax Number: _____

Company Name: Medicinal Express

Business License Account Number: _____

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
 Cert. No: _____
 10 Civic Department
 98 Other

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: Frank C. Lee

Address: 481 W 40th Avenue City: Vancouver

Postal Code: V5Y2R5 Phone Number: s.22(1)

Is the owner aware of this application? Yes No

Contractor's Name: _____

Address: _____ City: _____

Postal Code: _____ Phone Number: _____

Business License Account Number: _____

Tenant's Name: MEDICINAL EXPRESS (CHRIS) NGUYEN

Address: 3283 VENABLES ST City: VANCOUVER

Postal Code: B.C Phone Number: s.22(1)

Job Contact: _____

Address: _____ City: _____

Postal Code: _____ Phone Number: _____

Please continue application on reverse

DE 419405

<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 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 checked="" 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</p> <p style="margin-left: 20px;"><input type="checkbox"/> Fire damaged building</p> <p style="margin-left: 20px;"><input type="checkbox"/> Non-rental one-family dwelling</p> <p style="margin-left: 20px;"><input type="checkbox"/> Heritage building</p> <p style="margin-left: 20px;"><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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>What is the existing use? <u>Retail</u></p> <p>What is the proposed use? <u>Cannabis Dispensary</u></p> <p>How many storeys? <u>3</u></p> <p>How many levels of underground parking? <u>1</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>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
--	--

What is the value of the work proposed? (Include cost of plans, material and labour)

\$ _____

Will any of the following be altered/repared/installed?
Select all that apply:

Electrical Gas Drain Tile

Plumbing Sprinkler Fire Alarm

Sprinkler Contractor's Name: _____

Note: If the sprinkler contractor noted on this application changes, please notify the City of Vancouver in writing within 24 hours.

Special Sprinkler Inspection Number SP _____

Complete the following for all residential buildings

	Existing	Proposed
Total number of dwelling units:	_____	_____
Total number of housekeeping units:	_____	_____
Total number of sleeping units:	_____	_____

Complete the following related permit information

Development Permit/Application Number DE 419405

Minor Amendment Number DE _____

Building Permit/Application Number BU _____

Board of Variance Appeal Number Z _____

Combined Permit Application Number DB _____

Office Use Only

Office Use Only	Invoice #
BU _____	
DE _____	

Office Use Only

BU (WWOP?) _____

DE _____

DT _____

BG _____ f/m _____

ENV. PROT. Site Profile _____

SUBTOTAL _____

SP _____

TOTAL _____

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 NOV DAY OF 25th

20 16


SIGNATURE OF APPLICANT

January 22, 2016

Mr. Kwanbong Lee
Sea to Sky Alternative Healing Society
1380 - 885 W Georgia Street
Vancouver, BC V6C 3E8

Dear Mr. Lee,

RE: Development Application Number DE419499

Your preliminary Development Permit application for a medical marijuana-related retail use (MMRU) at 6628 Fraser Street (6636 Fraser Street) has been reviewed and is within 300 metres of at least one other preliminary MMRU application. City regulations require that medical marijuana-related retail uses be located at least 300 metres apart.

Clustered applications such as yours are evaluated against four declustering criteria set out in the Business License Bylaw (See Table 1 below). In each cluster, only the application with the fewest demerits is allowed to continue in the permits and licensing process at that location; the other application(s) must close.

Table 1: Medical Marijuana-related Use - Declustering Criteria

Declustering Criteria	Scoring
1. Is the applicant a Compassion Club, as defined by the License Bylaw?	No = +10 demerits
2. Has the City received more than one substantive complaint, from more than one complainant, in the previous 12 months?	Yes = +2 demerits
3. Has work been done on the business premises without a Building Permit?	Yes = +3 demerits
4. Does the applicant have a history of poor business practices (e.g. bylaw infractions, VPD enforcement action)?	Yes = +4 demerits

Declustering Evaluation Results For Your Site

Declustering evaluations for the two preliminary applications in your cluster are now complete. Your application received 10 demerits because you are not a Compassion Club, as

defined by the Business License Bylaw. See attached for your declustering evaluation summary.

The other application in your cluster received fewer demerits and will move forward in the permits and licensing process at their current location. Your preliminary Development Permit application will be refused.

Next Steps For Your Application

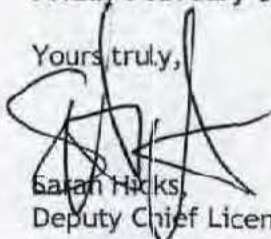
If you would like to continue to pursue a license for a medical marijuana-related retail use in the City of Vancouver, you have two options:

1. Secure an alternate business location that complies with all Zoning and Development By-law requirements and apply for a development permit at that location before July 22, 2016.
2. Appeal the Development Permit refusal to the Board of variance within 30 days of the refusal.

Regardless of the option you choose, you must cease medical marijuana-related retail operations at your current location before Friday, July 22, 2016. If you would like to continue business operations at your current location after that date, you must adjust your business model to another (non-marijuana-related) business type (e.g. retail store) and obtain the appropriate business licence for that use.

City staff would be happy to meet and discuss your specific declustering evaluation results with you in more detail. If you are interested, please contact me at 604-873-7546 before Friday February 5, 2016 to arrange a meeting.

Yours truly,



Sarah Hicks,
Deputy Chief License Inspector

515 West 10th Avenue, Vancouver, BC V5Z 4A8
tel: 604.873.7546
fax: 604.873.7100
Sarah.Hicks@vancouver.ca

SH/mv

Att. (1)

MMRU De-Cluster Evaluations

Cluster # 36

DE: DE419499

Date: 23-Nov-15

Applicant: Kwanbong Lee - Sea to Sky Alternative Health

Location: 6636 Fraser St

Reviewed By: Sarah Hicks

By-law Criteria	Evidence Used	Possible Demerits	Demerit Awarded
Non-Compassion Club	-Society Act Registration -Trade Association membership in CAMCD -Constitution and By-Laws for Society -Health Services, providers, qualifications and contact info	10	10
History of Complaints	>1 Complaint by >1 complainant in previous 12 months	2	0
Existing Work Without Permit	Special Inspection Report	3	0
History of poor business practice	-Location considered a problem premise By the VPD -Continued By-law infractions	4	0
Total		19	10
Notes:	Location is not a society. The location is currently occupied by the MMRU applicant and they are operational. There was work without permit, however unable to determine if the work was completed by the applicant. There are no complaints on file. The VPD do not currently have any concerns with the location or the applicant.		

May 30, 2016

Kwanbong Lee
1380 - 885 West Georgia Street
Vancouver, BC V6C 3E8

Gurdial S. Gadey & Kanta Gadey
6640 Fraser Street
Vancouver, BC V5X 3T5

Dear Sir/Madam:

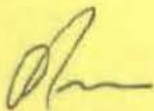
RE: 6636 Fraser Street (and 6628 Fraser Street)
Development Permit Refusal No. DE419499

Further to our letter of January 22, 2016, this is to notify you that Development Application No. DE419499 has been refused.

Therefore, a business license for the proposed medical marijuana related use will not be approved at the above location.

You are reminded that in accordance with the City of Vancouver Zoning and Development By-law and Licence By-law No. 4450, and to avoid enforcement action, you must cease operating your medical marijuana related retail business at the above location, on or before July 22, 2016.

Yours truly,



A. Toma, P. Eng.
Director, Licences and Inspections

/ch

Diary? No........ Yes.....

To:.....

Date:..... Init: *CH*.....

EN #:.....

Folio: 210-791-50-0000
Civic: 6628 FRASER ST
Size: 93.57 113 WIDTH/DEPTH

Pid: 002-622-190
Legal: LOT A BLOCK 4 PLAN VAP2735 DISTRICT LOT 661
NEW WESTMINSTER

Owner: GADEY, GURDIAL S
GADEY, KANTA
6640 FRASER ST
VANCOUVER BC V5X 3T5
(GC13105)



EN Number: _____

Date of Inspection: October 9, 2015

Name of Inspector: Andrew Wroblewski

Time of Inspection: 4:47 pm

Address: 6636 Fraser St

Name of Business: Sea to Sky Alternative Healing Society

Observations

1) Store is open: Yes No

2) Evidence of being open:

- ✓• Door open
- ✓• Signs - "open"
- ✓• People inside
- ✓• Signage advertising hours of operation
- ✓• Signs advertising the business
- Spoke to/confirmed by staff

3) Other Observations:

4) Take photo of storefront and attach to this report.

To: PUI Supervisors

ARY
PUBLIC
604-325-4744

SEA to SKY



SEA to SKY
Alternative Healing Society

604.420.5559
6636 FRASER ST. VANCOUVER
www.SEATOSKY604.COM



SEA to SKY
Alternative Healing Society

604.420.5559
6636 FRASER ST. VANCOUVER
www.SEATOSKY604.COM

OPEN

SEA TO SKY
DOCTOR ON SITE
IN TREATMENT OF THE COUNCIL

6638
Fraser Street
RISHI LAW OFFICE

LAW OFFICE
NOTARY PUBLIC
APNA RISHI
LAW OFFICE
NOTARY PUBLIC
REAL ESTATE
DIVORCE
IMMIGRATION
NOTARY SERVICE

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:

G. Williams, Building Inspector
Investigations and Enforcement
Team at 604.873.7173
gwen.williams@vancouver.ca
IR # IE11142 / EN # 113687

ORDER

November 17, 2015

Kwanbong Lee
1705 - 188 Keefer Place
Vancouver, BC V6B 0J1

Gurdial S. Gadey & Kanta Gadey
6640 Fraser Street
Vancouver, BC V5X 3T5

Dear Sir/Madam:

**RE: 6636 Fraser Street (and 6628 Fraser Street)
Inspection Application No. IA-2015-00067
Preliminary Development Application No. DE419499**

Diary? No..... Yes

To: GWEN WILLIAMS

Date: 12/15 Init: CH

EN #: 113687

An inspection of the above premises was carried out by the Building Inspector on October 20, 2015, in order to determine compliance with the Building By-law for the proposed occupancy of 6636 Fraser Street as a medical marijuana related retail use.

The inspection revealed the following violations of the Building By-law:

1. The entry door from Fraser Street has two (2) thumb-turn deadbolts;
2. A metal security gate has been installed on the inside of the entry door from Fraser Street; **AND**
3. A metal security gate has been installed outside of the exit door at the end of the corridor at the back of the building.

The above noted deficiencies pose an unsafe condition and must be rectified before your Development Application can proceed further.

Therefore, in accordance with Article 1.5.4.2. of Division C of the Building By-law, you are **ORDERED TO:**

1. Remove and replace the unapproved door locks from the entry door from Fraser Street with locks that are code compliant;
2. Remove the metal security gate from the inside of the entry door from Fraser Street; **AND**
3. Remove the metal security gate from outside the exit door at the back of the building,

ON OR BEFORE DECEMBER 1, 2015.

A Building Permit is not required to carry out the above work. However, once the work is completed, you must arrange for an inspection by calling the Building Inspector, Gwen Williams, at 604.873.7173, on or before December 1, 2015.

Once the above deficiencies have been rectified to the satisfaction of the Building Inspector, you may proceed to the next steps.

FAILURE TO COMPLY WITH THIS ORDER MAY RESULT IN THE CITY PURSUING LEGAL ACTION AGAINST YOU AND WILL DELAY YOUR DEVELOPMENT PERMIT APPLICATION REVIEW.

The Building Inspector further reported the following alterations have been carried out without permit or approval, in contravention of the Zoning and Development By-law and the Building By-law:

1. Interior partition walls have been constructed to create a storage room and reception and seating area at the front of the unit; **AND**
2. A corridor has been constructed in the shared parking area that eliminated two (2) parking spaces and created an exit corridor from 6636 Fraser Street to the outside.

A Development Permit and a Building Permit are required to resolve these issues whether or not the proposed retail use is approved. This work without permit can be addressed at the Building Permit stage (ie: Step 2 below) if your Development Permit application is approved.

Next Steps:

1. Submit a complete Development Permit application as per our letter dated October 9, 2015.
2. If Development Permit application No. DE419499 is approved, you must submit a complete Building Permit application. Attached for your reference is the checklist for preparing your Building Permit application.

Note: Your Building Permit application will be assessed under the Building By-law and may result in further upgrading requirements.

If you have any questions, please contact:

Phoebe Stewart at 604.673.8445 (phoebe.stewart@vancouver.ca), or

John Freeman at 604.871.6076 (john.freeman@vancouver.ca)

Yours truly,



P. Ryan, M. Sc., P. Eng.
Chief Building Official and
Director, Building Code and Policy

GW/ch

Copy: Posted on Building

Copy: G. Williams, Building Inspector

Folio: 210-791-50-0000
Civic: 6628 FRASER ST
Size: 93.57 113 WIDTH/DEPTH

Pid: 002-622-190
Legal: LOT A BLOCK 4 PLAN VAP2735 DISTRICT LOT 661
NEW WESTMINSTER

Owner: GADEY, GURDIAL S
GADEY, KANTA
6640 FRASER ST
VANCOUVER BC V5X 3T5
(GC13105)



Title Search Report

Title: GC13105

Printed: Nov. 16, 2015 11:58 AM

Application for registration received on: Jan. 31, 1989

Entered on: Mar. 4, 1989

Declared value: 840,000

From Title: GC13103

Taxation Authority: City of Vancouver

REGISTERED OWNERS IN FEE SIMPLE

GURDIAL SINGH GADEY, BUSINESSMAN, AND **Inc. No:**
 KANTA GADEY, HOUSEWIFE 469 EAST 18TH
 AVENUE VANCOUVER, B.C. V5V 1E9 JOINT
 TENANTS

PARCELS

Parcel Identifier: 002622190 **Short Legal Description:** S/2735/IIA/IIA

Description of Land:

LOT A BLOCK 4 DISTRICT LOT 661 PLAN 2735

LEGAL NOTATIONS

No legal notations

CHARGES

Charge Number: 309314M **Date registered:** Apr. 14, 1960

Nature: EASEMENT AND INDEMNITY AGREEMENT

Owner: CITY OF VANCOUVER

Remarks: *No remarks*

* Caution – all charges may not be shown or appear in order of priority

* Current information only – no cancelled information shown

Main Address	6628 Fraser St	IR Number	IE 11142
Specifics and/or Suite #	6636 Fraser St	Date of Inspection (yyyy/mm/dd)	2015/10/20
Number of Storeys	2	EN Number	
Building Name		Permit Number	IA2015-00067
Approved Use of Building/Land	retail - E	Owner & Contact Info.	Gurdial & Kanta Gadey
Present Use of Building/Land	retail MMRU - E	Owner's Rep & Contact Info.	
Zoning	C-2	Tenant & Contact Info.	Sea to Sky Alternative Healing Society Kwanbong Lee s.22(1)
Strata Titled Building	<input type="checkbox"/> Yes: <input type="checkbox"/> Common property <input checked="" type="checkbox"/> No <input type="checkbox"/> Individual suite	Business Licence	no

Reason for Inspection - Complaint | IA | Permit | Referral | Routine :

To determine if the space complies with the VBBL and if there have been any unauthorized alterations

In Attendance

Building	Gwen Williams	Owner/Rep	Kwanbong Lee - director
Plumbing/Gas		Fire	
Electrical		VPD	
Property Use		Other	Sean Najat - director

Overview

There is no change of use however WWOP
Space is currently occupied by Sea to Sky Alternative Healing Society and is approx. 1000 sq ft
Safety concerns have been identified.

The building is 2 stories, mixed use - commercial/dwelling units.
Combustible construction.
Has a sprinkler system. Does not have a fire alarm system.

6636 is on the north end of the building, main floor, facing Fraser with a lane at the rear.
It is approximately 1000 square feet in area. It is currently occupied by the applicant.
There are 2 exits. Both have non-complying hardware.
There are exit signs and emergency lights.

WWOP identified

The floor plan has been altered since the last drawings that we have on file for BU459085 (issued to add a demising wall to divide the space at 6638 into 6636 retail and 6638 office (Finalled Oct. 2013). When asked if the applicant had done the alterations he replied that they were already done before he leased the space.

- WWOP includes; Interior partition walls have been constructed to create a storage room and

IR Number IE 11142

Date of Inspection (yyyy/mm/dd) 2015/10/20

reception/seating area at the front of the unit, to create a seating room off of the retail area in the middle of the unit. Past the retail area is a storage area and washroom. There is an exit door here that previously opened into a shared parkade. A corridor has been constructed in the shared parking area to eliminate 2 parking places and to create an exit corridor from 6636 to the outside. Sprinkler coverage has most likely been compromised in the parkade and the retail unit.

The safety concerns identified are:

- Exit door hardware and security gates have been installed which don't comply with the VBBL.

Violations and Remedies

Total violations:

Violation: WWOP -

- New partition walls and an exit corridor have been constructed without a permit.

Remedy:

- Obtain the required permits and approval. **Note: A permit application was filed recently to gain approval for these unauthorized alterations (BU465231). It has been refused as a field review and will have to go through as a development permit as it is a MMRU and parking and exiting has been altered. Leng King has the drawings that were submitted.**

Violation:

- The entry door from Fraser St has 2 thumb-turn deadbolts.
- The entry door from Fraser St has a metal security gate on the inside of it.
- The exit door at the end of the corridor at the back of the building has a security gate outside of it.

Remedy:

- Remove one of the thumb-turn deadbolts from the entry door, remove the security gate which was installed inside of the entry door, remove the security gate which was installed outside of the exit door at the end of the corridor at the rear of the building.
- Door locks to comply with VBBL 3.3.1.13.2) & 3) & 5)

Recommendations

- 1 - Send a 14 day order with the above requirements regarding the door hardware and security gates.
- 2 - Send a letter stating that WWOP has been identified and proceed to the next step.

Photos Taken? Yes No Notice Posted? Yes - Type of Notice: No

Stop Work Order
 Do Not Occupy
 Unsafe To Occupy

Date Report Made: October 20, 2015 Gwen Williams
 Case File Manager

FYA to: Clint Hemstark for order and letter (sent Nov 3)


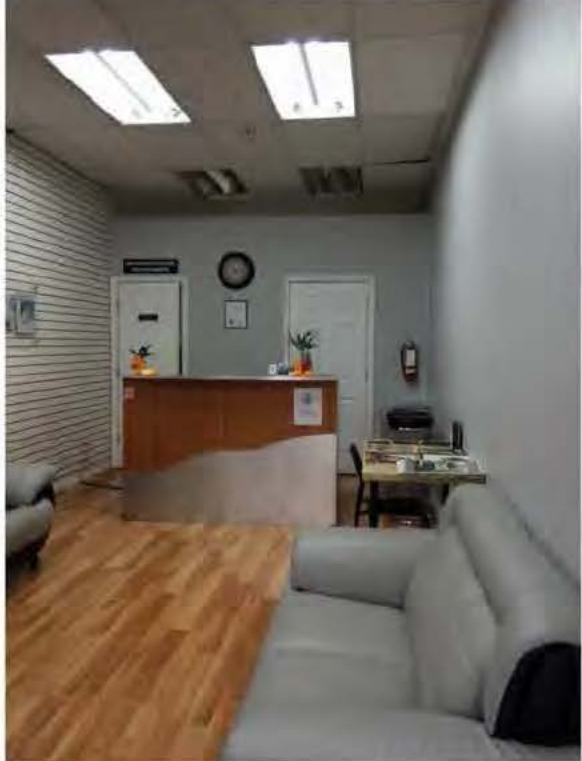
FYI to: _____

L.Urekar
 Manager / Supervisor Approval

Photo	Description
-------	-------------

IR Number IE 11142

Date of Inspection (yyyy/mm/dd) 2015/10/20

Photo	Description
 A photograph of the exterior of a two-story building. The ground floor features a storefront with large glass windows and doors. A blue sign above the entrance reads "APNA RISHI LAW OFFICE" in white and yellow letters, with "Barrister, Solicitor & Notary Public" and "Tel: 604-322-5515" below it. To the left, a sign for "SEA TO SKY" is visible. A red neon "OPEN" sign is in the window. A small sign on the sidewalk says "DOCTOR ON SITE".	<p>Entry from Fraser St.</p>
 A photograph of the interior reception area. The room has light-colored walls and a drop ceiling with two rectangular skylights. In the foreground, there is a grey sofa and a wooden table. In the background, a wooden reception desk is positioned against a wall with two white doors. A clock and some framed items are on the wall above the desk.	<p>Reception area. The wall with the 2 doors has been constructed without permit.</p>

IR Number IE 11142

Date of Inspection (yyyy/mm/dd) 2015/10/20



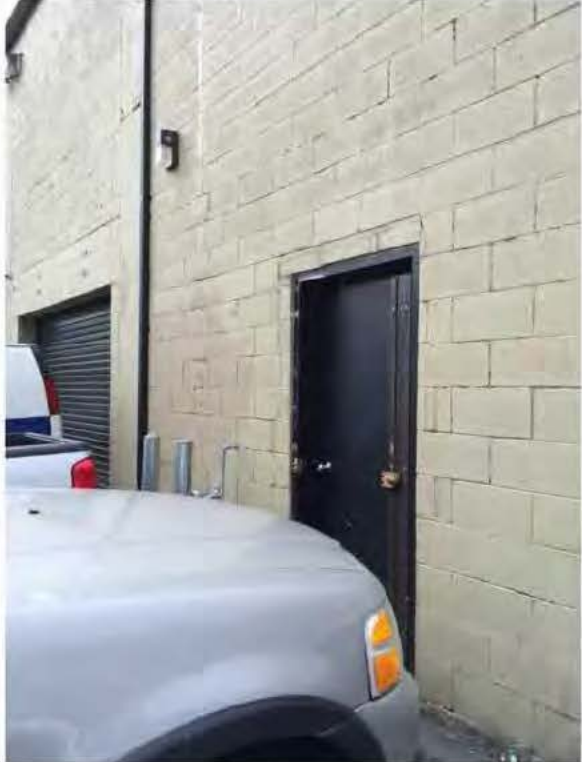
Photo	Description
	<p>Retail area. The wall on the right creates a sitting room and is also unauthorized construction.</p>
	<p>Back storage area and washroom and exit door to exit corridor.</p>

Photo	Description
	<p>Exit corridor that was created in the parkade area by constructing the wall on the right and a door in this wall that accesses the parkade. This was unauthorized work.</p>
	<p>Exit door at the end of the corridor exiting outside of the building with locking doorknob.</p>

IR Number IE 11142

Date of Inspection (yyyy/mm/dd) 2015/10/20

Photo	Description
	<p>Rear exit door security gate.</p>

INTER-MUNICIPAL BUSINESS LICENCE


DATE: Jan 18/16

INSTRUCTIONS: Please complete all applicable fields.

BUSINESS INFORMATION	
Business Contact Name <u>HARMINDER SIAN</u>	Business Contact Phone# <u>604-724-5550</u>
Business Address (including Postal Code) <u>203-6628 FRASER ST, Van, BC, V5X 3T5</u>	
Mailing Address (only if different from the above address)	
BC Incorporated/Limited/Society Company or Proprietor/Partnership: Name: <u>SIAN DEVELOPMENT AND CONTRACTING LTD</u>	Business Trade or Operating Name:
Business Email Address: <u>Harmindersian@Telus-net</u>	I prefer my business renewal notice be sent: <input checked="" type="checkbox"/> By Mail <input type="checkbox"/> By Email
City of Vancouver Current Business Licence #: <u>16-108305</u>	Business Type: <u>CONSTRUCTION</u>

INTER-MUNICIPAL BUSINESS LICENCE CRITERIA AND CONDITIONS
<ul style="list-style-type: none"> • An Inter-municipal Business Licence (IMBL) is only applicable to trades contractors or professionals related to the construction industry. • An IMBL is only valid in the listed participating municipalities: Burnaby, Delta, New Westminster, Richmond, Surrey and Vancouver. • A business must have one or more fixed business locations in one of the above participating municipalities before an IMBL can be applied. • A current City of Vancouver business licence must first be issued before an IMBL can be issued. • A business that is issued an IMBL must comply with the by-laws of each participating municipality. • A non-prorated IMBL fee of \$250.00.

APPLICANT STATEMENT				
I/We the business licence holder/agent for business licence holder acknowledge and confirm: that the above noted information is correct; that the information may be shared in accordance with the Freedom of Information Act; and that the holder of the business licence must comply with the above listed criteria and conditions.				
Business Owner / Director Signature:				
<table border="1"> <tr> <td>Print Name <u>HARMINDER SIAN</u></td> <td>Signature </td> <td>Date: <u>Jan 18/16</u></td> </tr> </table>	Print Name <u>HARMINDER SIAN</u>	Signature 	Date: <u>Jan 18/16</u>	
Print Name <u>HARMINDER SIAN</u>	Signature 	Date: <u>Jan 18/16</u>		
Representative Information & Signature: <i>(To be completed if you are applying on behalf of the business owner/director)</i>				
<table border="1"> <tr> <td>Print Name</td> <td>Signature</td> <td>Contact Phone #:</td> <td>Date:</td> </tr> </table>	Print Name	Signature	Contact Phone #:	Date:
Print Name	Signature	Contact Phone #:	Date:	

LICENCE DEPARTMENT USE ONLY		
Application taken by: 	Date Licence Issued: <u>JAN 18, 2016</u>	IMBL #: <u>16-176153</u>

BOARD OF VARIANCE/PARKING VARIANCE BOARD

WEDNESDAY, JULY 13TH, 2016

LICENSES & INSPECTIONS

COMMENTS TO APPELLANT

14. 6628 FRASER STREET (6636 FRASER STREET) - APPEAL NO. Z34824

Requesting relaxation of Section 11.28.2(A) (within 300m to another MMRU site) of the Zoning and Development By-law (under Section 11, Additional Regulations) and a request to change the use of the existing space to a Medical Marijuana Related-Use at this site (reviewed under preliminary Development Application No. DE419499).

Comments:

Preliminary MMRU - no comments.



EN Number: 106041

Date of Inspection: 2:02 P.M.

Name of Inspector: LOUIS VOLPE

Time of Inspection: SEPT 1, 2015

Address: 6636 FRASER

Name of Business: SEA TO SKY

Observations

1) Store is open: Yes No

2) Evidence of being open:

- Door open
- Signs - "open" ✓
- People inside
- Signage advertising hours of operation ✓
- Signs advertising the business ✓
- Spoke to/confirmed by staff

3) Other Observations:

4) Take photo of storefront and attach to this report.

To: PUI Supervisors



**CANEX
IMMIGRATION**
604-568-5300

**NOTARY
PUBLIC**
604-325-4744

SEA TO SKY

APNA RISHI L
Barrister, Solicitor &
Tel: 604-32

NOTARY PUBLIC
604-240-8474

SEA TO SKY
604.420.5559
4010 FRASER ST. VANCOUVER
WWW.SEATOSKY604.COM

SEA TO SKY
604.420.5559
4010 FRASER ST. VANCOUVER
WWW.SEATOSKY604.COM

OPEN

LAW OFFICE
NOTARY PUBLIC

APNA RISHI L
LAW OFFICE
NOTARY PUBLIC
REAL ESTATE
DIVORCE
IMMIGRATION
NOTARY SEP

LAW OFFICE
NOTARY PUBLIC
604-325-8318

June 22, 2016

Kwanbong Lee
1380 - 885 West Georgia Street
Vancouver, BC V6C 3E8
TENANT
- INFO OMITTED
ON OWNER COPY &
VICE VERSA

Gurdial S. Gadey & Kanta Gadey
6640 Fraser Street
Vancouver, BC V5X 3T5
OWNER

Diary? No..... Yes........
To: ROBERT WAITE
Date: 7/25/16 Unit: CH
EN #: N/A

Dear Sir/Madam:

RE: 6636 Fraser Street (and 6628 Fraser Street)
Development Permit Refusal No. DE419499

This is to remind you that Development Application No. DE419499 has been refused and you will not be able to obtain a business license for the proposed medical marijuana related use at the above location.

Therefore, in accordance with the City of Vancouver Zoning and Development By-law and Licence By-law No. 4450, and to avoid enforcement action, you must cease operating your medical marijuana related retail business at the above location, on or before July 22, 2016.

Yours truly,



A. Toma, P. Eng.
Director, Licences and Inspections

/ch

Folio: 210-791-50-0000
Civic: 6628 FRASER ST
Size: 93.57 113 WIDTH/DEPTH

Pid: 002-622-190
Legal: LOT A BLOCK 4 PLAN VAP2735 DISTRICT LOT 661
NEW WESTMINSTER

Owner: GADEY, GURDIAL S
GADEY, KANTA
6640 FRASER ST
VANCOUVER BC V5X 3T5
(GC13105)

NW. 29/2017

Schedule A

Notice of Appeal

To: The Secretary
Board of Variance/Parking Variance Board
Vancouver City Hall
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4
(604) 873-7723

I/We file an Appeal to the Board of Variance/Parking Variance Board.

The Property * 6628 FRASER STREET
Address: (6636 FRASER STREET)
Legal Description: LOT A, BLOCK 4, DL 661 AND PLAN VAP 27356

Type of Appeal

BOARD OF VARIANCE

Appeal for Variance

<input checked="" type="checkbox"/> Vancouver Charter, Section 573(1)(b)	Zoning and Development By-law, Section(s): <u>11.28.2(a)</u>
<input type="checkbox"/> Vancouver Charter, Section 573(1)(f)(ii)	Sign By-law, Section(s): _____
	Private Property Tree By-law, Section(s): _____

(See attached Vancouver Charter Provisions) (C-2) SITE

Appeal of Decision

<input checked="" type="checkbox"/> Decision of Director of Planning Vancouver Charter, Section 573(1)(a)	Development Application No. <u>DP-2017-00025</u> <input checked="" type="checkbox"/> Appealing refusal <input type="checkbox"/> Appealing approval <input type="checkbox"/> Appealing condition(s) of approval (MAY 18 / 2017)
<input type="checkbox"/> Decision of Development Permit Board Vancouver Charter, Section 573(1)(e)	Development Application No. _____ <input type="checkbox"/> Appealing refusal <input type="checkbox"/> Appealing approval <input type="checkbox"/> Appealing condition(s) of approval
<input type="checkbox"/> Refusal of Tree Cutting/Removal Permit Vancouver Charter, Section 573(1)(f)(i)	<u>(67) DAYS</u> FILED AFTER THE <u>DP-DATE</u>

(See attached Vancouver Charter Provisions)

RECEIVED JUL 24 2017
11
BOARD OF VARIANCE

Non-Conformity

- Extension of Discontinued Non-conforming Use
Vancouver Charter, Section 573(1)(c), Section 568(3)
- Additions/Structural Alterations to Non-conforming Building
Vancouver Charter, Section 573(1)(d), Section 568(4)(a)
- Fire Damaged Non-conforming Building
Vancouver Charter, Section 573(1)(d), Section 568(5)(a)

(See attached Vancouver Charter Provisions)

PARKING VARIANCE BOARD

- Decision of Director of Planning
Building Board of Appeal By-law, Section 7.3
- Parking By-law Section(s): _____

(See attached Vancouver Charter Provisions)

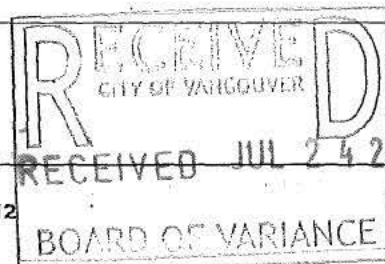
This Appeal is based on the following grounds (please print or type, attaching additional pages if required):

See attached submission to follow.

NOTE: You must state all grounds of appeal that you intend to raise at the hearing of the appeal. Introducing new grounds of appeal at the hearing may result in an adjournment of the hearing by the board.

The following material is attached and made part of this Appeal:

- 1) Submission letter*
- 2) Drawings*
- 3) Refusal letter*
- 4) Support letters*
- 5) Photo evidence*



NOTE: All written material you intend to submit to the board of variance must be attached to this notice of appeal. You may produce other supporting materials, including photographs, plans or diagrams at the appeal hearing.

I/WE declare that the statements contained in this Notice of Appeal and all attachments are, to the best of my/our belief, true and correct in all respects.

I/WE acknowledge that this Notice of Appeal and all attachments are available to the public.

Signature(s) of Appellants: 

Name(s) of Appellant(s) (please print): Emanuel Stone
Susan El-Khatib

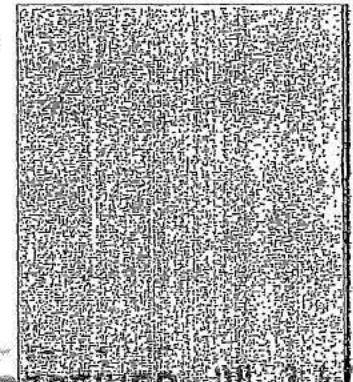
Name of Company (if applicable): Wiebe Wittmann El-Khatib LLP

Mailing Address: 1300-885 West Georgia St.
Vancouver B.C.
V6C 3E8



Telephone: 604.558-0339

Fax:

Email: sek@wwelaw.ca



RECEIVED JUL 24 2017

(To be completed by staff)		Date:
 <p>CITY OF VANCOUVER vancouver.ca</p> <p>Louis Ng, B.A., B.Sc. & Dipl.T. Secretary and Freedom of Information Officer Board of Variance, Community Services tel 604.873.7723 cell 604.805.8173 fax 604.873.7475 email louis.ng@vancouver.ca</p>	 Signature	
	(To be completed by staff) 235157 Appeal Number	

RECEIVED
CITY OF VANCOUVER
RECEIVED JUL 24 2017
BOARD OF VARIANCE

May 18, 2017

Mr. Emanuel Stone
6636 Fraser Street
Vancouver, BC
V3T 4T1

Dear Mr. Stone (DBA: Sea to Sky Alternative Healing Society):

**RE: 6636 Fraser Street
Development Permit Number DP-2017-00025**

Please be advised that the Director of Planning has Refused DP-2017-00025 on May 18, 2017, for the following reason(s):

- The proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site, in particular Section 11.28.2(a).
- Objections have been received from neighbouring property owners.
- The proposed use is unsatisfactory at this location.

You may be eligible to appeal this decision to the Board of Variance within 30 days of the date of this letter. For more information please contact the writer.

Yours truly,



Kyle Pringle
Kyle.Pringle@vancouver.ca
(604) 873-7088

KP



BOARD OF VARIANCE / PARKING VARIANCE BOARD
APPEAL DECISION

Appeal No. Z34824 – 6628 Fraser Street (6636 Fraser Street)

Appeal Section: 573(1)(a) & 573(1)(b) Appeal of Decision & Regulation - MMRU
Legal Description: Lot A, Block 4, District Lot 661 and Plan VAP2735.
Lot Size: Irregular site.
Zone: C-2
Related By-Law Clause: Section 11.28.2(a)

Appeal Description:

Requesting a relaxation of Section 11.28.2(a) of the Zoning and Development By-law (under Section 11, Additional Regulations) and in relation to a request to change the use of the existing space to a Medical Marijuana Related-Use at this site (reviewed under preliminary Development Application No. DE419499).

Name of Appellant(s): Kwanbong Lee
Sea to Sky Alternative Healing Society
6636 Fraser Street
Vancouver, B.C.
V5X 3T5


This appeal was heard by the Board of Variance on November 30th, 2016 and was ALLOWED, thereby granting a relaxation of Section 11.28.2(a) of the Zoning and Development By-law (under Section 11, Additional Regulations) and in relation to a request to change the use of the existing space to a Medical Marijuana Related-Use at this site (reviewed under preliminary Development Application No. DE419499), subject to the following condition:

(1) that the development shall otherwise comply with the requirements and regulations of the Zoning and Development By-law to the satisfaction of the Director of Planning.

Additional note to the Appellants:

Please note that all the plans and construction must comply with the requirements of the Building By-law. If there is a question regarding the Board's decision, please contact the Secretary to the Board at (604) 873-7723. The Board's decision recorded in the executive summary Minutes (signed by the Chair of the Board) lies.

Note: Unless otherwise ordered by the Chief Building Official in writing, the owner(s) **must obtain a Sign Permit within one-year from the hearing date** (on successful appeals / allowed appeals).

Signed: 
Secretary to the Board of Variance

Appeal No. Z34824 – 6628 Fraser Street (6636 Fraser Street)

BOARD OF VARIANCE/PARKING VARIANCE BOARD

MINUTES

DATE: November 30th, 2016

TIME: 1:15 PM

PLACE: Committee Room No. 1, Third Floor, City Hall

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A meeting of the Board of Variance/Parking Variance Board was held on **Wednesday, October 05th, 2016 at 1:15 P.M. in Committee Room No. 1, Third Floor, City Hall**, as provided for under Section 573 of the Vancouver Charter and Section 3.2.3 of the Parking By-law.

PRESENT: Gilbert Tan, Chair
Jag Dhillon
Namtez Sohal

ABSENT: Tony Tang

SECRETARY: Louis Ng

**ACTING
RECORDING
SECRETARY:** Carmen Lau

ALSO PRESENT: D. Lee, Processing Ctr. Manager
(Appeals #2,#3,#8-#12)
T. Chen, Developing & Housing Manager
(Appeals #4-#7)

APPEAL NOS: Z34967, Z34949, Z34960, Z34924, Z34955
Z34966, Z34957, Z34959, Z34954, Z34699
Z34965, Z34824, Z34762

SITES VISITED: On **November 29th, 2016** the Members of the Board visited the sites of the above appeals:
Z34967, Z34949, Z34960, Z34924, Z34955
Z34966, Z34957, Z34959, Z34954, Z34699
Z34965, Z34824, Z34762

12. Z34824 – 6628 Fraser Street (6636 Fraser Street)

Appeal Section: 573(1)(a) & 573(1)(b) Appeal of Decision & Regulation - MMRU
Legal Description: Lot A, Block 4, District Lot 661 and Plan VAP2735.
Lot Size: Irregular site.
Zone: C-2
Related By-Law Clause: Section 11.28.2(a)

Note to Board Members: **This appeal will be heard in any-event (November 30th).**

Adjournments:

This appeal was adjourned from August 24th, 2016 **to November 30th, 2016** at the request of the Appellants.

Appeal Description:

Requesting relaxation of Section 11.28.2(a) of the Zoning and Development By-law (under Section 11, Additional Regulations) and in relation to a request to change the use of the existing space to a Medical Marijuana Related-Use at this site (reviewed under preliminary Development Application No. DE419499).

Preliminary Development Application No. DE419499 was not approved or issued for the following reason(s):

- The proposed development does not comply with regulations of the Zoning & Development By-law that affect the site. .

Additional information:**11.28 Medical Marijuana-related Use**

11.28.1 Before granting a development permit, the Director of Planning shall:

- (a) notify surrounding property owners and residents and have regard to their opinions;
- (b) have regard to the liveability of neighbouring residents; and
- (c) consider all applicable Council policies and guidelines.

City of Vancouver Section 11 (Zoning and Development By-law, on June 11th, 2015)**11.28.2 A Medical Marijuana-related Use is not permitted:**

- (a) within 300 metres of the nearest property line of a site containing another Medical Marijuana-related Use;
- (b) within 300 metres of the nearest property line of a site containing a School - Elementary or Secondary, Community Centre or Neighbourhood House;
- (c) within the area outlined on Figure 1 below, except for sites with a property line on Hastings Street or Main Street;
- (d) on any site with a property line on Granville Street between Robson Street and Pacific Boulevard;
- (e) on any site other than a site adjacent to a street that has a painted center line;

- (f) in conjunction with any other use; or
- (g) in conjunction with an automated banking machine.

Discussion:

Ms. Suzan El-Khatib, Mr. Kirk Tousaw, Mr. Matlen Suleyman were present to speak in support of the appeal.

At the request of the Chair, the appellant agreed to dispense with the reading of the submission, which had been in the Members' possession prior to the meeting.

Mr. Tousaw's initial comments were that this is the second time they have appeared before the Board. They were part of the declustering process. They were informed by the City that The Herb Company was relocated to Fraser Street.

The Director of Planning's Representative

Mr. Lee's initial comments were that this is a subject site. The Herb Company did not meet the deadline, and had to be relocated. The Legal Department gave them another deadline, in which they were unresponsive. This dispensary is 295 meters away from The Herb Company, even though they're not operating.

The Board Chair stated that the Board's site office received no (0) letter in Support and three (3) letters in opposition to this appeal.

The Chair stated that if there were any interested parties in the audience who wished to speak to this appeal, they should raise their hand to be recognized and when recognized, state their full name and address and spell their surname for the record.

Richard McCanes (1093 East 56th Ave) is in support of the appeal.

Final Comments:

Mr. Lee had no final comments.

Mr. Tousaw's final comments were that there is no other applicant, since the other dispensary did not meet the deadline. This appeal should be granted.

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- (1) that the development shall otherwise comply with the requirements and regulations of the Zoning and Development By-law to the satisfaction of the Director of Planning.

NOTE: AUDIO recording of this appeal is available upon request and please contact the Secretary to the Board of Variance at (604) 873-7723.

NW. 29/2017

Schedule A

Notice of Appeal

To: The Secretary
Board of Variance/Parking Variance Board
Vancouver City Hall
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4
(604) 873-7723

I/We file an Appeal to the Board of Variance/Parking Variance Board.

The Property * 6628 FRASER STREET
Address: (6636 FRASER STREET)
Legal Description: LOT A, BLOCK 4, DL 661 AND PLAN VAP 27356

Type of Appeal

BOARD OF VARIANCE

Appeal for Variance

<input checked="" type="checkbox"/> Vancouver Charter, Section 573(1)(b)	Zoning and Development By-law, Section(s): <u>11.28.2(a)</u>
<input type="checkbox"/> Vancouver Charter, Section 573(1)(f)(ii)	Sign By-law, Section(s): _____
	Private Property Tree By-law, Section(s): _____

(See attached Vancouver Charter Provisions) (C-2) SITE

Appeal of Decision

<input checked="" type="checkbox"/> Decision of Director of Planning Vancouver Charter, Section 573(1)(a)	Development Application No. <u>DP-2017-00025</u> <input checked="" type="checkbox"/> Appealing refusal <input type="checkbox"/> Appealing approval <input type="checkbox"/> Appealing condition(s) of approval (MAY 18 / 2017)
<input type="checkbox"/> Decision of Development Permit Board Vancouver Charter, Section 573(1)(e)	Development Application No. _____ <input type="checkbox"/> Appealing refusal <input type="checkbox"/> Appealing approval <input type="checkbox"/> Appealing condition(s) of approval
<input type="checkbox"/> Refusal of Tree Cutting/Removal Permit Vancouver Charter, Section 573(1)(f)(i)	<u>(67) DAYS</u> FILED AFTER THE <u>DP-DATE</u>

(See attached Vancouver Charter Provisions)

RECEIVED
CITY OF VANCOUVER
RECEIVED JUL 24 2017
11
BOARD OF VARIANCE

Non-Conformity

- Extension of Discontinued Non-conforming Use
Vancouver Charter, Section 573(1)(c), Section 568(3)
- Additions/Structural Alterations to Non-conforming Building
Vancouver Charter, Section 573(1)(d), Section 568(4)(a)
- Fire Damaged Non-conforming Building
Vancouver Charter, Section 573(1)(d), Section 568(5)(a)

(See attached Vancouver Charter Provisions)

PARKING VARIANCE BOARD

- Decision of Director of Planning
Building Board of Appeal By-law, Section 7.3

Parking By-law Section(s): _____

(See attached Vancouver Charter Provisions)

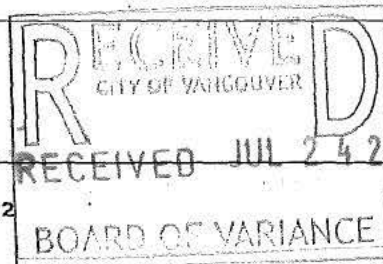
This Appeal is based on the following grounds (please print or type, attaching additional pages if required):

See attached submission to follow.

NOTE: You must state all grounds of appeal that you intend to raise at the hearing of the appeal. Introducing new grounds of appeal at the hearing may result in an adjournment of the hearing by the board.

The following material is attached and made part of this Appeal:

- 1) Submission letter*
- 2) Drawings*
- 3) Refusal letter*
- 4) Support letters*
- 5) Photo evidence*



NOTE: All written material you intend to submit to the board of variance must be attached to this notice of appeal. You may produce other supporting materials, including photographs, plans or diagrams at the appeal hearing.

I/WE declare that the statements contained in this Notice of Appeal and all attachments are, to the best of my/our belief, true and correct in all respects.

I/WE acknowledge that this Notice of Appeal and all attachments are available to the public.

Signature(s) of Appellants: 

Name(s) of Appellant(s) (please print): Emanuel Stone
Swan El-Khatib

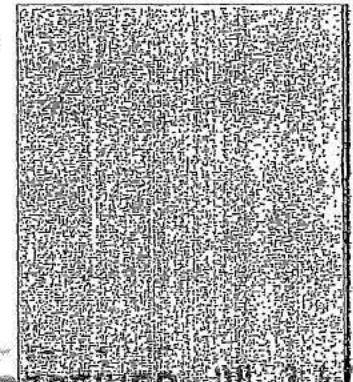
Name of Company (if applicable): Wiebe Wittmann El-Khatib LLP

Mailing Address: 1300-885 West Georgia St.
Vancouver B.C.
V6C 3E8



Telephone: 604.558-0339

Fax: _____

Email: sek@wwelaw.ca



RECEIVED JUL 24 2017

(To be completed by staff)		Date:
 <p>CITY OF VANCOUVER vancouver.ca</p> <p>Louis Ng, B.A., B.Sc. & Dipl.T. Secretary and Freedom of Information Officer Board of Variance, Community Services tel 604.873.7723 cell 604.805.8173 fax 604.873.7475 email louis.ng@vancouver.ca</p>	Signature: <u></u>	
	(To be completed by staff)	
	<p>235157</p> <p>Appeal Number</p>	

RECEIVED
CITY OF VANCOUVER
RECEIVED JUL 24 2017
BOARD OF VARIANCE

May 18, 2017

Mr. Emanuel Stone
6636 Fraser Street
Vancouver, BC
V3T 4T1

Dear Mr. Stone (DBA: Sea to Sky Alternative Healing Society):

**RE: 6636 Fraser Street
Development Permit Number DP-2017-00025**

Please be advised that the Director of Planning has Refused DP-2017-00025 on May 18, 2017, for the following reason(s):

- The proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site, in particular Section 11.28.2(a).
- Objections have been received from neighbouring property owners.
- The proposed use is unsatisfactory at this location.

You may be eligible to appeal this decision to the Board of Variance within 30 days of the date of this letter. For more information please contact the writer.

Yours truly,



Kyle Pringle
Kyle.Pringle@vancouver.ca
(604) 873-7088

KP



BOARD OF VARIANCE / PARKING VARIANCE BOARD
APPEAL DECISION

Appeal No. Z34824 – 6628 Fraser Street (6636 Fraser Street)

Appeal Section: 573(1)(a) & 573(1)(b) Appeal of Decision & Regulation - MMRU
Legal Description: Lot A, Block 4, District Lot 661 and Plan VAP2735.
Lot Size: Irregular site.
Zone: C-2
Related By-Law Clause: Section 11.28.2(a)

Appeal Description:

Requesting a relaxation of Section 11.28.2(a) of the Zoning and Development By-law (under Section 11, Additional Regulations) and in relation to a request to change the use of the existing space to a Medical Marijuana Related-Use at this site (reviewed under preliminary Development Application No. DE419499).

Name of Appellant(s): Kwanbong Lee
Sea to Sky Alternative Healing Society
6636 Fraser Street
Vancouver, B.C.
V5X 3T5


This appeal was heard by the Board of Variance on November 30th, 2016 and was ALLOWED, thereby granting a relaxation of Section 11.28.2(a) of the Zoning and Development By-law (under Section 11, Additional Regulations) and in relation to a request to change the use of the existing space to a Medical Marijuana Related-Use at this site (reviewed under preliminary Development Application No. DE419499), subject to the following condition:

(1) that the development shall otherwise comply with the requirements and regulations of the Zoning and Development By-law to the satisfaction of the Director of Planning.

Additional note to the Appellants:

Please note that all the plans and construction must comply with the requirements of the Building By-law. If there is a question regarding the Board's decision, please contact the Secretary to the Board at (604) 873-7723. The Board's decision recorded in the executive summary Minutes (signed by the Chair of the Board) lies.

Note: Unless otherwise ordered by the Chief Building Official in writing, the owner(s) **must obtain a Sign Permit within one-year from the hearing date** (on successful appeals / allowed appeals).

Signed: 
Secretary to the Board of Variance

Appeal No. Z34824 – 6628 Fraser Street (6636 Fraser Street)

BOARD OF VARIANCE/PARKING VARIANCE BOARD

MINUTES

DATE: November 30th, 2016

TIME: 1:15 PM

PLACE: Committee Room No. 1, Third Floor, City Hall

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A meeting of the Board of Variance/Parking Variance Board was held on **Wednesday, October 05th, 2016 at 1:15 P.M. in Committee Room No. 1, Third Floor, City Hall**, as provided for under Section 573 of the Vancouver Charter and Section 3.2.3 of the Parking By-law.

PRESENT: Gilbert Tan, Chair
Jag Dhillon
Namtez Sohal

ABSENT: Tony Tang

SECRETARY: Louis Ng

**ACTING
RECORDING
SECRETARY:** Carmen Lau

ALSO PRESENT: D. Lee, Processing Ctr. Manager
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**BOARD OF VARIANCE / PARKING VARIANCE BOARD
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Sea to Sky Alternative Healing Society
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V5X 3T5

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Signed: 
Secretary to the Board of Variance

Appeal No. Z34824 – 6628 Fraser Street (6636 Fraser Street)

From: [Freeman, John](#)
To: [Pringle, Kyle](#)
Subject: RE: 6636 Fraser Street Vancouver
Date: Friday, April 21, 2017 11:26:28 AM

Greer and I met with Kaye, Law and a couple of Councilors. The consensus was to refuse based on prox to approved MMRU at 6415 Fraser plus neighbourhood comments (petition). We will make them return to the Board to get approval of the cluster. J

From: Pringle, Kyle
Sent: Friday, April 21, 2017 10:31 AM
To: Freeman, John
Subject: RE: 6636 Fraser Street Vancouver

Thanks John. What do you think in regards to approval/refusal?

Kyle

From: Freeman, John
Sent: Friday, April 21, 2017 9:28 AM
To: Pringle, Kyle
Subject: FW: 6636 Fraser Street Vancouver

From: Sukhwinder Gadey [[mailto:s.22\(1\)](mailto:s.22(1)@)]
Sent: Tuesday, April 11, 2017 6:15 PM
To: Freeman, John
Subject: 6636 Fraser Street Vancouver

Good Evening John

Please find enclosed collected signatures for the objection of application linked with DP-2017-00025.

Thank you

Sukhwinder Gadey
604.653.5216

Freeman, John

From: s.22(1)
Sent: Monday, February 27, 2017 7:35 AM
To: Freeman, John
Subject: Quote Development Application No. DE: 419499

Hi there, I have been going to the folks at Sea To Sky on Fraser St. for the past year now, and I couldn't be happier! Supper friendly staff who make you feel right at home and their very knowledgeable! I will continue to go to Sea To Sky if they remain open!

Freeman, John

From: s.22(1)
Sent: Sunday, March 05, 2017 6:31 PM
To: Freeman, John
Subject: Re: Development Application #DE420305

Hi John, Can you update me on 6415 Fraser street dispensary. Any decision from Director of planning. Please let me also know about Sea To Sky. I believe they were rejected in board of Variance. Are They applying for Temporary permit again?

Thanks

s.22(1)

From: Freeman, John <John.Freeman@vancouver.ca>
Sent: December 1, 2016 11:41 AM
To: s.22(1)
Subject: RE: Development Application #DE420305

Hi s.22(1)

The applicant at 6415 Fraser, Herb Co, is waiting on our decision. The Board of Variance heard an appeal from Sea to Sky at 6628 Fraser yesterday and it was overturned. Did you attend?

Now I expect that the Director of Planning will make a decision on the application from the Herb Co. They will likely be refused but the applicants will appeal no doubt.

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

UPCOMING OUT OF OFFICE Dec 9 & 12th

From: s.22(1)
Sent: Wednesday, November 30, 2016 10:35 PM
To: Freeman, John
Subject: Development Application #DE420305

Hi John,

John I did not hear anything from you regarding this application. After talking to council members my understanding is that this will not go ahead because this is too close to high school and Sea to Sky (other Marijuana Dispensary) And Drug Recovery House.

The same was told by City Staff at Board of variance meeting for Sea to Sky in June ,July. The De application sign is still standing in 6415 Window. I Emailed you Petition signed by 200 neighbours. I want To Give you the original petition copy. please let me know current position of this application.

Thanks
s.22(1)