

File No.: 04-1000-20-2017-117

April 5, 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 March 22, 2017 for:

**In regards to Development Application DE420305, final report of project facilitator (John Freeman) presented to the Director of Planning before making decision to issue the development permit.**

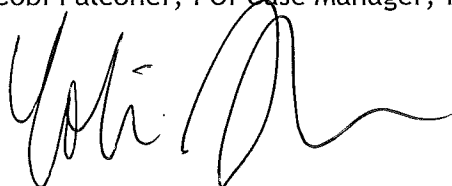
All responsive records are attached.

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](mailto: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 (#04-1000-20-2017-117); 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](mailto: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 over a circular stamp or seal.

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

*Barbara.vanfraassen@vancouver.ca*  
*453 W. 12th Avenue Vancouver BC V5Y 1V4*  
*Phone: 604 .873.7999*  
*Fax: 604.873.7419*

Encl.

:jb

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## MEMORANDUM

January 25, 2017

TO: Director of Planning

FROM: John Freeman

SUBJECT: **6415 FRASER STREET, Vancouver, BC V5W 3A6**  
Development Application Number DE420305

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### Project Description:

Including Letter of Operation submitted by Preetinder Bhayana DBA, Herb Co stamped "RECEIVED" by this department on April 19 2016, to provide interior alterations and change of use from Retail Store to Medical Marijuana-Related Use at this existing commercial building for a limited period of time, expiring January, 25, 2018, unless extended in writing by the Director of Planning.

Following a detailed review of the above noted application, I recommend APPROVAL for the following reasons:

1. This applicant had a cluster winner that he decided not to pursue at 6340 Fraser. He later applied at this location without a cluster win. City staff reviewed the file once the BOV overturned the preliminary decision regarding the cluster loser at 6628 Fraser. Considering the cluster (295m away) was approved by the BOV the Director of Planning was not opposed to approving this alternate location by the cluster winner. Law department also agreed that the cluster has been approved by the BOV and that a cluster that is not significantly closer was not a concern.
2. Staff had no concerns about this location. Social Policy is aware of a drug rehab facility in close proximity but it is for adults only and therefore not subject to opposition. VPD had no concerns regarding the location but will be interested in the application for Business License.
3. Neighbourhood notification by means of site sign (confirmed May 25<sup>th</sup> 2016), web posting (dev apps) and postcards to 527 residents rendered 52 responses - most in opposition and 2 in favour. Generally comments centered on the school use of a church site on 474 E 47<sup>th</sup> Ave. The school itself is next door at 450 E 47<sup>th</sup> Ave and is greater than 297m from the proposed MMRU or 1% of the buffering distance. Objections to the nuisance of having a dispensary on this part of Fraser St is a common one. The conclusion is that because the BOV has approved of the effective cluster we can support this location. The concerns of the neighbours are noted but not persuasive enough to supersede the option of staff in this case.

Please let me know if you have any questions.

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