

File No.: 04-1000-20-2017-448

December 20, 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 9, 2017 for:

Records related to DP 2017-00025:

1. All documents supporting the refusal;
2. A complete list of all reasons why the proposed development does not comply with the zoning regulations, in particular Sec 11.28.2(a);
3. A copy of all objections received from neighbouring property owners;
4. A complete list of all reasons why the proposed use is unsatisfactory at this location and what can be done to remedy each; and
5. All documents related to the The Herb Co. (issued permit DE420305 at 6415 Fraser St).

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.13(1), s.14 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

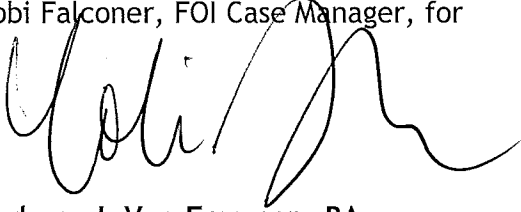
Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, 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 (#04-1000-20-2017-448); 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 over the typed name.

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.

:ma

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

☒ Vancouver Charter, Section 573(1)(b) Zoning and Development By-law, Section(s): 11.28.2(a)
☐ 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

☒ Decision of Director of Planning, Vancouver Charter, Section 573(1)(a) Development Application No. DP-2017-00025
☒ Appealing refusal (MAY 18 / 2017)
☐ Appealing approval
☐ Appealing condition(s) of approval
☐ Decision of Development Permit Board, Vancouver Charter, Section 573(1)(e) Development Application No.
☐ Appealing refusal
☐ Appealing approval
☐ Appealing condition(s) of approval
☐ Refusal of Tree Cutting/Removal Permit, Vancouver Charter, Section 573(1)(f)(i) (67 - DAYS
FUED AFTER
TIE (DP - DATE)
(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
Saman 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@gwwelaw.ca

(To be completed by staff)

Date:



CITY OF
VANCOUVER

vancouver.ca

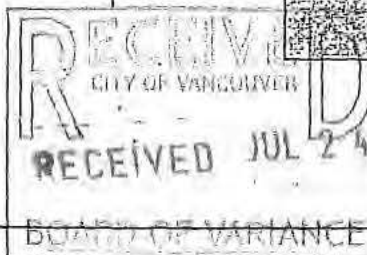
Louis Ng, B.A., B.Sc. & Dipl.T.
Secretary and Freedom of Information Officer
Board of Variance, Community Services
tel 604.873.7723
cell 604.805.8173
fax 604.873.7475
email louis.ng@vancouver.ca

Signature

(To be completed by staff)

235157

Appeal Number



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.

✓ 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.

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

BOARD OF VARIANCE / PARKING VARIANCE BOARD
APPEAL DECISION

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

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Sea to Sky Alternative Healing Society
6636 Fraser Street
Vancouver, B.C.
V5X 3T5

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Additional note to the Appellants:

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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)

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

s.13(1) s.14

s.13(1) s.14

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: 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

s.22(1)

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.

s.13(1)

s.13(1)

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:
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 origional petition copy. please let me know current position of this application.

Thanks
s.22(1)

Freeman, John

From: s.22(1)
Sent: Thursday, March 09, 2017 2:18 PM
To: Freeman, John
Subject: 6636 Fraser Street...DP-2017-00025

Hi John,

I am requesting The Director of Planning to grant an additional two weeks of time limit for this development permit application for me to gether all the signature from the neighbouring properties for objection. This notice has came into our hand yesterday and does not give enough time

The owner of the building is very strongly objecting to this application and wants them to vacate this premisis as soon as possible. When he gave the lease to this tenant with the understanding that they will be selling the prescription drug and not medical marijuana and was mislead. The existing lease will expire on December 31, 2017 and he is not willing to renew the lease. The neighbouring tenants are complaining to him for having this marijuana store in his building. The foul smell is every where in the neighbourhood.

We do not need this marijuana store in this area as most of the business is run by ethnic community and are totally against having this kind of business in this area. I hope you will grant an additional time.

Regards

s.22(1)

Freeman, John

From: s.22(1)
Sent: Thursday, March 09, 2017 4:13 PM
To: Freeman, John
Subject: Re: 6636 Fraser Street...DP-2017-00025

Hi John,

Thank you for your kind consideration of extending the time limit. Fortunately, this will give us enough time to go to our neighborhood to get their signature. This kind of business does not fit in this area. I suggest that they should take this business to downtown area area.

Regards

s.22(1)

On Thursday, March 9, 2017 3:48 PM, "Freeman, John" <John.Freeman@vancouver.ca> wrote:

Hi s.22(1)

We take all comments up to the date of decision by the Director of Planning so you will certainly have a couple more weeks to do so. The date for decision will likely be at the end of March or early April.

Please note that the Board of Variance (<http://vancouver.ca/your-government/board-of-variance.aspx>) overturned a preliminary refusal from the City for the proposed change of use at this location. If you have any questions about this process I am happy to help or put you in touch directly with the BOV@vancouver.ca.

Thank you very much for your email about **6636 Fraser Street**. Your letter will become part of the official file for this Development Application (**DP-2016-00025**). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending **March 17th 2017**, you will receive an update when the Application has arrived at a Decision by the Director of Planning and if it is issued. All comments will be considered up until the date of Decision. Your feedback is very important to the process and will help shape this application.

Your email will only be used to communicate with you about this Development Application. Please note that all comments and responses to this application 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).

Kind Regards,

John Freeman Project Facilitator 604 871 6076
John.freeman@vancouver.ca Development, Buildings and Licensing - City of Vancouver

From: s.22(1)
Sent: Thursday, March 09, 2017 2:18 PM
To: Freeman, John
Subject: 6636 Fraser Street...DP-2017-00025

Hi John,

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We do not need this marijuana store in this area as most of the business is run by ethnic community and are totally against having this kind of business in this area. I hope you will grant an additional time.

Regards

s.22(1)

Freeman, John

From: s.22(1)
Sent: Saturday, March 11, 2017 5:50 AM
To: Freeman, John
Subject: DP-2017-00025

Dear John,

I live on east 50th at Fraser. I am opposing the granting of a Medical Marijuana Related use permit to 6636 Fraser Street. This is a very family oriented area with children, adults, and seniors. Whether the clients are real medical-purpose users, recreational users, or drug abusers, this type of store attracts a lot of unwanted visitors who will bring along a lot of crime to this peaceful neighbourhood. Also, it is located in the midst of a very busy everyday shopping area, and will definitely aggravate the already tight parking situation. Operations like this should be placed in commercial/industrial areas so as to cause minimal disruptions to peaceful family-oriented neighbourhoods. Thanks.

s.22(1)

Freeman, John

From: s.22(1)
Sent: Saturday, March 11, 2017 3:51 PM
To: Freeman, John
Subject: Development Application DP-2017-00025

Dear Mr. Freeman:

I am responding to the Notice of Development Application DP-2017-00025 for Sea to Sky Alternative Healing Society at 6636 Fraser Street. I live just around the corner from this commercial unit and I object to having this Marijuana store in my neighbourhood. I want this unit to remain a Retail unit and not a Medical Marijuana-Related Use store. I pass by this unit on a daily basis to shop on Fraser Street and often there are patrons to this marijuana store smoking their joints on the sidewalk right out front. I also see cars illegally parking at the corner of Fraser and 50th Avenue, often with either the driver or the passenger running out of the vehicle and into this store. I also object to the late operating hours proposed because of the increased traffic to the area that late at night. Even the retail stores on that block and are not open that late at night, especially on the weekends. This stretch of Fraser Street is a family-oriented neighbourhood with many teenagers (including my own children) walking in front of this marijuana store on their way to John Oliver Secondary School on 41st and Fraser Street. Having this store in such a prominent area with patrons smoking out front and the big green marijuana sign on the sidewalk makes marijuana use appealing to youth. The use of marijuana has not been legalized yet in Canada and none of the laws/restrictions have been formally laid out. Even cigarettes and tobacco which are legal are not openly advertised by the stores that sell them. I am against having this marijuana store in my neighbourhood because of increased traffic, illegally parked cars, increased smoke pollution and the susceptibility of youth.

Sincerely yours,

s.22(1)

Freeman, John

From: s.22(1)
Sent: Sunday, March 12, 2017 1:48 PM
To: Freeman, John
Cc: s.22(1)
Subject: Reference: DP-2017-00025 6636 Fraser Street

Mr. John Freeman,
I am writing to you as your name was given on the Notice of Development Application, which we received on March 10. Please forward to the Director of Planning regarding our concerns.

We strongly oppose to the development of a medical marijuana-related use facility on 6636 Fraser Street. We believe that such facility will attract drug users to this middle class neighborhood and will attract criminal activities in this area.

s.22(1) dering our comments.

Freeman, John

From: s.22(1)
Sent: Tuesday, March 21, 2017 5:11 PM
To: Freeman, John
Subject: 6636 Fraser Street....DP-2017-00025

Follow Up Flag: Follow up
Flag Status: Completed

Hi John,

Today this afternoon I dropped the list of name and the people who are opposing this development. There are approx 40 in total who have signed this list.

Regards

s.22(1)

Freeman, John

From: s.22(1)
Sent: Saturday, March 11, 2017 2:57 PM
To: Freeman, John
Subject: DP-2017-00025 Comments

Dear Mr Freeman,

I am writing to add my thoughts to the Notice of Development Application for 6636 Fraser Street - DP-2017-00025.

I am a resident just a block away from the subject store. I frequently walk past the store and am not impressed by what I've seen. It is evident that the staff like to smoke cigarettes and other materials right in front of the store. When I have to walk through that pollution, I get stared down as though I am inconveniencing them. This from the staff is disheartening and puts one on unease.

The customers that frequent the premises also seem to park where they please, at odd angles or illegally at the corners of the block. Parking in this neighbourhood as at a premium already, so I am not a fan of more cars being added to the situation. Perhaps the Parking by-law enforcement can help with that situation.

The hours that are being planned - everyday 9am to 10pm seems to be a bit late and invites more trouble to this area.

The sense of entitlement - to park wherever, to smoke wherever, intimidate passersby with stare-downs is not what is needed in my neighbourhood.

I am opposed to this Development Application based on my observations. As a 30+ year resident and homeowner here, please stop this.

Kind regards,

s.22(1)

From: [KELLER, Jodyne](#)
To: [Pringle, Kyle](#)
Subject: RE: 6636 Fraser St - DP-2017-00025 - MMRU
Date: Monday, January 23, 2017 10:17:48 AM

Hello Kyle,

I have reviewed the address as well as Emmanuel Stone's files.
The VPD has no concerns at this time.

Jodyne

A/Sgt. Jodyne Keller
Community Policing Services Unit
Vancouver Police Department
604-717-3138
jodyne.keller@vpd.ca



From: Pringle, Kyle [mailto:Kyle.Pringle@vancouver.ca]
Sent: Wednesday, January 11, 2017 3:01 PM
To: KELLER, Jodyne; Mistry, Ty
Cc: Freeman, John
Subject: 6636 Fraser St - DP-2017-00025 - MMRU

Hi Jodyne and Ty,

We have received an application from Sea to Sky Alternative Healing Society to change the use at 6636 Fraser St from Retail to Medical Marijuana Related Use. An application was previously submitted and refused under DE419499 (this location is less than 300m from an approved MMRU); however, the Board of Variance has overturned our refusal.

Attached are copies of the Plan Set and Operations Letter.

Let me know if you have any comments or questions.

Regards,

Kyle Pringle

Project Coordinator - Development Review Branch
Planning & Development Services - City of Vancouver

West Annex at City Hall, 515 West 10th Avenue

phone (604)873-7088

email kyle.pringle@vancouver.ca

NOTICE OF DEVELOPMENT APPLICATION

**6636 Fraser Street
DP-2017-00025**



February 28, 2017

Sea to Sky Alternative Healing Society has applied to the City of Vancouver for permission to change the use of this existing commercial unit from Retail to Medical Marijuana-Related Use. The proposal includes the following:

- change of use from Retail Store to Medical Marijuana-Related use;
- proposed floor area of approximately 877 square feet; and
- proposed operating hours Monday to Sunday 9am – 10pm.

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

We welcome your written comments on this application by **March 10, 2017**. For more information and updates, visit: vancouver.ca/devapps

Or contact John Freeman, Project Facilitator at **604-871-6076** or john.freeman@vancouver.ca

From: [Wilson, Terry](#)
To: [Pringle, Kyle](#); [Co, Rebecca](#)
Cc: [Cavell, Kevin](#)
Subject: RE: 6636 Fraser St - DP-2017-00025 - Engineering Review
Date: Tuesday, April 11, 2017 2:16:30 PM
Attachments: [image001.png](#)

Yes. Give the people their pot.

From: Pringle, Kyle
Sent: Tuesday, April 11, 2017 2:15 PM
To: Wilson, Terry; Co, Rebecca
Cc: Cavell, Kevin
Subject: RE: 6636 Fraser St - DP-2017-00025 - Engineering Review

Are you guys otherwise ok with the application under the premise that the parking area isn't going to be altered as part of the application?

From: Wilson, Terry
Sent: Tuesday, April 11, 2017 2:11 PM
To: Pringle, Kyle; Co, Rebecca
Cc: Cavell, Kevin
Subject: RE: 6636 Fraser St - DP-2017-00025 - Engineering Review

It is what it is, the owner/tenants can figure out how they want to use it.

From: Pringle, Kyle
Sent: Tuesday, April 11, 2017 1:30 PM
To: Wilson, Terry; Co, Rebecca
Cc: Cavell, Kevin
Subject: RE: 6636 Fraser St - DP-2017-00025 - Engineering Review

The parking layout as illustrated is essentially the same as approved under BP212661 (1990), BU413084 (1999), and BU459085 (2013) – except for the random wheel stops which I believe are graphical errors (see photo below).



From: Wilson, Terry
Sent: Tuesday, April 11, 2017 10:50 AM
To: Pringle, Kyle; Co, Rebecca
Cc: Cavell, Kevin
Subject: RE: 6636 Fraser St - DP-2017-00025 - Engineering Review

What was approved previously? They shouldn't have wheel stops in front of the o/h doors and the garbage room.

From: Pringle, Kyle
Sent: Tuesday, April 11, 2017 9:29 AM
To: Wilson, Terry; Co, Rebecca
Cc: Cavell, Kevin
Subject: 6636 Fraser St - DP-2017-00025 - Engineering Review

Hi guys,

I have an application to change the use of a Retail unit at 6636 Fraser St into a Medical Marijuana Related Use. I understand Kevin advised John Freeman that Engineering reviews would not be required for MMRUs; however, this application is getting a lot of neighbourhood attention, and I was wondering if you wouldn't mind having a quick look at the Site Plan.

The existing parking layout is terrible, but, because they're changing between two similar uses, we're not going to increase the parking requirements.

The drawings are attached.

Thanks,

Kyle Pringle

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

West Annex at City Hall 515 West 10th Avenue

phone (604)873-7088

email kyle.pringle@vancouver.ca

From: [Mistry, Ty](#)
To: [Pringle, Kyle](#)
Subject: RE: 6636 Fraser St - DP-2017-00025 - MMRU
Date: Thursday, January 12, 2017 8:52:38 AM

Good morning Kyle,

The MMRU change of use application from Sea to Sky Alternative Healing Society at 6636 Fraser Street meets the City of Vancouver's distancing requirements in regards to youth-serving facilities.

Thanks,

Ty

Ty Mistry | Social Planner
Community Services | City of Vancouver
t. 604.871.6697 | f. 604.871.6048
ty.mistry@vancouver.ca

From: Pringle, Kyle
Sent: Wednesday, January 11, 2017 3:01 PM
To: KELLER, Jodyne; Mistry, Ty
Cc: Freeman, John
Subject: 6636 Fraser St - DP-2017-00025 - MMRU

Hi Jodyne and Ty,

We have received an application from Sea to Sky Alternative Healing Society to change the use at 6636 Fraser St from Retail to Medical Marijuana Related Use. An application was previously submitted and refused under DE419499 (this location is less than 300m from an approved MMRU); however, the Board of Variance has overturned our refusal.

Attached are copies of the Plan Set and Operations Letter.

Let me know if you have any comments or questions.

Regards,

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

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: 6636 Fraser St # 4 Specifics: 4

Floor Level: 1 # Suite No: 4

Legal Description:

Lot(s) ✓ Block(s) - District Lot(s) - Plan Number(s) -

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: Emanuel Stone

Mailing Address: S.22(1)

City: Surrey Postal Code: V3T 4T1

E-mail Address: info@seatosky604.com

Phone Number: 778-835-5371 Fax Number:

Company Name: Sea to Sky Alternative Healing Society

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

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: Gurdial Singh

Address: 6628 Fraser St City: Vancouver

Postal Code: V6X 3T5 Phone Number: 604 671-0200

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: Sea to Sky

Address: 6636 Fraser St City: Vancouver

Postal Code: V6X 3T5 Phone Number: 604-420-5659

Job Contact:

Address: City:

Postal Code: Phone Number:

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

Address: City: Postal Code:

Phone Number: Business License Account Number:

This application is to: (Check applicable boxes)

001 ☐ Construct a new building(s)

002 ☐ Add to an existing building

003 ☐ Alter the interior/exterior

004 ☐ Add to a building and alter the existing portion

005 ☐ Add to a building and change the use

006 ☐ Add to the building, alter existing portion and change use

007 ☐ Interior/exterior alterations and change of use

008 ☐ Enclose an area of an existing building (balcony enclosures)

011 ☐ Project/Site Permit

014 ☒ Change of use

015 ☐ Retain use

016 ☐ Alter grade (raise or lower grade)

022 ☐ Alterations to legalize a suite

023 ☐ Alterations for a new suite

026 ☐ Demolish

☐ Commercial

☐ Fire damaged building

☐ Non-rental one-family dwelling

☐ Heritage building

☐ Residential rental building

028 ☐ Temporary tents

030 ☐ Construct a garage/carport

031 ☐ Add/alter/demo garage/carport

038 ☐ Construct partial - framing, etc.

040 ☐ Excavate - valid for project address et al.

041 ☐ Move building from another site

042 ☐ Move building on the same site

043 ☐ Install a pool, fence, tennis court, boat ramp, sign, or similar

044 ☐ Upgrade seismic and/or sprinkler

045 ☐ Mechanical kitchen exhaust, roof top unit, satellite dish

046 ☐ Prefabricated structure placed on site

047 ☐ Fire damage repair

048 ☐ Flood damage repair

050 ☐ Landscape only

053 ☐ Building envelope repair

Is this a new tenant? ☐ Yes ☒ No

What is the existing use? RETAIL

What is the proposed use? MINI

How many storeys? 2

How many levels of underground parking? 0

How many new rooftop units? 0

Describe work to be done:
(Complete carefully, Your application will be based on your written description.)
no building work

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

Will any of the following be altered/repaired/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

Total number of dwelling units:

Existing

Proposed

Total number of housekeeping units:

Total number of sleeping units:

Complete the following related permit information

Development Permit/Application Number DE

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.

TITLE SEARCH PRINT

File Reference: 2686-001

Declared Value \$840,000

2017-01-06, 12:56:30

Requestor: Amanda Brown

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	GC13105
From Title Number	GC13103
	GC13104
Application Received	1989-01-31
Application Entered	1989-03-04
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	GURDIAL SINGH GADEY, BUSINESSMAN KANTA GADEY, HOUSEWIFE 469 EAST 18TH AVENUE VANCOUVER, BC V5V 1E9 AS JOINT TENANTS
Taxation Authority	CITY OF VANCOUVER
Description of Land	
Parcel Identifier:	002-622-190
Legal Description:	LOT A BLOCK 4 DISTRICT LOT 661 PLAN 2735
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	EASEMENT AND INDEMNITY AGREEMENT
Registration Number:	309314M
Registration Date and Time:	1960-04-14 12:16
Registered Owner:	CITY OF VANCOUVER
Nature:	MORTGAGE
Registration Number:	BA370442
Registration Date and Time:	2006-04-28 11:13
Registered Owner:	COAST CAPITAL SAVINGS CREDIT UNION

TITLE SEARCH PRINT

File Reference: 2686-001

Declared Value \$840,000

2017-01-06, 12:56:30

Requestor: Amanda Brown

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

ASSIGNMENT OF RENTS

BA370443

2006-04-28 11:13

COAST CAPITAL SAVINGS CREDIT UNION

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE



Sea to Sky Alternative Healing Society
6636 Fraser St.
Vancouver, BC, V5X 3T5
(604) 420-5559
www.seatosky604.com

January 6, 2017

City of Vancouver, Planning and Development Services
Development Services Division
Development Review Branch
453 West 12th Avenue
Vancouver, BC, V5Y 1V4

Operational Letter for DE419499

1. Description of Operation

Our current operation on 6636 Fraser Street does meet the zoning requirements for a MMRU business. We are a non-profit society that offers a safe and non-judgmental space for our members to procure medical cannabis. We sell strictly medical cannabis products and accessories to use those products. Our services are only available to those struggling with chronic health issues. As such, membership to our society requires one to provide a recommendation from a provincially registered health care practitioner, or to provide medical records indicating diagnoses of conditions that cause chronic pain/discomfort. Members must be 19+ years old.

2. Hours of Operation

We will be open from 9:00 am to ^{10:00 PM} ~~11:00~~ pm every day.

3. Name of the Operator

I, Emanuel Stone, will be responsible for the day-to-day operations on behalf of Sea to Sky Alternative Healing Society.

Emanuel Stone
Director at Sea to Sky Alternative Healing Society (S-0060162)
6636 Fraser St.
778-835-5371, info@seatosky604.com

Please note that the previous individual cited on the application on behalf of Sea to Sky Alternative Healing Society (Kwanbong Lee) is not operating this location. Please update your records accordingly.

4. Relaxation Rationale

N/A

5. Projected number of clients

On average, we have about 30-60 members visiting us each day. We currently have about 4800 members.

6. Number of Staff

We have 4 people on staff. This includes myself, the 2 other directors, and 1 additional employee.

7. Additional Information

- Noise mitigation is not required
- There will be no line-ups extending outside of the premises

If you have any questions regarding the foregoing, please do not hesitate to contact me.

Sincerely,



SEA TO SKY ALTERNATIVE HEALING SOCIETY

By its authorized signatory Emanuel Stone



Community Services Group
Licenses and Inspections

Certificate of Inspection

Development Permit (DP) Inspection | Permit Refusal

Inspection Number: DP-2017-00025-01

Inspection Date: 12 Jul 2017

Inspector: Name: Andy Chinfen
Office Hours: M-F 3pm - 4:30pm
Phone: (604) 871-6628

Address: 6636 FRASER STREET
Vancouver, BC

Contractor:

Inspection Result: Failed

Comments: July 12 - Attended site 9am. Store was just opened by staff (Jessica). As far as she knows, they are going through BOV. Gave me Manny ^{s.22(1)} as the contact. Called Manny, he said BOV meeting is leither late this month or early next month according to their lawyer.

Last Update By	Last Update Date	Locked?	Note Type	Note Text
Rob Waite	2017-06-01 09:56:34	False	General Note	17 May 31 - TA31389
Rob Waite	2017-06-01 11:01:17	False	General Note	Per Diana on Nay 29, 2017 – 6636 Fraser St – Sea to Sky Alternative Healing Society – had their development permit refused on May 18, 2017. This means that now they are subject to enforcement and should be ticketed as they are open and operating without any permits or licences.
Rob Waite	2017-06-08 08:01:47	False	General Note	17 June 7 - TA31390
Rob Waite	2017-06-12 08:22:40	False	General Note	17 June 9 - TA31188
Rob Waite	2017-06-15 07:54 01	False	General Note	17 June 14 - TA31196
Rob Waite	2017-06-16 08:34:33	False	General Note	17 June 15 - TA31553
Rob Waite	2017-06-21 08:20:39	False	General Note	17 June 20 - TA31566
Rob Waite	2017-06-27 08:13 03	False	General Note	17 June 26 - TA31589
Alvin Leung	2017-07-06 09:44:39	True	General Note	17 July 5 - TA31687
Rob Waite	2017-07-13 08:19:35	False	General Note	17 July 12 - TA31692
Rob Waite	2017-07-18 08:09 04	False	General Note	17 July 17 - TA31707
Rob Waite	2017-07-21 08:37:17	False	General Note	17 July 20 - TA31732
Rob Waite	2017-07-25 08:42 04	False	General Note	17 July 24 - TA31735
Rob Waite	2017-07-28 15:29 02	False	General Note	17 July 28 - TA31739
Rob Waite	2017-08-02 08:16:39	False	General Note	17 Aug 01 - TA31747
Rob Waite	2017-08-08 09:13 56	False	General Note	17 Aug 03 - TA31750
Alvin Leung	2017-08-09 10:44 09	True	General Note	17 Aug 08 - TA31791
Alvin Leung	2017-08-11 09:13:36	True	General Note	17 Aug 10 - TA31796
Rob Waite	2017-08-15 07:57:18	False	General Note	17 Aug 14 - TA31729
Rob Waite	2017-08-18 08:40:24	False	General Note	17 Aug 17 - TA39416
Alvin Leung	2017-08-23 08:53:39	True	General Note	17 Aug 22 - TA31801
Rob Waite	2017-08-28 08:05:24	False	General Note	17 Aug 24 - TA39433
Kyle Pringle	2017-08-30 08:07:49	True	General Note	17 Aug 29 - TA39434
Kyle Pringle	2017-08-31 11:23:28	True	General Note	17 Aug 30 - TA31814
Kyle Pringle	2017-09-08 09:44 06	True	General Note	17 Sep 07 - TA31832
Kyle Pringle	2017-10-04 08:49:14	True	General Note	17 Sep 08 - TA31844
Kyle Pringle	2017-09-14 09:35:19	True	General Note	17 Sep 13 - TA39172
Kyle Pringle	2017-09-21 08:08:41	True	General Note	17 Sep 15 - TA39184
Kyle Pringle	2017-09-21 08:08:41	True	General Note	17 Sep 20 - TA39211
Kyle Pringle	2017-10-04 08:43:40	True	General Note	17 Oct 03 - TA39248
Kyle Pringle	2017-10-04 08:50:11	True	General Note	17 Sep 21 - TA39217
Kyle Pringle	2017-10-04 08:55:26	True	General Note	17 Sep 28 - TA39231
Kyle Pringle	2017-10-04 08:55:43	True	General Note	17 Sep 29 - TA39237
Kyle Pringle	2017-10-06 08:29:48	True	General Note	17 Oct 05 - TA39293
Kyle Pringle	2017-10-11 08:31:33	True	General Note	17 Oct 10 - TA39301
Kyle Pringle	2017-10-13 08:10:31	True	General Note	17 Oct 12 - TA39306
Kyle Pringle	2017-10-19 08:30:23	True	General Note	17 Oct 18 - TA39317
Kyle Pringle	2017-10-20 11:28:33	True	General Note	17 Oct 19 - TA39322
Kyle Pringle	2017-10-27 08:48:26	True	General Note	17 Oct 26 - TA39497
Kyle Pringle	2017-10-27 08:48:26	True	General Note	17 Oct 25 - TA39491
Kyle Pringle	2017-11-06 08:56 08	True	General Note	17 Oct 31 - TA39504
Kyle Pringle	2017-11-06 08:56 08	True	General Note	17 Nov 02 - TA39510
Kyle Pringle	2017-11-10 09:38:12	True	General Note	17 Nov 07 - TA31355
Kyle Pringle	2017-11-10 09:38:12	True	General Note	17 Nov 09 - TA31362

Alterations to Existing Buildings - Energy Requirements

IMPORTANT Energy Checklist Process: Applicability

Some project types do not need to complete the energy checklist process. Projects where the entire scope of work is limited to the following, are exempt from the energy checklist and submission process.

- Alarm System Installation/Retrofit
- Electric Vehicle Charging Station Installation/Retrofit
- Elevator Upgrade
- Parkade: Resurfacing/Water Membrane Retrofit
- Interior Demolition: Must meet 2 conditions;
 - 1. Not occupiable without a future tenant improvement and building permit, and
 - 2. Entire scope of work must not in involve energy components of the building's systems.
- Re & Re: Scope of work involves the removal and replacement of items, specifically appliances, tubs, basins, sinks, and associated fixtures, as well as toilets, and exhaust fans (<1 HP). Projects that include millwork, alterations to interior walls, and the overhauling of kitchens or washrooms is not considered Re & Re work.
- Site/External Alterations: Scope of work is exterior to the building envelope's energy components and independent of the building's operations. Ex: Cladding systems, canopy/awning, site work such as soil remediation, drainage systems, surface parking lot work, kiosk upgrades, patio expansions (without light, power, heat systems etc).
- Tenant Equipment (with the exception of kitchen air system equipment): Scope of work is entirely limited to the installation/alteration/removal of tenant equipment that does not involve the energy components of building operation systems. Ex: Racking systems, commercial or retail equipment (ex: spray booths, computers, phone systems, laundromat equipment, medical equipment).

Any project where the scope of work involves energy components of the building's systems, such as building envelope insulation, exterior doors or glazing/skylights, motors (>1 HP), burners, coils, heat exchangers, transformers, receptacles, lights, and/or controls for HVAC/Lighting/Service Water Heating systems, is required to complete the energy checklist and submission process.

How to apply for an exemption from the energy checklist process: Projects eligible for the energy checklist exemption can submit a completed Energy Checklist Exemption form found within the "Energy Requirements for Tenant Improvements" document (link below). Simply print out the exemption form and indicate the applicable project type(s). Include the exemption form with your building permit application package.

IMPORTANT: Applying the Energy Checklist Exemption to an ineligible project will result in the building permit application being rejected on the basis of insufficient energy documentation.

[Access the Energy Requirements for Tenant Improvements document](#)

Tutorials: Training Videos

In January 2016, the City of Vancouver began providing training videos to assist applicants needing to complete the energy checklists for permit applications. The training videos are available on a City of Vancouver web page via the following link:

[Access the energy checklist Training Videos](#)

Submission Format and Process

Effective January 11, 2016, this Alterations checklist is to be submitted at the Permit application stage. Submit in hard copy format then any revisions can later be submitted in digital format (Excel file and PDF files) via email to the appropriate email account per below. Once your City Project Coordinator is known, all subsequent submissions are to continue to be submitted to the appropriate account while cc'ing your project's Project Coordinator. Failing to include the Project Coordinator will delay the response time of the review.

When submitting to the accounts, make sure you submit to the appropriate account. During your application, the Enquiry Officer will inform you if the project is likely to follow the Field Review path or the Building Review Branch (BRB) review path.

Field Review Path: If your project is accepted for the Field Review path then email your completed energy

documents to CSGdevenergy@vancouver.ca

BRB Review Path: If your project is accepted for the BRB Review path then email your completed energy documents to CSG-BRBEnergy@vancouver.ca

IMPORTANT: Make sure the Subject line of the email starts with the project address, followed by the project building permit number, otherwise your energy submission may not be matched with your documents and your project will not be reviewed.

Example: Subject: 365 Windermere Rd (BP-2016-12345)

The content of this submission is to reflect the scope of work only, and not the base building equipment or envelope characteristics.

Occupancy Permit Application Stage

Complete the Occupancy Permit portion of the same energy checklist finalized during the building permit stage, then submit with your occupancy permit application.

Check the appropriate box that confirms whether or not the building permit stage energy checklist still accurately reflects the completed project. If not, then indicate this and resubmit the appropriate energy compliance forms needed to update the energy documents for this project. Resubmit only the forms needed to accurately reflect the changes made during the construction phase.

Alterations to Existing Buildings

Use the "Energy Checklist for Alterations to Existing Buildings" when the following two conditions apply;

- i) the project space has been previously occupied, and
- ii) the scope of work includes one or more of the following classifications: Repair, Minor Renovation, Major Renovation, Reconstruction, Additions, Changes of Major Occupancy Classification

(Note: For "Additions" projects, this checklist is to be used in conjunction with the New Construction energy checklist, so the Part 11 Energy Upgrade Mechanism can be applied to the original/existing building.)

Permit applications for "alteration" projects are to report their energy compliance for both;

- i) Part 10 of the 2014 Vancouver Building By-law (VBBL) and its reference of ASHRAE 90.1-2010, and
- ii) Part 11 of the 2014 VBBL and its Energy Upgrade Mechanism requirements.

It is important to note that the energy requirements under Part 10 are independent of those under Part 11. Any exemption from the Part 11 energy requirements does not affect the project's Part 10 energy compliance requirements.

Completing the Checklist for Alterations to Existing Buildings

Review the training videos - link provided above.

At the bottom of this screen there are a number of excel tabs. The next tab is the "Energy Checklist - Alterations" and is to be completed and submitted for building permit. Note that there are several other tabs that show samples of various completed checklists. Be sure to follow these samples carefully to minimize the chance of delaying your permit application. It is important to note that checklists with blanks will be considered incomplete and the applicant will be asked to resubmit.

The checklist is divided into three parts;

- i) General building data meant to provide information relevant to building energy performance,
- ii) Energy requirements of the VBBL's Part 10 which references the ASHRAE and NECB energy standards/code, and
- iii) Energy upgrade requirements of the VBBL's Part 11

The content of this submission is to reflect the scope of work only, and not the base building equipment or envelope characteristics.

Specific information about how to apply and complete the energy sections can be found below.

General Building Data

Provide information about the building and project. Review the Samples (see tabs at bottom of screen) and complete the building and/or tenancy address information as per the samples.

Indicate all applicable Categories of Alterations triggered by the scope of work. Indicate the Use of the space or spaces, and their respective areas. Indicate the building's status with respect to Neighbourhood Energy (N/E) systems.

Category of Alteration (shown as "Indicate all that apply")

There are a number of alteration categories. The final category applied to a project is always based on the scope of work and/or

space use classification.

Alterations projects typically include some level of construction. Change of Major Occupancy Classification projects do not necessarily involve construction. Regardless, all building permit applications are assessed on scope of work and changes to Major Occupance classification. The intake staff will assist with this determination, although this information can also be found within Vancouver's Building By-law.

If unsure, then use the following as a guide:

Voluntary Upgrade: This is the voluntary upgrade of a building's energy component such as replacing a boiler with a more efficient boiler, or any piece of an HVAC system with a more efficient piece or system, or lighting with more efficient lighting. It is important to note that any and all work performed on the building's envelope is always defined as Voluntary Upgrade. **Voluntary Upgrade is not an exemption under the Part 11 Energy Upgrade Mechanism, however, it is an alteration that does not trigger additional upgrade requirements.**

Minor Renovation: (Most alterations projects fall into this category.) This is the alteration of non-energy components, such as interior walls or floors, within a single suite/tenancy, or multiple suites/tenancies that are being consolidated into a single suite/tenancy.

Major Renovation: This is the alteration of non-energy components, such as interior walls or floors, within a single suite/tenancy, or multiple suites/tenancies that will result in multiple suites/tenancies.

Change of Major Occupancy Classification: This scenario is a significant change of use that has a multitude of implications pertaining to the building, electrical, and fire codes. Issues might include changes to occupancy levels and/or hazard levels etc. as well as trigger required changes to lighting power levels.

Space Use, Area & Performance Information

Most alterations projects are limited to a single space with a single space use such as office or retail, however some alterations projects involve a single space with multiple uses such as an office or retail in front with a workshop or warehouse or storage space or spaces in back. Some alterations projects will involve more than one space, sometimes on more than one floor. Indicate as many different space uses as is relevant to the project. Note that the "[Building Use Description](#)" tool is available if unsure about how to categorize a particular space and its use.

Indicate the area of each space listed in square meters. Also, indicate the total area of all spaces involved in the alteration project, when grouped as;

- "Non-residential Conditioned Space":	Spaces pertaining to Commercial, Retail, Industrial, Institutional uses etc.
- "Residential Conditioned Space":	Common areas in residential buildings including building envelope work of residential suites
- "Semiheated Space":	Spaces not fully "conditioned". Typically storage areas or work garages with overhead doors that are often opened or left open. Basically, not designed to maintain 22C.

(Note that the term "Conditioned" is meant to indicate "heated" and/or "air-conditioned" and suitable for continuous occupancy, as opposed to semiheated storage spaces not meant to be occupied.)

Building Entrance(s): Indicate if the space is accessed directly from the outdoors and whether or not the scope of work includes alterations to an existing outdoor entrance, or the creation of a new outdoor entrance.

Neighbourhood Energy (N/E) Systems

(Neighbourhood energy systems are energy supply systems such as the steam system in Gastown that supplies heat to buildings typically through below grade tie-in and heat exchanger systems)

First, if the building is within a N/E area then use the drop-down to indicate which system, otherwise indicate "N/A" if not within a N/E area. Next, indicate if the building is actually connected to the N/E system as some buildings are not connected. Answering these two questions will automatically result in the "TI's thermal energy requirement" being indicated in the last box. For instance, it may forbid the use of electric water heaters to be installed as the building may already provide stop-outs for heat exchanger type water heaters.

Energy Requirements: VBBL Part 10 - ASHRAE 90.1-2010

ASHRAE 90.1-2010 energy requirements for alterations projects are dependent upon the scope of work. The energy-related scope of work is determined through the following applicability process for the following areas;

Applying the ASHRAE Energy Requirements for Alterations to Existing Buildings

Within each section of the 90.1-2010 energy standard, ASHRAE outlines its requirements for alterations work in the energy related

areas of Building Envelope, HVAC, Service Water Heating, Power, and Lighting. The following can be used to determine if ASHRAE's 90.1-2010 energy requirements apply based on the project's scope of work in these areas.

- Building Envelope applies...**
... if your scope of work on the building envelope includes the addition or deletion of glazing, skylights, doors, or insulation.

IMPORTANT: All Building Envelope work is automatically considered "Voluntary Upgrade". This can be indicated on row 12 and on rows 76-78 of the checklist.
- HVAC applies...**
... if you are adding any HVAC equipment (including kitchen exhaust and make-up air systems) that has an energy component such as motors (greater than 1 HP), burners, coils, or heat exchangers.
- Service Water Heating applies...**
... if you are adding any Service Water Heating equipment (boilers, hot water heater, on-demand system) that has an energy component such as motors (greater than 1 HP), burners, coils, or heat exchangers.
- Power applies...**
... if you are adding new Transformers or new Receptacles.
- Lighting applies...**
... if you are adding lighting, and/or
... if you are replacing or removing more than 10% of the connected lighting load to a space.

Steps:

- i) Determine which sections apply and indicate on the checklist.
- ii) Indicate the responsible party for each section.
- iii) Review the Sample tabs and complete each section accordingly.
- iv) Use the links (blue underlined) within each section to access the City of Vancouver's web page for ASHRAE supporting documents. Complete only the documents within the sections that apply to the project. Note that the web page has an information sheet for each section if help is needed to complete the ASHRAE forms. Also, note that there are samples of completed Service Water Heating forms as well as Lighting forms for both Building Area Method and Space By Space Method.

Energy Statements on Drawings

This criteria does not apply to Part 11 TI projects.

Energy Requirements: VBBL Part 11 - Energy Upgrade Mechanism

Starting January 1, 2015, all building alterations must comply with the energy upgrade process within Part 11 of the Vancouver Building By-law, unless eligible for an exemption.

The VBBL's Part 11 energy upgrade requirements for alterations projects are triggered by the application for a building permit. Existing buildings undergoing alterations are required to perform some level of energy upgrade to their respective space or building, using the methodology outlined within Appendix A of the 2014 VBBL. The following scenarios are exempted from the energy upgrade mechanism;

Exemptions from the Energy Upgrade Mechanism Requirement

Please note that some conditions exempt a project from the Part 11 Energy Upgrade Mechanism process. All projects are still required to comply with the ASHRAE requirements when they apply to alteration work.

Energy Upgrade Mechanism process exemptions, based on building types:

- Temporary Building/Use (< 1 year)
- Base Building built to ASHRAE 90.1-2007

- Base Building built to ASHRAE 90.1-2010
- Base Building built to NECB 2011

Note that the Building Status will automatically indicate if the base building was designed to ASHRAE 90.1-2007 or better.

Energy Upgrade Mechanism process exemptions, based on project types (Acceptance of exemptions are at the discretion of the

CBO, or the CBO's representative.):

Interior Demolition

(Note: It is possible for an Interior Demolition project to involve energy components such as lighting, which would require supporting documentation pertaining to the ASHRAE section, meanwhile this exemption can still be used for the Part 11 Energy Upgrade section due to the space being unoccupiable without a future tenant improvement permit. Due to the energy component work triggering the ASHRAE documentation, this checklist and submission process would need to be completed.)

Scope of work is limited to interior alterations involving removal of non-load bearing walls, fixed millwork and related electrical/plumbing so that the space reverts back to a shell state that is not occupiable without future tenant improvement work and building permit. Future tenant improvement work and building permit will be required for occupancy of this space at which time Part 11 energy upgrades will be triggered. An interior demolition resulting in an occupiable space cannot use this exemption and will trigger the Part 11 energy upgrade during the demolition stage.

Subdividing Existing Commercial Space

Scope of work of an existing office or retail space is being subdivided into small units. A new space is created as an empty (shell) space that is not occupied. Future tenant improvement work and building permit will be required for occupancy of this space at which time Part 11 energy upgrades will be triggered.

Repair (Fire, Flood, Leak)

Scope of work is different from "Repair" under Part 11's Flow Chart No.1 which is based on normal operation's wear and tear. This Repair work can be due to fire, flood, water leak, etc. where additional work triggered by Part 11 may be onerous and not covered by insurance.

Minor Alterations

Scope of work is deemed as very minor, such as installing hand/mop sink to meet Health Department requirements. If scope of work involves any work with walls such as their relocation, or the creation or filling of openings, this exemption does not apply.


IMPORTANT - Voluntary Upgrade

(See definition in General Building Data section above) Voluntary Upgrade is not an exemption under the Part 11 Energy Upgrade Mechanism, however, it is a Category of Alteration that does not trigger additional upgrade requirements.

Applying the Energy Upgrade Mechanism Process

Steps:

- i) On row 12 of the Alterations checklist, indicate the Building Permit classifications that apply to this project based solely on the project's scope of work,
- ii) Within the Part 11 section of the checklist, list the Categories of Alterations based on all the building permit classifications being applied. Note that each category of alterations will end with an "E" number from E1 to E6.
- iii)
In each case, select a Path of Options with an E number matching the E number of the category of alterations chosen. (Review the section above to confirm if your entire scope of work is potentially covered by the Voluntary Upgrade option).
- iv) The "Dominant Path" is the Path Option with the largest E number, from those already selected in iii above. The Dominant path will end with an "L" number unless a BOMA BEST path is chosen;
- v) For an Energy Upgrade selection, choose based on whether a BOMA BEST path was chosen or a Retrofit path with an "L" number was chosen;
 - a) if a BOMA BEST path is chosen then complete the remaining section using the appropriate inputs.
 - b) if a Retrofit path with an "L" number was chosen, then choose an appropriate energy upgrade, matching the "L" number of the Dominant Path. Add this upgrade to the project's scope of work and indicate the drawing number incorporating the appropriate instructions to the contractor.

	Energy Checklist for Alterations to Existing Buildings (90.1-2010 & Energy Upgrade Trigger)					
Building Address :		6415	FRASER STREET	Building Permit Application No.:		bp-2017-02250
Tenancy Address :		6417	FRASER STREET			
This form is to be completed <u>digitally</u>. For ease of use, drop boxes and pop-up instructions are included.						
IMPORTANT - Submission Format and Process Effective January 11, 2016, this Alterations checklist is to be completed and submitted at the Permit <u>application</u> stage. Submit as hard copy and later in digital format via email to the appropriate account (see Intro tab). Include all relevant documents pertaining to scope of work. Subject line to include project address then building permit application number (BP# or DB#).						
Space Use, Area & Performance Information		Indicate all that apply:				
Primary Use/Area:		Retail	186	100%	Minor Reno	
Second Use/Area:						
Tertiary Use/Area:						
Total Area (m ²):		Retail	186			
Neighbourhood Energy (N/E) Systems		If within a Neighbourhood Energy area, indicate which system:				
Base Building's N/E status:		N/A	NE Map: N/A			
		TI's thermal energy requirement: N/A				
VBBL - Part 10 Energy - ASHRAE 90.1 - 2010 Deliverables		Are Reg'd Professionals involved with this project? No				
Prescriptive Option - Deliverables (Required)						
Sect 5) Building Envelope		Info	No	Shivam Investments - Ben Goyal	Applicability: N/A	
N/A		Building Envelope Compliance Form (Part I)		N/A	Energy Statements on Drawings Dwg #: N/A	
N/A		Building Envelope Compliance Form (Part II)		N/A	Complies with 5.1.3 Envelope Alterations of 90.1	
or, N/A		Building Envelope Energy Performance Comparison Calculator				
Sect 6) HVAC		Info	No	Shivam Investments - Ben Goyal	Applicability: N/A	
N/A		HVAC Simplified Approach		N/A	Energy Statements on Drawings Dwg #: N/A	
or both of the following;				N/A	Complies with 6.1.1 2 Additions to Existing Buildings	
N/A		Mandatory Provisions		N/A	Complies with 6.1.1 3 Alterations to HVAC in EB	
N/A		Prescriptive Requirements		Source of Ventilation design: n/a		
Sect 7) Service Water Heating		Info	No	Sunny Bhayana	Applicability: N/A	
N/A		Service Water Heating Compliance Forms		N/A	Energy Statements on Drawings Dwg #: N/A	
N/A		Electric/Gas Water Heating System is Allowed		N/A	Complies with 7.1.1 3 Alterations to Existing Buildings	
Sect 8) Power			No	Sunny Bhayana	Applicability: N/A	
Sect 9) Lighting		Info	Yes	Sunny Bhayana	Applicability: Applies	
X		Lighting Compliance Forms (pdf)		N/A	Energy Statements on Drawings Dwg #: N/A	
or the following;				X	Drawing: Reflected Ceiling Plan Dwg #: E3	
N/A		Lighting Compliance Doc (excel)		X	Complies with 9.1.2 Lighting Alterations	
VBBL - Part 11 Existing Buildings - Energy Upgrade Mechanism		Exemption: None				
Building Status:		T Ps Eligible?	No	BOMA BEST?	No	90.1-2007 or better? No
Categories of Alterations		Path Options				
Rehabilitation - Minor Renovation (E2)		E2 - Retrofit Path: 1 @ L2				
Dominant Option:		E2 - Retrofit Path: 1 @ L2				
Option Chosen and Incorporated into Project Drawings (indicate drawing numbers)						
L2 - Lighting - Upgrade to incorporate Automatic Lighting Shutoff (per 9.4.1.1 of ASHRAE 90.1 - 2010)		Dwg #:				
Other:		Dwg #:				

http://vancouver.ca/building-energy-requirements

DOC/2012/155502

Version: 170110-1

Retail Store refers to individual stores used to conduct the retail sale of non-food consumer goods such as clothing, books, toys, sporting goods, office supplies, hardware, and electronics. Buildings containing multiple stores should be classified as enclosed mall, lifestyle center, or strip mall. Gross Floor Area should include all space within the building(s), including sales areas, storage areas, offices staff break rooms, elevators, and stairwells. To receive an ENERGY STAR score, a Retail Store must be asingle store that is at least 5,000 square feet and has an exterior entrance to the public. The ENERGY STAR score applies to: Department Stores, Discount Stores, Supercenters, Warehouse Clubs, Drug Stores, Dollar Stores, Home Center/Hardware Stores, and Apparel/Specialty Stores (e.g. books, clothing, office products, toys, home goods, and electronics). Eligible store configurations include: free standing stores; stores located in open air or strip centers (a collection of attached stores with common areas that are not enclosed); and mall anchors. Retail configurations not eligible to receive an ENERGY STAR score include: enclosed malls; individual stores located within enclosed malls; lifestyle centers; strip malls; and individual stores that are part of a larger non- mall building (i.e. office or hotel). Convenience Stores, Automobile Dealerships, and Restaurants are not eligible to earn an ENERGY STAR score as Retail. Supermarkets are eligible for an ENERGY STAR score under the Supermarket property type. Note: In order to be eligible to earn ENERGY STAR certification, your building must be located in the US or its territories, or owned by the US government outside of the US.

2	Data Extracted from (ab Name)	Version	Build gnr Address	enent or CHU no	IPs Eligible	BOMA BEES? 2011	BP Application No	Primary Use	Primary Use Area	Secondary Use	Secondary Use Area	ertiary Use	ertary Use Area	Non Res Space Area	Res d Space Area	San hae d School Area	Any Res Proj ect Project?	Voluntary Upgrade, Repair, Small Suite Minor Renovation, Major Renovation, Change MOC Alteration (Addition)	NE System	Base Bldg's NE Status	Thermal Energy Reqmt	Blade Enc	HVAC	SWH	Power	Lighting	Exemptions	Categories of Alterations	Option Chosen (Required)	Non Menu Item Chosen (Required)	
	General Building Information																		Permit type(s)		NE Energy Systems		ASHRAE Scope of Work					Energy Use/Grade			
	Data Mining Admin																														
File or Checklist: Attachments																															



City of Vancouver
453 West 12th Avenue
Vancouver, British Columbia
Canada V5Y 1V4

Development and Building Permit

DB-2017-02250

Issue Date: Jun 28, 2017

Status: Issued

Applicant	Contractor	Location of Permit
Preetinder Bhayana DBA: The Herb Co. Agent for Tenant s.22(1) Vancouver, BC V6A 4K7		6415 FRASER STREET Vancouver, BC V5W 3A6

Related Permits:

Specific Location:

Temporary Use Dates:

Legal Description: LOT 10 EXCEPT PART IN PLAN 5651
BLOCKS 4 TO 6 DISTRICT LOT 649
PLAN 2236

Land Coordinate: 21076919

Additional Contact Information

Name	Role	Phone Number
CONTRACTOR C/O OWNER	Contractor	

Project Description

Interior alterations for tenant improvements and change of use from retail to Medical Marijuana-Related Use at this existing commercial building.

Exterior alterations include the removal of the existing tiles on the bottom wall and replace the existing cladding with new wood slat cladding. Okay per Ji-taek Park, Apr 28, 2017

Separate awning/sign permit is required.

L2 - Lighting - Upgrade to incorporate Automatic Lighting Shutoff (per 9.4.1.1 of ASHRAE 90.1 - 2010)

Uses

Type	Category	Specifics	Occupancy	Permitted / Required	Existing	Proposed	Units	Note
Retail Uses	Medical Marijuana - Related Use		E - Mercantile					

Items

Type	Category	Specifics	Permitted / Required	Existing	Proposed	Units	Note
HPO	Not Required	Mixed Use - Commercial Only					



City of Vancouver
453 West 12th Avenue
Vancouver, British Columbia
Canada V5Y 1V4

Development and Building Permit

DB-2017-02250

Terms and Conditions

- All new work shall comply with the Vancouver Building By-Law (No. 10908 and amendments) and all its referenced standards, including ASHRAE Standard 90.1-2010 or NECB 2011 and their associated conditions.
- 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, building of 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 ensuring permit, including negligence and/or the failure to observe all by-laws, acts or regulations.
- This permit is issued without the benefit of a full plan check, on the condition that the work will meet the approval of the District Building Inspector.
- One set of approved up-to-date drawings being available for viewing at the jobsite.
- All work to the satisfaction of the District Building Inspector.
- Both the construction and the ongoing operation of the building (including noise emanating from mechanical equipment) shall be in compliance with the provisions of Noise Control By-law No. 6555.

Inspections

Description	
P9 - Final	
P9 - Fire Separation	
P9 - Forms/Foundation	
P9 - Framing	
P9 - Sheathing	
P9 - Underslab	
P9 - Insulation and vapor barrier	
Electrical Permit	Prior to Completion
Plumbing Permit	Prior to Completion
Occupancy Permit	Prior to Completion

Additional Notes

Book inspections by calling 3-1-1 within Vancouver or 604-873-7000 from outside Vancouver.

Permit Fees

Description	Amount	Tax Amounts	Fee Total	Fee Adjs	Pmts and Adjs	Balance
Building Permit Fee	\$531.00		\$531.00	\$0.00	\$531.00	\$0.00
04(c) - Alt or Change Use - No Comprehensive Review	\$306.00		\$306.00	\$0.00	\$306.00	\$0.00
					Total:	\$0.00

This permit shall be kept available on the site for presentation to Police Officers or City Inspectors.



City of Vancouver
453 West 12th Avenue
Vancouver, British Columbia
Canada V5Y 1V4

Development Permit

DE420305

Issue Date: Feb 03, 2017

Status: Issued

Applicant

PREETINDER BYAYANA
s.22(1)
VANCOUVER, BC V6A4K7

Location

6415 FRASER STREET
Vancouver, BC V5W 3A6

Related Permits:

Specific Location: 6417 FRASER

Legal Description: LOT 10 EXCEPT PART IN PLAN
5651 BLOCKS 4 TO 6 DISTRICT
LOT 649 PLAN 2236

Temporary Use Dates: Feb 03, 2017 - Feb 03, 2018

Land Coordinate: 21076919

Additional Contact Information

Name	Phone Number
SHIVAN INVESTMENTS LTD 4152 FRASER ST	6046046044

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 February, 03, 2018, unless extended in writing by the Director of Planning.

Uses

Type	Category	Specifics	Permitted / Required	Existing	Proposed	Units	Note
Retail Uses	Medical Marijuana - Related Use					Sq. Feet	

Items

Type	Category	Specifics	Permitted / Required	Existing	Proposed	Units	Note
DCL	Exemption	No Additional Floor Area					

Terms and Conditions

- All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health & Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 W Broadway. Should compliance with the Health Acts necessitate changes to this permit and/or approved plans the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.



Development Permit

DE420305

City of Vancouver
453 West 12th Avenue
Vancouver, British Columbia
Canada V5Y 1V4

- This Development Permit is valid for a period of 12 months from the date of issuance - unless otherwise validated by a Building Permit.

Additional Notes

Book inspections by calling 3-1-1 within Vancouver or 604-873-7000 from outside Vancouver.

Permit Fees

Description	Amount	Tax Amounts	Fee Total	Fee Adjs	Pmts and Adjs	Balance
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Total:



Community Services Group
Licenses and Inspections

Certificate of Inspection

Development and Building Permit (DB) Inspection | P9 - Framing

Inspection Number: DB-2017-02250-04

Inspection Date: 10 Oct 2017

Inspector: Name: Scott Easby
Office Hours: 8:30AM - 9:30AM
Phone: (604) 873-7879

Address: 6415 FRASER STREET
Vancouver, BC V5W 3A6

Contractor:

Inspection Result: Passed

Comments: Partial approval-work required & t-bar ceiling to do.

Inspection Checklist Details

● J. Fire/Sound Separation

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● I. Accessibility requirements

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● H. Adaptable Housing Requirements

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● G. Mechanical Ventilation

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● F. Roof/Attic Spaces

Status: N/A

Deficiency:
Code Section:
Comments:

Resolution Date:

- E. Stairs

Status: N/A

Deficiency:
Code Section:
Comments:

Resolution Date:

- D. Fire Blocks

Status: N/A

Deficiency:
Code Section:
Comments:

Resolution Date:

- Crawl Space

Status: N/A

Deficiency:
Code Section:
Comments:

Resolution Date:

- C. Framing

Status: N/A

Deficiency:
Code Section:
Comments:

Resolution Date:

- B. Safety

Status: N/A

Deficiency:
Code Section:
Comments:

Resolution Date:

- A. Inspection General

Status: N/A

Deficiency:
Code Section:
Comments:

Resolution Date:



Electrical Inspection | Rough Wire

Community Services Group
Licenses and Inspections

Certificate of Inspection

Inspection Number: EP-2017-07598-02

Inspection Date: 03 Oct 2017

Inspector: Name: Bryan Joyce
Office Hours: 0830 to 0930 Monday to Friday
Phone: (604) 873-7979

Address: 6415 FRASER STREET
Vancouver, BC V5W 3A6

Contractor: A1 Tech Electric Ltd
8823 141A St
Surrey, BC V3V 7W5
Office: (778) 855-7961

Inspection Result: Passed

Comments:

Inspection Checklist Details

● 03. Grounding & Bonding

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● 13. Other

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● 11. EV, PV, Renewable

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● 10. Class 1/Class 2/Comm

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● 09. Life Safety Systems

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● 08. Heating

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● 07. Mtr, Gen, Xfmr, Captr

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● 06. Fixtures, Fittings, Equip

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● 05. Raceways, Boxes

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● 04. Br Ccts, Cndtrs, Cables, Cords
LV

Status: Pass

Deficiency:

Resolution Date:

Code Section:

Comments:

● 02. Dist, Protect'n, Control

Status: N/A

Deficiency:
Code Section:
Comments:

Resolution Date:

- 01. Service

Status: N/A

Deficiency:
Code Section:
Comments:

Resolution Date:

- 12. Energy Compliance

Status: N/A

Deficiency:
Code Section:
Comments:

Resolution Date:



Community Services Group
Licenses and Inspections

Certificate of Inspection

Development and Building Permit (DB) Inspection | P9 - Framing

Inspection Number: DB-2017-02250-03

Inspection Date: 05 Oct 2017

Inspector: Name: Scott Easby
Office Hours: 8:30AM - 9:30AM
Phone: (604) 873-7879

Address: 6415 FRASER STREET
Vancouver, BC V5W 3A6

Contractor:

Inspection Result: Not Ready

Comments: Not ready, fire-separation repair & fire stopping work to do. Trade rough-in to be complete & inspected.

Inspection Checklist Details

● J. Fire/Sound Separation

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● I. Accessibility requirements

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● H. Adaptable Housing Requirements

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● G. Mechanical Ventilation

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● F. Roof/Attic Spaces

Status: N/A

Deficiency:
Code Section:
Comments:

Resolution Date:

- E. Stairs

Status: N/A

Deficiency:
Code Section:
Comments:

Resolution Date:

- D. Fire Blocks

Status: N/A

Deficiency:
Code Section:
Comments:

Resolution Date:

- Crawl Space

Status: N/A

Deficiency:
Code Section:
Comments:

Resolution Date:

- C. Framing

Status: N/A

Deficiency:
Code Section:
Comments:

Resolution Date:

- B. Safety

Status: N/A

Deficiency:
Code Section:
Comments:

Resolution Date:

- A. Inspection General

Status: N/A

Deficiency:

Code Section:

Comments:

Resolution Date:

Inspection Number: PP-2017-03198-03

Inspection Date: 25 Sep 2017

Inspector: Name: Derek Slykerman
Office Hours: 8:30 - 9:30 AM
Phone: (604) 873-7084

Address: 6415 FRASER STREET
Vancouver, BC V5W 3A6

Contractor: Ajit's Plumbing Heating & Electrical
Contracting Ltd
976 E 52ND AV
Vancouver, BC V5X 1H2
Office: (778) 322-7540

Inspection Result: Passed

Comments: Info given to contractor regarding pipe protection required. Will send photo.
AAV required on 2" trap arm.

Inspection Checklist Details

● Waterservice

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● Water

Status: Pass

Deficiency:

Resolution Date:

Code Section:

Comments:

● Vents

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● Sumps/Interceptors

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

- Drainage

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

- Permit

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

- Other

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:



Electrical Inspection | Rough Wire

Community Services Group
Licenses and Inspections

Certificate of Inspection

Inspection Number: EP-2017-07598-01

Inspection Date: 26 Sep 2017

Inspector: Name: Bryan Joyce
Office Hours: 0830 to 0930 Monday to Friday
Phone: (604) 873-7979

Address: 6415 FRASER STREET
Vancouver, BC V5W 3A6

Contractor: A1 Tech Electric Ltd
8823 141A St
Surrey, BC V3V 7W5
Office: (778) 855-7961

Inspection Result: Passed

Comments: LV wiring- requires a permit and must be installed correctly.
It is not part of this permit.

Inspection Checklist Details

● 03. Grounding & Bonding

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● 13. Other

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● 11. EV, PV, Renewable

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● 10. Class 1/Class 2/Comm

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● 09. Life Safety Systems

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● 08. Heating

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● 07. Mtr, Gen, Xfmr, Captr

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● 06. Fixtures, Fittings, Equip

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● 05. Raceways, Boxes

Status: Pass

Deficiency:

Resolution Date:

Code Section:

Comments:

● 04. Br Ccts, Cndtrs, Cables, Cords

Status: Pass

Deficiency:

Resolution Date:

Code Section:

Comments:

●

02. Dist, Protect'n, Control

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● **01. Service**

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● **12. Energy Compliance**

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:



City of Vancouver
453 West 12th Avenue
Vancouver, British Columbia
Canada V5Y 1V4

Electrical Permit

EP-2017-07598
Installation / Repair
Commercial

Issue Date: Sep 15, 2017

Application Date: Sep 14, 2017

Applicant	Contractor	Location of Permit
A1 Tech Electric Ltd 8823 141a Surrey, BC V3V 7W5	A1 Tech Electric Ltd 8823 141A St Surrey, BC V3V 7W5 Office: (778) 855-7961	6415 FRASER STREET Vancouver, BC V5W 3A6

Building/Development Permit #: DB-2017-02250

Specific Location:

Project:
Type of Work: Addition

Legal Description: LOT 10 EXCEPT PART
IN PLAN 5651 BLOCKS
4 TO 6 DISTRICT LOT
649 PLAN 2236

Associated with Enforcement Action: No

Land Coordinate: 21076919

Work Description

added plugs and pot lights

Application Information

FSR Name: bhavandeep simk
FSR Class Code: B

FSR Number: CEL010105435
New Power Service: No

Total Installation Value: 2,500

Relocate Service: No

Increase Power Service: No

New Service: No

Volts:

Service Phase:

Amps:

Size of Service Conductor:

Transformer KVA:

Material of Service Conductor:

Available Fault Current: kA

Service Box Interrupting Capacity: kA

Size of Grounding Conductor:

Installation Details

Item	Item
-Fixtures/Fittings	-Branch/Appliance Circuits
	-Lighting

Terms and Conditions

- All qualified electrical workers on job sites are required to produce evidence that they are registered in accordance with the Industry Training Authority Act (ITAA) or they are in possession of a worker qualification certificate recognize by the Provincial Electrical Safety Manager. All other electrical workers on these sites must be registered as "trainees" under the ITAA.
- All electrical equipment, mechanical equipment, and/or venting installed or altered under this permit must comply with the provisions of the City of Vancouver Noise Control By-law No. 6555.
- This permit is intended for wiring and installation of electrical equipment and is valid for a period of not more than 90 days from the date of issuance. Exception: (1) operating permit is valid for a period not exceeding 12 calendar months from the date of issuance; (2) permit for a temporary use of electrical power is valid for a period not exceeding (a) 6 months for a single and two family dwelling, and (b) one year for



Electrical Permit

EP-2017-07598
Installation / Repair
Commercial

City of Vancouver
453 West 12th Avenue
Vancouver, British Columbia
Canada V5Y 1V4

all other uses. This permit may be extended on request by the applicants. The work under this permit is authorized pursuant to the city of Vancouver electrical by-law.

- 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.

- Lighting installations must meet the energy efficiency requirements of Section 7.3.6 of the Electrical By-law No.5563 and Section 10.2, Part 10, Division B of the Vancouver Building By-law.

Inspections Required

Inspections / Approvals before permit is complete include:

Code	Description	Order
E300	Rough Wire	1
E100	Underground	2
E900	Final	3

Additional Notes

Book inspections by calling 3-1-1 within Vancouver or 604-873-7000 from outside Vancouver.

Permit Fees

Description	Amount	Tax Amount	Fee Total	Fee Adjs	Pmts and Adjs	Balance
Application	\$240.80		\$240.80	\$0.00	\$240.80	\$0.00
Total:						\$0.00



Community Services Group
Licenses and Inspections

Certificate of Inspection

Development and Building Permit (DB) Inspection | P9 - Field Review

Inspection Number: DB-2017-02250-02

Inspection Date: 28 Jun 2017

Inspector: Name: Scott Easby
Office Hours: 8:30AM - 9:30AM
Phone: (604) 873-7879

Address: 6415 FRASER STREET
Vancouver, BC V5W 3A6

Contractor:

Inspection Result: Approved

Comments: Revised plans required.
June 20/2017-Left message with applicant-still awaiting for 2 sets of revised plans.
June 23,2017-Revised drawings received. To be reviewed asap and call Sunny @ 778-707-5555 if any problem.

Inspection Checklist Details

● A. Inspection general

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● B. Exiting

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● C. Fire separation

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● D. Ramps and stairs

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

- E. Washrooms

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:



City of Vancouver
453 West 12th Avenue
Vancouver, British Columbia
Canada V5Y 1V4

Development and Building Permit

DB-2017-02250

Issue Date: Jun 28, 2017

Status: Issued

Applicant

Preetinder Bhayana DBA: The Herb Co.

Agent for Tenant

s.22(1)

Vancouver, BC V6A 4K7

Contractor

Location of Permit

6415 FRASER STREET
Vancouver, BC V5W 3A6

Related Permits:

Temporary Use Dates:

Specific Location:

Legal Description: LOT 10 EXCEPT PART IN PLAN 5651
BLOCKS 4 TO 6 DISTRICT LOT 649
PLAN 2236

Land Coordinate: 21076919

Additional Contact Information

Name	Role	Phone Number
CONTRACTOR C/O OWNER	Contractor	

Project Description

Interior alterations for tenant improvements and change of use from retail to Medical Marijuana-Related Use at this existing commercial building.

Exterior alterations include the removal of the existing tiles on the bottom wall and replace the existing cladding with new wood slat cladding. Okay per JI-taek Park, Apr 28, 2017

Separate awning/sign permit is required.

L2 - Lighting - Upgrade to Incorporate Automatic Lighting Shutoff (per 9.4.1.1 of ASHRAE 90.1 - 2010)

Uses

Type	Category	Specifics	Occupancy	Permitted / Required	Existing	Proposed	Units	Note
Retail Uses	Medical Marijuana - Related Use		E - Mercantile					

Items

Type	Category	Specifics	Permitted / Required	Existing	Proposed	Units	Note
HPO	Not Required	Mixed Use - Commercial Only					



City of Vancouver
453 West 12th Avenue
Vancouver, British Columbia
Canada V5Y 1V4

Development and Building Permit

DB-2017-02250

Terms and Conditions

- All new work shall comply with the Vancouver Building By-Law (No. 10908 and amendments) and all its referenced standards, including ASHRAE Standard 90.1-2010 or NECB 2011 and their associated conditions.
- 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, building of 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 ensuring permit, including negligence and/or the failure to observe all by-laws, acts or regulations.
- This permit is issued without the benefit of a full plan check, on the condition that the work will meet the approval of the District Building Inspector.
- One set of approved up-to-date drawings being available for viewing at the jobsite.
- All work to the satisfaction of the District Building Inspector.
- Both the construction and the ongoing operation of the building (including noise emanating from mechanical equipment) shall be in compliance with the provisions of Noise Control By-law No. 6555.

Inspections

Description	
P9 - Final	
P9 - Fire Separation	
P9 - Forms/Foundation	
P9 - Framing	
P9 - Sheathing	
P9 - Underslab	
P9 - Insulation and vapor barrier	
Electrical Permit	Prior to Completion
Plumbing Permit	Prior to Completion
Occupancy Permit	Prior to Completion

Additional Notes

Book inspections by calling 3-1-1 within Vancouver or 604-873-7000 from outside Vancouver.

Permit Fees

Description	Amount	Tax Amounts	Fee Total	Fee Adjs	Pmts and Adjs	Balance
Building Permit Fee	\$531.00		\$531.00	\$0.00	\$531.00	\$0.00
04(c) - Alt or Change Use - No Comprehensive Review	\$306.00		\$306.00	\$0.00	\$306.00	\$0.00
					Total:	\$0.00

This permit shall be kept available on the site for presentation to Police Officers or City Inspectors.

Inspection Number: PP-2017-03198-01

Inspection Date: 03 Aug 2017

Inspector: Name: Gurwinder Gadey
Office Hours: 7:30 AM to 9:00 AM
Phone: (604) 512-2354

Address: 6415 FRASER STREET
Vancouver, BC V5W 3A6

Contractor: Ajit's Plumbing Heating & Electrical
Contracting Ltd
976 E 52ND AV
Vancouver, BC V5X 1H2
Office: (778) 322-7540

Inspection Result: Passed

Comments: Partial inside ok
Thrust restrains ok
Building penetration to see

Inspection Checklist Details

● **Waterservice**

Status: Pass

Deficiency:

Resolution Date:

Code Section:

Comments:

● **Water**

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● **Vents**

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● **Sumps/Interceptors**

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

- Drainage

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

- Permit

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

- Other

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:



Community Services Group
Licenses and Inspections

Certificate of Inspection

Development and Building Permit (DB) Inspection | P9 - Field Review

Inspection Number: DB-2017-02250-01

Inspection Date: 08 Jun 2017

Inspector: Name: Preetinder Bhayana
Office Hours:
Phone: (778) 707-5555

Address: 6415 FRASER STREET
Vancouver, BC V5W 3A6

Contractor:

Inspection Result: Cancelled

Comments:

Inspection Checklist Details

● A. Inspection general

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● B. Exiting

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● C. Fire separation

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● D. Ramps and stairs

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● E. Washrooms

Status: N/A

Deficiency:

Code Section:

Comments:

Resolution Date:

Inspection Number: PP-2017-03198-02

Inspection Date: 03 Aug 2017

Inspector: Name: Gurwinder Gadey
Office Hours: 7:30 AM to 9:00 AM
Phone: (604) 512-2354

Address: 6415 FRASER STREET
Vancouver, BC V5W 3A6

Contractor: Ajit's Plumbing Heating & Electrical
Contracting Ltd
976 E 52ND AV
Vancouver, BC V5X 1H2
Office: (778) 322-7540

Inspection Result: Passed

Comments: Underground DWV ok
Vents to see
Previous inspection recorded from wrong permit.

Inspection Checklist Details

● Waterservice

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● Water

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● Vents

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

● Sumps/Interceptors

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

- Drainage

Status: Pass

Deficiency:

Resolution Date:

Code Section:

Comments:

- Permit

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

- Other

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:



Plumbing Permit

PP-2017-03198

City of Vancouver
453 West 12th Avenue
Vancouver, British Columbia
Canada V5Y 1V4

Commercial

Issue Date: Aug 02, 2017

Application Date: Aug 02, 2017

Applicant

Ajit's Plumbing Heating & Electrical
Contracting Ltd
976 E 52ND AV
Vancouver, BC V5X 1H2

Contractor

Ajit's Plumbing Heating & Electrical
Contracting Ltd
976 E 52ND AV
Vancouver, BC V5X 1H2
Office: (778) 322-7540

Location of Permit

6415 FRASER STREET
Vancouver, BC V5W 3A6

Building / Development Permit Number: DB-2017-02250

Specific Location:

Project:

Legal Description: LOT 10 EXCEPT PART
IN PLAN 5651 BLOCKS
4 TO 6 DISTRICT LOT
649 PLAN 2236

Type of Work: Renovation

Land Coordinate: 21076919

Associated with Enforcement Action: No

Work Description

Interior alterations for tenant improvements and change of use from retail to Medical Marijuana-Related Use at this existing commercial building.

Installation Details

Pipe Length: 0

Total Fixture Quantity: 4

See final pages for a detailed breakdown of all fixtures

Terms and Conditions

- The work under this permit is authorized pursuant to Part 7, Plumbing Services, of Division B of The Vancouver Building By-Law.
- The applicant is responsible for ensuring that the building sewer meets the depth location of the public sewer connection as determined by the Sewer Design Branch of the Engineering Department.
- WARNING: This permit does not otherwise authorize a use that is not approved under the Zoning and Development and/or Building By-laws, such as adding another dwelling or housekeeping unit.
- 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



Plumbing Permit

PP-2017-03198

City of Vancouver
453 West 12th Avenue
Vancouver, British Columbia
Canada V5Y 1V4

Commercial

Inspections Required

Inspections / Approvals required before permit is completed include:

Code	Description	Order
P500	Rough In	1
P700	Tubs/Showers	2
P900	Final	3

Additional Notes

Book inspections by calling 3-1-1 within Vancouver or 604-873-7000 from outside Vancouver.

Permit Fees

Description	Amount	Tax Amounts	Fee Total	Fee Adjs	Pmts and Adjs	Balance
Application	\$222.00		\$222.00	\$0.00	\$222.00	\$0.00
					Total:	\$0.00



Plumbing Permit

PP-2017-03198

City of Vancouver
453 West 12th Avenue
Vancouver, British Columbia
Canada V5Y 1V4

Commercial

Fixtures

	AG 1
Water Closet	0
Wash Basin	0
Bath Tub	0
Shower	0
Sink	2
Dish Washer	2
Automatic Washer	0
Roof Drain	0
Floor Drain	0
Urinal	0
Ice Maker	0
Drink Fountain	0
Janitor Sink	0
H2O Tank Drain	0
Area Drain	0
Catch Basin	0
Grease Interceptor	0
Inside Backflow Preventer	0
Outside Backflow Preventer	0
Bar Sink	0
Bidet	0
Outside Sump	0
Inside Sump	0
Pump Storm Sump	0
Trade Waste Interceptor	0
Oil Interceptor	0
Miscellaneous	0

Description for miscellaneous fixtures:



City of Vancouver
453 West 12th Avenue
Vancouver, British Columbia
Canada V5Y 1V4

Electrical Permit

EP-2017-07598
Installation / Repair
Commercial

Issue Date: Sep 15, 2017

Application Date: Sep 14, 2017

Applicant	Contractor	Location of Permit
A1 Tech Electric Ltd 8823 141a Surrey, BC V3V 7W5	A1 Tech Electric Ltd 8823 141A St Surrey, BC V3V 7W5 Office: (778) 855-7961	6415 FRASER STREET Vancouver, BC V5W 3A6

Building/Development Permit #: DB-2017-02250

Specific Location:

Project:
Type of Work: Addition

Legal Description: LOT 10 EXCEPT PART
IN PLAN 5651 BLOCKS
4 TO 6 DISTRICT LOT
649 PLAN 2236

Associated with Enforcement Action: No

Land Coordinate: 21076919

Amendments

Date	Description
Sep 29, 2017	AMEND: ADD LOW VOLTAGE WIRING - CAMERA WIRING. SEPT 29/17

Work Description

added plugs and pot lights

AMEND: ADD LOW VOLTAGE WIRING - CAMERA WIRING.
SEPT 29/17

Application Information

FSR Name: bhavandeep simk
FSR Class Code: B

FSR Number: CEL010105435
New Power Service: No

Total Installation Value: 2,500

Relocate Service: No

Increase Power Service: No

New Service: No

Volts:

Service Phase:

Amps:

Size of Service Conductor:

Transformer KVA:

Material of Service Conductor:

Available Fault Current: kA

Service Box Interrupting Capacity: kA

Size of Grounding Conductor:

Installation Details

Item	Item
-Fixtures/Fittings	-Branch/Appliance Circuits -Class 2 Circuits (extra-low voltage: intercom, security-prewire) -Lighting



Electrical Permit

EP-2017-07598
Installation / Repair
Commercial

City of Vancouver
453 West 12th Avenue
Vancouver, British Columbia
Canada V5Y 1V4

Terms and Conditions

- All qualified electrical workers on job sites are required to produce evidence that they are registered in accordance with the Industry Training Authority Act (ITAA) or they are in possession of a worker qualification certificate recognize by the Provincial Electrical Safety Manager. All other electrical workers on these sites must be registered as ""trainees" under the ITAA.
- All electrical equipment, mechanical equipment, and/or venting installed or altered under this permit must comply with the provisions of the City of Vancouver Noise Control By-law No. 6555.
- This permit is intended for wiring and installation of electrical equipment and is valid for a period of not more than 90 days from the date of issuance. Exception: (1) operating permit is valid for a period not exceeding 12 calendar months from the date of issuance; (2) permit for a temporary use of electrical power is valid for a period not exceeding (a) 6 months for a single and two family dwelling, and (b) one year for all other uses. This permit may be extended on request by the applicants. The work under this permit is authorized pursuant to the city of Vancouver electrical by-law.
- 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.
- Lighting installations must meet the energy efficiency requirements of Section 7.3.6 of the Electrical By-law No.5563 and Section 10.2, Part 10, Division B of the Vancouver Building By-law.

Inspections Required

Inspections / Approvals before permit is complete include:

Code	Description	Order
E300	Rough Wire	1
E100	Underground	2
E900	Final	3

Additional Notes

Book inspections by calling 3-1-1 within Vancouver or 604-873-7000 from outside Vancouver.

Permit Fees

Description	Amount	Tax Amount	Fee Total	Fee Adjs	Pmts and Adjs	Balance
Application	\$240.80		\$240.80	\$0.00	\$240.80	\$0.00
Total:						\$0.00



Development Permit

DE420305

City of Vancouver
453 West 12th Avenue
Vancouver, British Columbia
Canada V5Y 1V4

Issue Date: Feb 03, 2017

Status: Issued

Applicant

PREETINDER BYAYANA
s.22(1)
VANCOUVER, BC V6A4K7

Location

6415 FRASER STREET
Vancouver, BC V5W 3A6

Related Permits:

Specific Location: 6417 FRASER

Temporary Use Dates: Feb 03, 2017 - Feb 03, 2018

Legal Description: LOT 10 EXCEPT PART IN PLAN
5651 BLOCKS 4 TO 6 DISTRICT
LOT 649 PLAN 2236

Land Coordinate: 21076919

Additional Contact Information

Name	Phone Number
SHIVAN INVESTMENTS LTD 4152 FRASER ST	6046046044

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 February, 03, 2018, unless extended in writing by the Director of Planning.

Uses

Type	Category	Specifics	Permitted / Required	Existing	Proposed	Units	Note
Retail Uses	Medical Marijuana - Related Use					Sq. Feet	

Items

Type	Category	Specifics	Permitted / Required	Existing	Proposed	Units	Note
DCL	Exemption	No Additional Floor Area					

Terms and Conditions

- All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health & Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 W Broadway. Should compliance with the Health Acts necessitate changes to this permit and/or approved plans the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.



Development Permit

DE420305

City of Vancouver
453 West 12th Avenue
Vancouver, British Columbia
Canada V5Y 1V4

- This Development Permit is valid for a period of 12 months from the date of issuance - unless otherwise validated by a Building Permit.

Additional Notes

Book inspections by calling 3-1-1 within Vancouver or 604-873-7000 from outside Vancouver.

Permit Fees

Description	Amount	Tax Amounts	Fee Total	Fee Adjs	Pmts and Adjs	Balance
-------------	--------	-------------	-----------	----------	---------------	---------

Total:

Project Coordinator: Fiona Cho
POSSE Permit Number: DB-2017-02250
Project Address: 6415 FRASER STREET
Vancouver, BC V5W 3A6

Related To:

Project Description:

Interior alterations to provide interior alterations and to change the use from retail to Medical Marijuana -Related Use at this existing commercial building.

Exterior alterations include the removal of the existing tile on the bottom and replace the existing cladding with new wood slat cladding. Okay per Ji-taek Park, Apr 28, 2017

Separate awning/sign permit is required

ATTENTION: Name &/OR NOTES:	DISTRIBUTION TO: DATE:	
	Addressing	
	Eco	
	Electrical	
	Engineering Services	
	Environmental	
	Fire & Rescue Services	
	Health	
	Heritage	
	Landscape	
	Mechanical	
	Planning	
	Single Room Accom. (SRA)	
	CCFL	

PLEASE RETURN DRAWINGS TO:

BUILDING REVIEW BRANCH CLERKS 4th FLOOR - WEST ANNEX

Project Coordinator: Fiona Cho
POSSE Permit Number: DB-2017-02250
Project Address: 6415 FRASER STREET
Vancouver, BC V5W 3A6

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PLEASE RETURN DRAWINGS TO:
BUILDING REVIEW BRANCH CLERKS 4th FLOOR - WEST ANNEX

TABLE 9.6.1 Lighting Power Densities Using the Space-by-Space Method

Common Space Types ^a	LPD, W/ft ²	RCR Threshold
Atrium		
First 40 ft in height	0.03 per ft (height)	NA
Height above 40 ft	0.02 per ft (height)	NA
Audience/Seating Area—Permanent		
For auditorium	0.79	6
For Performing Arts Theater	2.43	8
For Motion Picture Theater	1.14	4
Classroom/Lecture/Training	1.24	4
Conference/Meeting/Multipurpose	1.23	6
Corridor/Transition	0.66	Width<8 ft
Dining Area	0.65	4
For Bar Lounge/Leisure Dining	1.31	4
For Family Dining	0.89	4
Dressing/Fitting Room for Performing Arts Theater	0.40	6
Electrical/Mechanical	0.95	6
Food Preparation	0.99	6
Laboratory		
For Classrooms	1.28	6
For Medical/Industrial/Research	1.81	6
Lobby	0.90	4
For Elevator	0.64	6
For Performing Arts Theater	2.00	6
For Motion Picture Theater	0.52	4
Locker Room	0.75	6
Lounge/Recreation	0.73	4
Office		
Enclosed	1.11	8
Open Plan	0.98	4
Restrooms	0.98	8
Sales Area (for accent lighting, see Section 9.6.2(b))	1.68	6
Stairway	0.69	10
Storage	0.63	6
Workshop	1.59	6
Building-Specific Space Types	LPD, W/ft ²	RCR Threshold
Automotive		
Service/Repair	0.67	4
Bank/Office		
Banking Activity Area	1.38	6
Convention Center		

TABLE 9.6.1 Lighting Power Densities Using the Space-by-Space Method (continued)

Building-Specific Space Types	LPD, W/ft ²	RCR Threshold
Audience Seating	0.82	4
Exhibit Space	1.45	4
Courthouse/Police Station/Penitentiary		
Courtroom	1.72	6
Confinement Cells	1.10	6
Judges' Chambers	1.17	8
Penitentiary Audience Seating	0.43	4
Penitentiary Classroom	1.34	4
Penitentiary Dining	1.07	6
Dormitory		
Living Quarters	0.38	8
Fire Stations		
Engine Room	0.56	4
Sleeping Quarters	0.25	6
Gymnasium/Fitness Center		
Fitness Area	0.72	4
Gymnasium Audience Seating	0.43	6
Playing Area	1.20	4
Hospital		
Corridor/Transition	0.89	Width < 8 ft
Emergency	2.26	6
Exam/Treatment	1.66	8
Laundry/Washing	0.60	4
Lounge/Recreation	1.07	6
Medical Supply	1.27	6
Nursery	0.88	6
Nurses' Station	0.87	6
Operating Room	1.89	6
Patient Room	0.62	6
Pharmacy	1.14	6
Physical Therapy	0.91	6
Radiology/Imaging	1.32	6
Recovery	1.15	6
Hotel/Highway Lodging		
Hotel Dining	0.82	4
Hotel Guest Rooms	1.11	6
Hotel Lobby	1.06	4
Highway Lodging Dining	0.88	4
Highway Lodging Guest Rooms	0.75	6
Library		
Card File and Cataloging	0.72	4
Reading Area	0.93	4
Stacks	1.71	4

TABLE 9.6.1 Lighting Power Densities Using the Space-by-Space Method (continued)

Building-Specific Space Types	LPD, W/ft ²	RCR Threshold
Manufacturing		
Corridor/Transition	0.41	Width < 8 ft
Detailed Manufacturing	1.29	4
Equipment Room	0.95	6
Extra High Bay (>50 ft Floor to Ceiling Height)	1.05	4
High Bay (25–50 ft Floor to Ceiling Height)	1.23	4
Low Bay (<25 ft Floor to Ceiling Height)	1.19	4
Museum		
General Exhibition	1.05	6
Restoration	1.02	6
Parking Garage		
Garage Area	0.19	4
Post Office		
Sorting Area	0.94	4
Religious Buildings		
Audience Seating	1.53	4
Fellowship Hall	0.64	4
Worship Pulpit, Choir	1.53	4

TABLE 9.6.1 Lighting Power Densities Using the Space-by-Space Method (continued)

Building-Specific Space Types	LPD, W/ft ²	RCR Threshold
Retail		
Dressing/Fitting Room	0.87	8
Mall Concourse	1.10	4
Sales Area (for accent lighting, see Section 9.6.3(c))	1.68	6
Sports Arena		
Audience Seating	0.43	4
Court Sports Arena—Class 4	0.72	4
Court Sports Arena—Class 3	1.20	4
Court Sports Arena—Class 2	1.92	4
Court Sports Arena—Class 1	3.01	4
Ring Sports Arena	2.68	4
Transportation		
Air/Train/Bus—Baggage Area	0.76	4
Airport—Concourse	0.36	4
Audience Seating	0.54	4
Terminal—Ticket Counter	1.08	4
Warehouse		
Fine Material Storage	0.95	6
Medium/Bulky Material Storage	0.58	4

^a In cases where both a common *space* type and a building-specific type are listed, the building specific *space* type shall apply.

TABLE 9.6.2 Control Factors Used in Calculating Additional Interior Lighting Power Allowance

Additional Control Method (in Addition to Mandatory Requirements).	Space Type				
	Open Office	Private Office	Conference Room, Meeting Room, Classroom (Lecture/Training)	Retail Sales Area	Lobby, Atrium, Dining Area, Corridors/Stairways, Gym/Pool, Mall Concourse, Parking Garage
<i>Manual</i> , continuous dimming control or Programmable multi-level dimming control	0.05	0.05	0.10 ¹	0.10	0
Programmable multi-level dimming control using programmable time scheduling	0.05	0.05	0.10 ¹	0.10	0.10
<i>Multi-level occupancy sensors</i>	0.05	0.05	0.05	0	0
Occupancy sensors controlling the downlight component of workstation specific luminaires with continuous dimming to off capabilities.	0.25 ²	0	0	0	0
Occupancy sensors controlling the downlight component of workstation specific luminaires with continuous dimming to off operation, in combination with personal continuous dimming control of downlight illumination by workstation occupant.	0.30 ^{2,3}	0	0	0	0
<i>Automatic</i> bi-level or multi-level switching in <i>primary sidelighted areas</i> when <i>sidelighting effective aperture</i> is greater than 0.15	0	0	0	0.10 ⁴	0
<i>Automatic</i> bi-level or multi-level switching in <i>primary sidelighted areas</i> when <i>sidelighting effective aperture</i> is greater than 0.15 and when <i>primary sidelighted area</i> is less than 250 ft ²	0.10 ⁴	0.10 ⁴	0.10 ⁴	0.10 ⁴	0.10 ⁴
<i>Automatic</i> continuous daylight dimming in <i>primary sidelighted areas</i> when <i>sidelighting effective aperture</i> is greater than 0.15 and when <i>primary sidelighted area</i> is less than 250 ft ²	0.20 ⁴	0.20 ⁴	0.20 ⁴	0.20 ⁴	0.20 ⁴
<i>Automatic</i> continuous daylight dimming in <i>primary sidelighted areas</i> when <i>sidelighting effective aperture</i> is greater than 0.15 and when <i>primary sidelighted area</i> is greater than 250 ft ²	0.10 ⁴	0.10 ⁴	0.10 ⁴	0.10 ⁴	0.10 ⁴
<i>Automatic</i> continuous daylight dimming in <i>secondary sidelighted areas</i> when <i>sidelighting effective aperture</i> is greater than 0.3	0.10 ⁴	0.10 ⁴	0.10 ⁴	0.10 ⁴	0.10 ⁴
<i>Automatic</i> continuous daylight dimming in <i>daylighted areas under skylights</i> when the total of those areas is less than 900 ft ² and when <i>skylight effective aperture</i> is greater than 0.01	0.20	0.20	0.20	0.20	0.20
<i>Automatic</i> continuous daylight dimming in <i>daylighted areas under skylights</i> when the total of those areas is greater than 900 ft ² and when <i>skylight effective aperture</i> is greater than 0.01	0.10	0.10	0.10	0.10	0.10

¹These *control* factors may only be used if the requirements of section 9.4.1.2 are met using an *occupancy sensor*

² *Control* factor is limited to the wattage of workstation-specific *luminaires* in partitioned single occupant workspaces contained within an open office environment (i.e. direct-indirect *luminaires* with separately controlled downlight and uplight components, with the downward component providing illumination to a single occupant in an open plan workstation). Within 30 minutes of the occupant leaving the *space*, the downward component shall continuously dim to off over a minimum of 2 minutes. Upon the occupant entering the *space*, the downward component shall turn on at the minimum level and continuously raise the illumination to a *preset* level over a minimum of 30 seconds. The uplight component of workstation specific luminaire shall comply with section 9.4.1.1 (*automatic* shutoff).

³ In addition to the requirements described in footnote 2, the *control* shall allow the occupant to select their preferred light level via a personal computer, handheld device, or similarly accessible device located within the workstation.

⁴ *Control* factors may not be used if *controls* are used to satisfy exceptions to Section 5.5.4.2.3.

Lighting Compliance Documentation

Page 1

Project Name: The Herb Co.		
Project Address: 6415 Fraser Street		Date: May 18, 2017
Designer of Record:	Email:	Telephone:
Contact Person: Sunny Bhayana	Email: sunny@theherbco.ca	Telephone: (778) 707-5555
City: Vancouver		Exterior Lighting Zone:

Mandatory Provisions Checklist

- ☐ Lighting Control (9.4.1)
 - ☐ Automatic lighting shutoff controls are provided based on either a scheduling device or an occupant sensor (9.4.1.1)
 - ☐ Each enclosed space has its own control including bilevel or occupancy based where required (9.4.1.2)
 - ☐ Controls for parking garages, including bilevel, transition and perimeter control as required (9.4.1.3)
 - ☐ Automatic daylighting controls for primary sidelighted areas (9.4.1.4)
 - ☐ Automatic daylighting controls for toplighting (9.4.1.5)
 - ☐ Additional controls for display/accent, case, guest room, task, nonvisual and demonstration lighting applications (9.4.1.6)
 - ☐ Exterior lighting controls including automatic shutoff and bilevel as required (9.4.1.7)
- ☒ Exit signs do not exceed 5 W per face (9.4.2)
- ☐ Exterior lighting power (9.4.3) — See worksheet
- ☐ Functional testing completed on specified controls (9.4.4)

Interior Lighting Power Allowance (Building Area Method – 9.5)

Building ID	Building Type (9.5.1)	Lighting Power Density, W/ft ² (W/m ²)	Building Area, ft ² (m ²)	Lighting Power Allowance (W)
Total				

Interior Lighting Power Allowance (Space-by-Space Method – 9.6)

Space ID	Building Type/Space Type (9.6.1)	Lighting Power Density, W/ft ² (W/m ²)	Room Cavity Ratio	Space Area, ft ² (m ²)	Lighting Power Allowance (W)
	RETAIL SPACE	1.58 W/sqft		1,200 sqft	2016
	ENCLOSED OFFICE	1.11 W/sqft		120 sqft	133.2
	OPEN OFFICES/MEETING ROOM/WASHROOMS/BACK CORRIDOR	0.98 W/sqft		610 sqft	597.8
	UTILITY & ELECTRIC ROOMS	0.85 W/sqft		63 sqft	59.9
Subtotal					2806.9
Controls Allowance (9.6.2c)					
Total					2806.9

Lighting Compliance Documentation

Page 2

Project Name: The Herb Co.

Contact Person: Sunny Bhayana

Email: sunny@theherbco.ca

Telephone: (778) 707-5555

Interior Connected Lighting Power

ID	Luminaire Description (including number of lamps per fixture, watts per lamp, type of ballast, type of fixture)	Type						Number of Luminaires	Watts/ Luminaire	Total Watts
		Incandescent	Fluorescent	HID	Line-Voltage Track	Low-Voltage Track	Other			
	RECESSED LED POTLIGHT	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	33	25	825
	RECESSED LED DIRECTIONAL LIGHT	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	9	25	225
	CUSTOM LED PENDANT LIGHT	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	1	100	100
	LED PENDANT LIGHT	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	100	300
	RECESSED FLOURESCENT LIGHT	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	19	50	950
	SURFACE MOUNTED FLOURESCENT LIGHT	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	4	50	200
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
Total										2600

Additional Interior Lighting Power Allowance—Control Credits

Space ID	Space Name	Control Type (Table 9.6.2)	Control Factor (Table 9.6.2)	Installed Watts (W)	Additional Allowance (W)
Total					

Additional Interior Lighting Power Allowance – Decorative and Display

Space ID	Space Name	Type		Area, ft² (m²)	Unit Allowance, W/ft² (W/m²)	Allowance (W)	Lumin- aire ID's	Installed Power (W)
		Decorative	Display Lighting					
		<input type="radio"/>	<input type="radio"/>					
		<input type="radio"/>	<input type="radio"/>					
		<input type="radio"/>	<input type="radio"/>					
		<input type="radio"/>	<input type="radio"/>					
		<input type="radio"/>	<input type="radio"/>					
		<input type="radio"/>	<input type="radio"/>					
		<input type="radio"/>	<input type="radio"/>					
		<input type="radio"/>	<input type="radio"/>					

Lighting Compliance Documentation

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Exterior Building Lighting Power Allowance (Tradable Lighting Applications)

Application	Allowance	Area or Length, ft ² or ft (m ² or m)	Tradable Power Allowance
Tradable Power Allowance			

Exterior Building Lighting Power Allowance (Non-Tradable Lighting Applications)

ID	Application	Allowance per Unit	Area or Length or Quantity	Non-Tradable Power Allowance
Non-Tradable Power Allowance				

Exterior Connected Lighting Power (Tradable Applications)

ID	Luminaire Description (including number of lamps per fixture, watts per lamp, type of ballast, type of fixture)	Number of Luminaires	Watts/ Luminaire	Total Watts
Total				

Exterior Connected Lighting Power (Non-Tradable Applications)

ID	Non-Tradable Application	Luminaire Description (including number of lamps per fixture, watts per lamp, type of ballast, type of fixture)	Number of Luminaires	Watts/ Luminaire	Total Watts
Total					

Exterior Lighting Compliance Test

	Tradable Power Allowance (Watts)	+	Base site allowance	≥	Tradable Connected Lighting Power (Watts)
Non-Tradable Application	Non-Tradable Power Allowance (Watts)	+		≥	Non-Tradable Connected Lighting Power (Watts)
		+		≥	
		+		≥	
		+		≥	
			Allocated base site allowance	≤	Unallocated base site allowance

DE 4 2 0 3 0 5

April 18th, 2016

Development Application Number DE 419566



Operational Information

1. Description of Operation

Compassion Club - Medical Marijuana Related

The Herb Co. is a medical cannabis compassion club to be located at 6417 Fraser Street.

The Herb Co.'s goal is to assist with the learning of and gaining access to medical marijuana and other alternative medicines, leveraging our members to holistic lifestyle practices. We provide safe access to cannabis for its qualified members suffering from various health conditions. The Herb Co. also contributes to research on alternative plant-based medicine.

This location of The Herb Co. will operate a full service Wellness Center offering our members the services of the following Medical Practitioners;

- Registered Massage Therapist
- Naturopathic Doctor
- Registered Dietician
- Registered Reiki Practitioner
- Acupuncturist
- Herbalist



The Herb Co. will employ 6 full-time staff and 6 part-time staff and will serve an estimated 80 members per day.

2. Hours of Operation

The hours of operation are between 11am to 8pm daily.

3. Contact Information

The Herb Co.
Preetinder Bhayana
6417 Fraser Street, Vancouver B.C. V5W3A6
Info@theherbco.ca

4. Additional Information

- The Herb Co. is a member of the Canadian Association of Medical Cannabis Dispensaries
- Applying under allowable 1% relaxation for distance from sensitive use site
- No parking relaxation sought
- No outdoor uses or noise mitigation required
- No queuing required - Small groups of patrons at any one time (see above).





ROCKY

DEVELOPMENT 6515 Fraser

The Herb Company
permission to

- change of use



- proposed



March 3, 2017

Shivam Investments Ltd.
4152 Fraser Street
Vancouver BC
V5V 4E8

PLEASE REFER TO:

A. Marrocco
Property Use Inspector
at 604.873.7176
angelo.marrocco@vancouver.ca
CF-2017-002606

Dear Sir/Madam:

RE: 6415 Fraser Street and also 6417 and 6419 Fraser Street

A recent inspection of your property at the above location revealed that graffiti has been placed on the property, as described below:

LOCATION: SOUTH SIDE OF THE EAST ELEVATION - on tile finish

For your information, the Graffiti By-law requires owners or occupants to remove graffiti quickly and consistently whenever it appears, thereby not allowing graffiti to accumulate on the property. Under Section 7 of the By-law, the City has the authority to hire a contractor to remove graffiti from any property at the cost of the owner, where the owner defaults in removing the graffiti after receiving notice from the City.

The City of Vancouver is committed to working with the community to deal with this issue. Please see the enclosed leaflet regarding the City's Graffiti Management Program, which contains information on graffiti removal assistance for property owners on how to obtain a free paint kit, and information from the Vancouver Police Department.

Your co-operation in attending to this matter is greatly appreciated. **Please ensure that the graffiti has been removed from your property ON OR BEFORE MARCH 17th, 2017.** Should you wish to discuss the matter further, please call me at 604.873.7176.

Yours truly,



A. Marrocco
Property Use Inspector

AM/dlb

Enclosures

Mar. 20/17

REGISTERED AND REGULAR MAIL

March 24, 2017

PLEASE REFER TO:

A. Marrocco
Property Use Inspector
at 604.873.7176
angelo.marrocco@vancouver.ca
CF-2017-002606

ORDER

Shivam Investments Ltd.
#300 - 10991 Shellbridge Way
Richmond BC
V6X 3C6

Dear Sir/Madam:

RE: 6415 Fraser Street and 6417 and 6419 Fraser Street

In reference to our letter of March 3, 2017, the Property Use Inspector reports that the south side of the east elevation of your building at the above location has been defaced with graffiti (on tile finish), in contravention of the Graffiti By-law.

Therefore, pursuant to Section 6 of the Graffiti By-law, you are **ORDERED TO** remove the graffiti from the **SOUTH SIDE OF THE EAST ELEVATION** of your building, on or before **APRIL 6TH, 2017**, and thereafter maintain the building free of graffiti.

If you do not comply with this Order, the City will hire a contractor to carry out the work as authorized under Section 7 of the Graffiti By-law, and invoice the cost of the work to the owner. If the costs incurred are not paid, the City can add such costs to the property tax roll for collection.

For your information, the average cost for this type of work is currently up to \$2,000.00.

Note that if you have contracted to sell your property or are in the process of doing so, you are advised to disclose the contents of this Order to the realtor(s), agent(s), and prospective purchaser(s).

Yours truly,



Kathryn Holm, P. Eng.
Chief Licence Inspector and
Director of Licences and Inspections

AM/dlb

Copy: Posted on Building

Shivam Investments Ltd.
4152 Fraser Street
Vancouver BC
V5V 4E8



BC Company Summary

For
SHIVAM INVESTMENTS LTD.

Date and Time of Search: March 24, 2017 08:11 AM Pacific Time
Currency Date: January 04, 2017

ACTIVE

Incorporation Number: BC0681804
Name of Company: SHIVAM INVESTMENTS LTD.
Recognition Date: Incorporated on November 24, 2003
Last Annual Report Filed: November 24, 2016
In Liquidation: No
Receiver: No

REGISTERED OFFICE INFORMATION

Mailing Address:
300-10991 SHELLBRIDGE WAY
RICHMOND BC V6X 3C6
CANADA
Delivery Address:
300-10991 SHELLBRIDGE WAY
RICHMOND BC V6X 3C6
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
300-10991 SHELLBRIDGE WAY
RICHMOND BC V6X 3C6
CANADA
Delivery Address:
300-10991 SHELLBRIDGE WAY
RICHMOND BC V6X 3C6
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
GOYAL, RAJNI

Mailing Address:
6405 FRASER STREET
SUITE #200
VANCOUVER BC V5W 3A6
CANADA
Delivery Address:
6405 FRASER STREET
SUITE #200
VANCOUVER BC V5W 3A6
CANADA

OFFICER INFORMATION AS AT November 24, 2016

Last Name, First Name, Middle Name:

Goyal, Rajni

Office(s) Held: (President, Secretary)

Mailing Address:

6405 FRASER STREET
SUITE #200
VANCOUVER BC V5W 3A6
CANADA

Delivery Address:

6405 FRASER STREET
SUITE #200
VANCOUVER BC V5W 3A6
CANADA

BP-2017-02250 FIONA MAY 15/17

CITY OF
VANCOUVERPLANNING AND DEVELOPMENT SERVICES
Mailing Address:
453 West 12th Avenue, Vancouver BC V5Y 1V4
tel: 604.873.7611Development and / or
Building Application Form

FUD

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: 6417 Fraser Street Specifics: 6415 Fraser Street

Floor Level: _____ Suite No: _____

Legal Description:

Lot(s) 10 Block(s) 4 District Lot(s) _____ Plan Number(s) VAP2336

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: Preetinder Bhayana

Mailing Address: s.22(1)

City: Vancouver Postal Code: V6A4K7

E-mail Address: s.22(1)

Phone Number: 778-707-5555 Fax Number: _____

Company Name: The Herb Co

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

10 ☐ Civic Department

98 ☐ Other

Cert. No: _____

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

Complete the following for ALL applications

Property Owner's Name: Shivam Holdings - Barinder Goyal

Address: 6417 Fraser Street City: Vancouver

Postal Code: V5W3A6 Phone Number: 604-828-0303

Is the owner aware of this application? ☒ Yes ☐ No

Contractor's Name: c/o applicant

Address: _____ City: _____

Postal Code: _____ Phone Number: _____

Business License Account Number: _____

Tenant's Name: THCC The Herb Co Fraser

Address: 6415 Fraser Street City: Vancouver

Postal Code: V5W3A6 Phone Number: 604-696-0012

Job Contact:

Address: _____ City: _____

Postal Code: _____ Phone Number: _____

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

Address: _____ City: _____ Postal Code: _____

Phone Number: _____ Business License Account Number: _____

What is the value of the work proposed? (Include cost of plans, material and labour)
\$ 60000

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

☒ Electrical ☐ Gas ☐ Drain Tile
☒ Plumbing ☐ Sprinkler ☐ Fire Alarm

Sprinkler Contractor's Name: NOT SPRINKLER

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 420305

Minor Amendment Number DE _____

Building Permit/Application Number BU _____

Board of Variance Appeal Number Z _____

Combined Permit Application Number DB _____

[illegible]

SIGNED AT VANCOUVER, B.C. THIS

SIGNED AT VANCOUVER, B.C. THIS 27 DAY OF April 20

SIGNATURE OF APPLICANT

City of Vancouver FOI 2017-448, page 0099

SCHEDULE E-3



Note: To be submitted with the application for a Building Permit.

BUILDING BY-LAW "LESSEE'S UNDERTAKING FOR TENANT IMPROVEMENTS"

The Chief Building Official
City of Vancouver
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

04/27/2017
Date (Month Day Year)

Dear Sir:

RE: Property Address 6415 Fraser St (6417)
Building Permit Application No. BP-2017-01250

In consideration of the City accepting and processing the above application for a building permit, and as required by the Building By-law, the following representations, warranties and indemnities are given to the City.

1. (a) If an individual is the lessee:
() That I am the lessee of the above property, or
(b) If a corporation is the lessee of the property,
() That THCCS The Herb Co. is the lessee of the above property.
(Name of Corporation)
2. The lessee will comply with, and cause those employed for this project to comply with all applicable by-laws of the City of Vancouver and other statutes and regulations in force in the City of Vancouver relating to the development, work, undertaking or permission in respect of which this application is made.
3. The lessee fully understands the requirements herein, and acknowledges full responsibility for carrying out the work, or gives assurance that the work be carried out, in accordance with all by-laws governing the construction of the building. The lessee understands and acknowledges that the issuance of any permit, including an Occupancy Permit, or the inspection or approval or passage of work by the City is not a representation or warranty that any by-law has been complied with and the Lessee remains responsible at all times to assure compliance. The lessee has read and understands Article 1.3.2.1. and Article 1.4.1.5. of Division C Book I and Book II of the Building By-law which are set out on the reverse side hereof.
4. The lessee hereby agrees to indemnify and save harmless the City of Vancouver and its employees from all claims, liability, judgments, costs and expenses of every kind including negligence which may result from the failure to comply fully with all by-laws, statutes and regulations relating to any work or undertaking in respect of which this application is made.
5. Where used herein the words "work" or "undertaking" in respect of which this application is made, the lessee understands this to include all electrical, plumbing, mechanical, gas and other works necessary to complete the contemplated construction.

Lessee's Undertaking (continued)

Property Address

6415 Fraser St (6417)

Building Permit Application No.

BP 2017 02250

6. I am authorized to give these representations, warranties, assurances and indemnities to the City of Vancouver. This Lessee's Undertaking is executed by the Lessee this 27 day of 04, 2017
(Day) (Month) (Year)

1. Where lessee is an individual:

Signed and delivered in the presence of:

Lessee's Signature _____

Witness's Signature _____

Lessee's Name _____
(PRINT)

Witness's Name _____
(PRINT)

Witness's Address _____

2. Where lessee is a corporation:

Signed, sealed and delivered in the presence of:

Name of Corporation THCC Fraser

Witness's Signature Ma

Per: Authorized Signatory [Signature]

Witness's Name Mike Phang

Name Preetinder Sharma
(PRINT)

(PRINT)
Witness's Address _____

Building By-law, Division C, Article 1.3.2.1. Intent

- 1) This By-Law sets standards in the general public interest. It is enacted and retained on the understanding and specifically expressed condition that it creates no duty whatsoever on the city, the Chief Building Official or any employee of the city to enforce its provisions, and on the further condition that a failure to administer or enforce its provisions, or the incomplete or inadequate administration or enforcement of its provisions, shall not give rise to a cause of action in favour of any person whatsoever. The issuance of any permit, including an occupancy permit, is not a representation, warranty or statement that this By-Law or any other enactment has been complied with, and the issuance thereof in error shall not give rise to a cause of action. Accordingly, words in this By-law defining the responsibilities and authority of the Chief Building Official shall be construed as internal administrative directions which do not create a duty.

Building By-law, Division C, Article 1.4.1.5. Compliance with By-law and Other Enactments

- 1) The owner shall comply with this By-law and all other applicable enactments.
- 2) The owner shall ensure that all work, construction, or occupancy is carried out in accordance with this By-law and all other applicable enactments.
- 3) The owner shall ensure that the occupancy of a building or part of a building complies with the occupancy permit.
- 4) The issuance of a permit, the acceptance of plans and supporting documents submitted for a permit, or the making of inspections by the Chief Building Official shall not relieve the owner of a building from the full responsibility for carrying out the work or having the work carried out in accordance with this By-law and all other applicable enactments.

SCHEDULE E-2

Note: To be submitted with the application for a Building Permit



BUILDING BY-LAW "OWNER'S UNDERTAKING FOR TENANT IMPROVEMENTS"

The Chief Building Official
City of Vancouver
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

04/27/2017
Date (Month Day Year)

Dear Sir:

RE: Property Address 6415 FRASER ST. VANCOUVER, B.C. (6417)
Building Permit Application No. BP 2017 02250

In consideration of the City accepting and processing the above application for a building permit from _____ (the "Tenant"), a tenant of the above-mentioned property, and as required by the Building By-law, the following representations, warranties and indemnities are given to the City.

1. (a) If an individual is the owner:
() That I am the owner of the above property, or
(b) If a corporation is the owner of the property,
(☒) That SHIVAM INVESTMENTS LTD is the owner of the above property.
(Name of Corporation)
2. The owner will use its reasonable efforts to require the tenant to comply with, and cause those employed for this project to comply with all applicable by-laws of the City of Vancouver and other statutes and regulations in force in the City of Vancouver relating to the development, work, undertaking or permission in respect of which this application is made.
3. The owner understands and acknowledges that the issuance of any permit, including an Occupancy Permit, or the inspection or approval or passage of work by the City is not a representation or warranty that any by-law has been complied with the owner remains responsible at all times to use its reasonable efforts to require compliance by the tenant. The owner has read and understands Article 1.3.2.1. and Article 1.4.1.5. of Division C Book I and Book II of the Building By-law which are set out on the reverse side hereof.
4. The owner hereby agrees to use its reasonable efforts to require that the tenant does indemnify and save harmless the City of Vancouver and its employees from all claims, liability, judgments, costs and expenses of every kind including negligence which may result from the failure to comply fully with all by-laws, statutes and regulations relating to any work or undertaking in respect of which this application is made.
5. Where used herein the words "work" or "undertaking" in respect of which this application is made, the owner understands this to include all electrical, plumbing, mechanical, gas and other works necessary to complete the contemplated construction

Owner's Undertaking (continued)
(Tenant Improvements)

Property Address 6415 FRASER ST. VANCOUVER, B.C. (6417)
Building Permit Application No. _____

6. I am authorized to give these representations, warranties, assurances and indemnities to the City of Vancouver. This Owners' Undertaking is executed by the owner this 27 day of APR, 2017
(Day) (Month) (Year)

1. Where owner is an individual:

Signed and delivered in the presence of:

Owner's Signature _____
Owner's Name _____
(PRINT)

Witness's Signature _____
Witness's Name _____
(PRINT)
Witness's Address _____

2. Where owner is a corporation:

Signed, sealed and delivered in the presence of:

Name of Corporation SHIVAM INVESTMENTS LTD. Witness's Signature _____
Per: Authorized Signatory Rajni Goyal Witness's Name HELENE SOGOCIO
Name RAJNI GOYAL (PRINT)
(PRINT) Witness's Address S.22(1) BURNABY, B.C.

Building By-law, Division C, Article 1.3.2.1. Intent

- 1) This By-Law sets standards in the general public interest. It is enacted and retained on the understanding and specifically expressed condition that it creates no duty whatsoever on the city, the Chief Building Official or any employee of the city to enforce its provisions, and on the further condition that a failure to administer or enforce its provisions, or the incomplete or inadequate administration or enforcement of its provisions, shall not give rise to a cause of action in favour of any person whatsoever. The issuance of any permit, including an occupancy permit, is not a representation, warranty or statement that this By-Law or any other enactment has been complied with, and the issuance thereof in error shall not give rise to a cause of action. Accordingly, words in this By-law defining the responsibilities and authority of the Chief Building Official shall be construed as internal administrative directions which do not create a duty.

Building By-law, Division C, Article 1.4.1.5. Compliance with By-law and Other Enactments

- 1) The owner shall comply with this By-law and all other applicable enactments.
- 2) The owner shall ensure that all work, construction, or occupancy is carried out in accordance with this By-law and all other applicable enactments.
- 3) The owner shall ensure that the occupancy of a building or part of a building complies with the occupancy permit.
- 4) The issuance of a permit, the acceptance of plans and supporting documents submitted for a permit, or the making of inspections by the Chief Building Official shall not relieve the owner of a building from the full responsibility for carrying out the work or having the work carried out in accordance with this By-law and all other applicable enactments.

Plumbing Contractor ASJ's Plumbing & Heating LTD
Address 976 E 52nd AVE
City Van Tel# 778-322-7540
Bus. Lic. Acct. _____ email _____

Date Aug-2-2017
PP No. PP-2017-03198
BU/DB No. DB-2017-02250
☐ sets of drawings rec'd for plan check

I/We wish to apply for plumbing permits as listed below. It is understood that the work to install these fixtures shall not commence until the permit(s) has/have been received by me/us.

Property Address 6415 Fraser St Owner's Name The Herb Co.

Specifics of Property _____

Floor	Water Closet	Wash Basins	Bath Tubs	Showers	Sinks	Dish Washer	Automatic Washer	Wash Tubs	Roof Drains	Floor Drains	Deck Drain	Urinal	Ice Maker	Drink Fountain	Janitor Sink	Mop Sink	Pot Sink	Hub Drain	H ₂ O Tank Drain	Area Drain	Catch Basin	Grease Interceptor Size	Backflow Preventer	Misc. Plumbing Fixtures/Piping (List Items)	Sump	TOTAL
Roof																										
Bsmt																										
1st					2	2																				
2nd																										
3rd																										
4th																										
5th																										
6th																										
7th																										
8th																										
9th																										
10th																										
TOTAL																										

Occupancy of Building: _____ Related Building/App./Permit or Special Inspection App. No. _____ Related Development Permit No. _____
Additional to Plumbing Permit No. PP No. _____ Permit Authorized by (Inspector's Signature) _____ Date _____

I/We enclose a cheque
Or money order for
\$ _____

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 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.

Signature of Applicant [Signature] Date Aug-2-2017



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

Development and / or Building Application Form

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

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

Address: 6415 Fraser Specifics: 6417 Fraser St

Floor Level: _____ Suite No: _____

Legal Description:

Lot(s) 10 Block(s) 4 District Lot(s) 649 Plan Number(s) VAP 2236

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: Preetinder Bhayana

Mailing Address: [REDACTED]

City: Vancouver Postal Code: V6A4K7

E-mail Address: Sunny @ theherbco.ca

Phone Number: 778 707 5555 Fax Number: _____

Company Name: The Herb Co.

Business License Account Number: _____

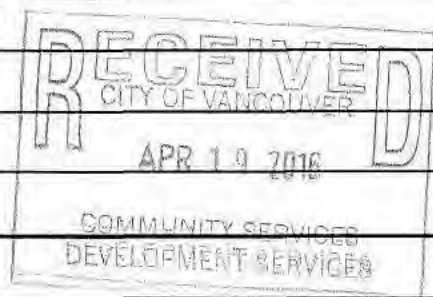
You are the:

- 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:	
Address:	City:
Postal Code:	Phone Number:
Is the owner aware of this application? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Contractor's Name:	
Address:	City:
Postal Code:	Phone Number:
Business License Account Number:	
Tenant's Name:	



This application is to: (Check applicable boxes)

- 001 ☐ Construct a new building(s)
 002 ☐ Add to an existing building
 003 ☐ Alter the interior/exterior
 004 ☐ Add to a building and alter the existing portion
 005 ☐ Add to a building and change the use
 006 ☐ Add to the building, alter existing portion and change use
 007 ☐ Interior/exterior alterations and change of use
 008 ☐ Enclose an area of an existing building (balcony enclosures)
 011 ☐ Project/Site Permit
 014 ☒ Change of use
 015 ☐ Retain use
 016 ☐ Alter grade (raise or lower grade)
 022 ☐ Alterations to legalize a suite
 023 ☐ Alterations for a new suite
 026 ☐ Demolish
 ☐ Commercial
 ☐ Fire damaged building
 ☐ Non-rental one-family dwelling
 ☐ Heritage building
 ☐ Residential rental building
 028 ☐ Temporary tents
 030 ☐ Construct a garage/carport
 031 ☐ Add/alter/demo garage/carport
 038 ☐ Construct partial - framing, etc.
 040 ☐ Excavate - valid for project address et al.
 041 ☐ Move building from another site
 042 ☐ Move building on the same site
 043 ☐ Install a pool, fence, tennis court, boat ramp, sign, or similar
 044 ☐ Upgrade seismic and/or sprinkler
 045 ☐ Mechanical kitchen exhaust, roof top unit, satellite dish
 046 ☐ Prefabricated structure placed on site
 047 ☐ Fire damage repair
 048 ☐ Flood damage repair
 050 ☐ Landscape only
 053 ☐ Building envelope repair

Is this a new tenant? ☒ Yes ☐ NoWhat is the existing use? RETAIL STOREWhat is the proposed use? MMBUHow many storeys? 2How many levels of underground parking? N/AHow many new rooftop units? N/A

Describe work to be done:

(Complete carefully, Your application will be based on your written description.)

internal alterations
- original + finishes
- cabinets

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 419566

Office Use Only

Office Use Only

Invoice #

BU _____

DE _____

Office Use Only

BU (WWOP?) _____

DE _____

DT _____

BG _____ f/m _____

ENV, PPOT, Site Profile

TITLE SEARCH PRINT

File Reference: 013-957-562

Declared Value \$1600000

2016-04-18, 13:24:57

Requestor: MIKE RAJVINDER BHAYANA

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	CA4101537
From Title Number	E74717
Application Received	2014-11-26
Application Entered	2014-12-03
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	SHIVAM INVESTMENTS LTD., INC.NO. BC0681804 4152 FRASER STREET VANCOUVER, BC V5V 4E8
Taxation Authority	CITY OF VANCOUVER
Description of Land	
Parcel Identifier:	013-957-562
Legal Description:	LOT 10 EXCEPT PART IN PLAN 5651 BLOCKS 4 TO 6 DISTRICT LOT 649 PLAN 2236
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE



From: Freeman, John [<mailto:John.Freeman@vancouver.ca>]
Sent: May-06-16 9:49 AM
To: Suzan El-Khatib
Subject: RE: Application Number DE419499

Hi Suzan.

I have sent your request to senior staff for review. We will get back to you shortly. Please get in touch with me at the end of next week if you don't have a reply to your request by then.

Cheers,

John Freeman Project Facilitator 604 871 6076
Planning & Development Services - City of Vancouver

From: Suzan El-Khatib [<mailto:SEK@wdwlaw.ca>]
Sent: Wednesday, May 04, 2016 12:28 PM
To: Freeman, John
Cc: Suzan El-Khatib
Subject: Application Number DE419499

John:

Further to our conversation, please provide us with information regarding why the other applicant was successful in the declustering process. Also, please provide us with an official refusal letter.

Thank you.

Suzan El-Khatib* | Partner

WIEBE DOUVELOS WITTMANN LLP | Barristers & Solicitors

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

Main line +1(604) 685-6864 Direct line +1(604) 558-0339 Direct Fax: +1(604) 685-7878 Email: sek@wdwlaw.ca Website: www.wdwlaw.ca

Legal Assistant: Amanda Haig Direct line +1(604) 696-6524

* Denotes Law Corporation

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Freeman, John

From: Adison Z <adisonzavierdesigns@gmail.com>
Sent: Monday, April 18, 2016 4:02 AM
To: Freeman, John
Cc: Sunny Bhayana
Subject: 6415 Fraser Street, Attached DP for review
Attachments: 6415 Fraser St DP For Review.pdf

Hi John,

Find attached drawings for review for this site and please advise on any further changes prior to submission.

Also, please also schedule appointment for next intake for Sunny to the drawings to.

Thank you,

Adison



1 LOCATION PLAN
SCALE- N.T.S.

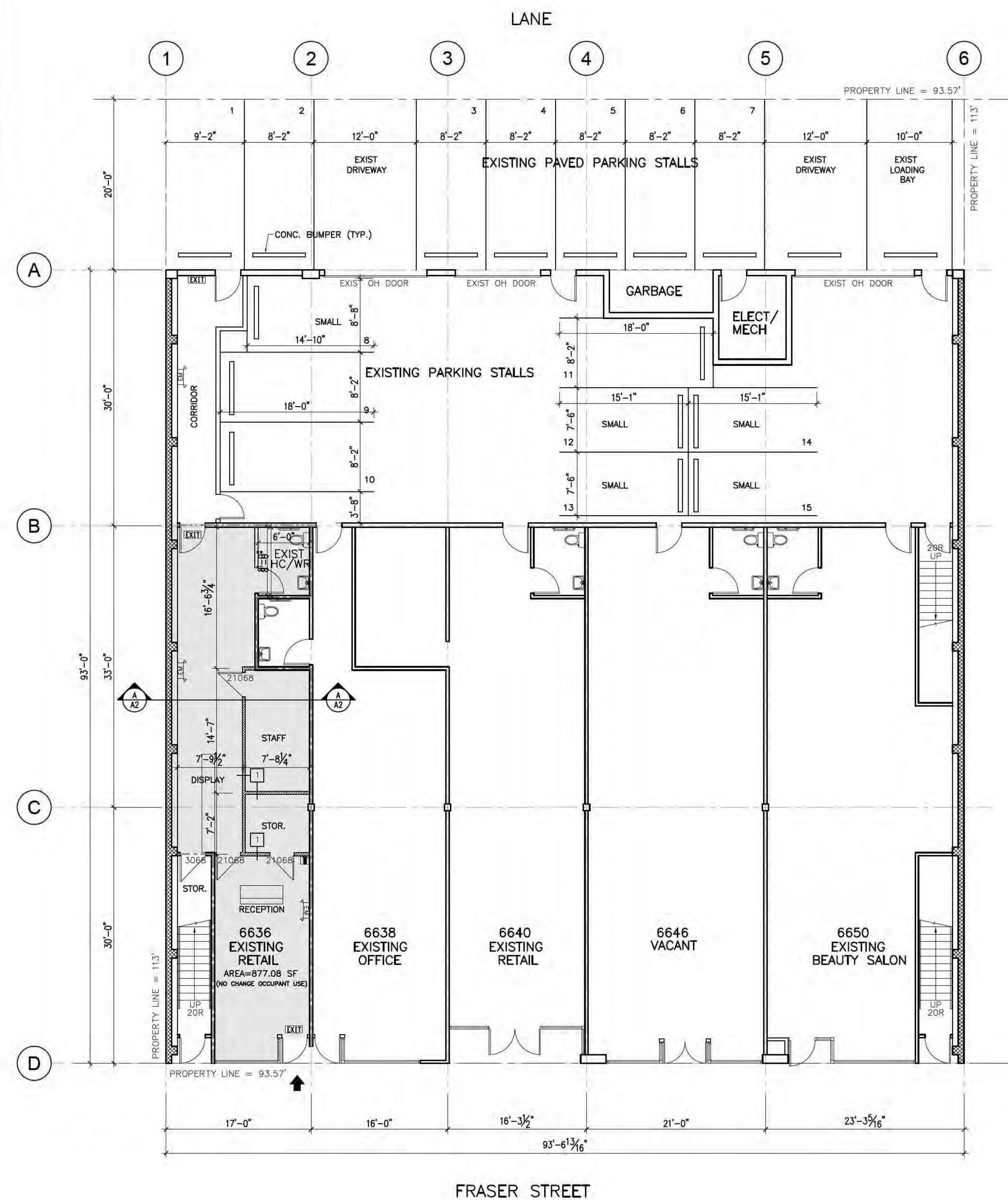
LEGAL DESCRIPTION
LOT A BLOCK 4 PLAN VAP2735
DISTRICT LOT 661 NEW WESTMINSTER

CIVIC ADDRESS:
6636 FRASER STREET
VANCOUVER, B.C.

ZONING
C-2

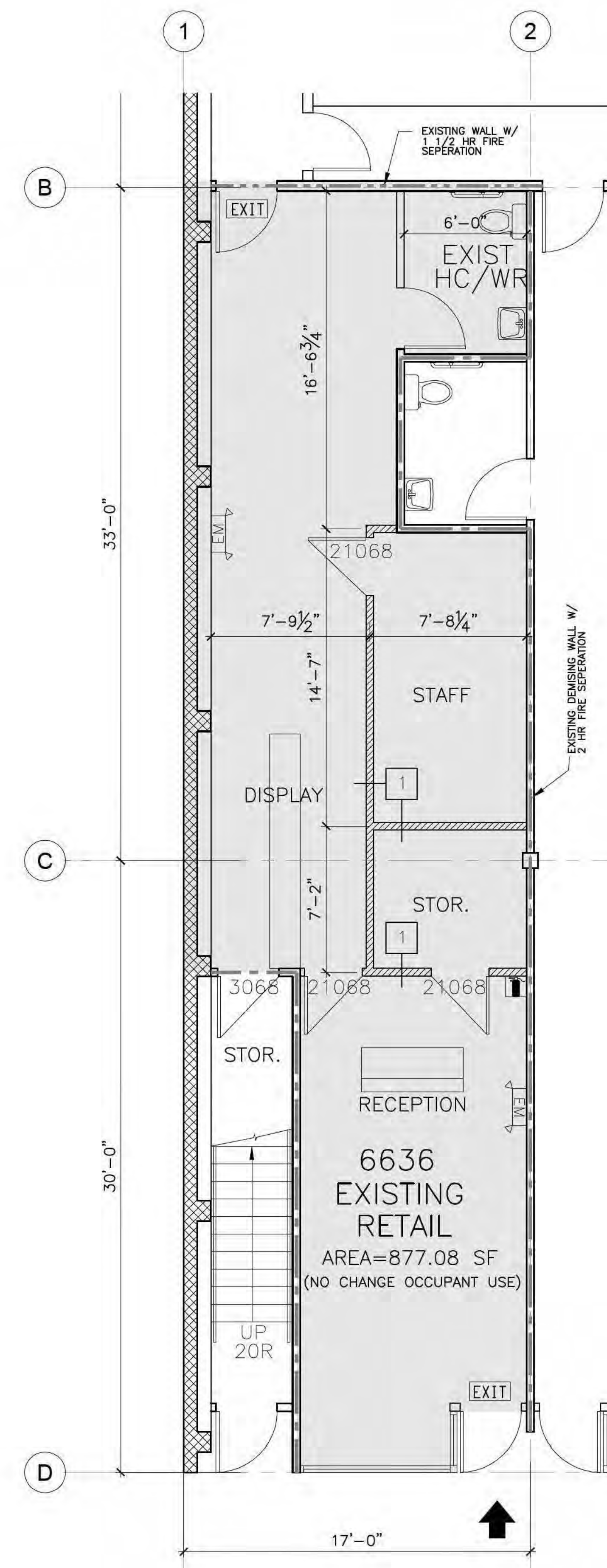
LEGEND:

- 1 9' HIGH INTERIOR PARTITION
- 1/2" GYPSUM WALLBOARD
- 2"x4" STUDS @ 16" O.C.
- 1/2" GYPSUM WALLBOARD
- EXISTING 8" CONCRETE BLOCK WALL
- EXISTING WALL WITH 1 1/2 HR FIRE SEPERATION
- EXISTING DEMISING WALL WITH 2 HR FIRE SEPERATION
- EXISTING WALL TO REMAIN
- EXIT SIGN
- EMERGENCY LIGHT
- FIRE EXTINGUISHER
- NEW DOOR
- EXISTING DOOR



2 SITE PLAN / GROUND FLOOR PLAN
SCALE- 1/8"=1'-0"

EXISTING AREA: 4625.12 SF



3 PARIAL GROUND FLOOR PLAN
SCALE- 1/4"=1'-0"

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REVISION	SUBJECT	DATE

ISSUED	DATE
DP	
BP	
IFC	

CONSULTANT



CHERCOVER MASSIE & ASSOCIATES LTD.
ARCHITECTURE & ENGINEERING
#120 - 1200 West 73rd Ave., Vancouver, B.C. Canada V6P 6G5
Ph. 604-264-1450 Fax. 604-264-1462 Email: cma@shawlink.ca

PROJECT:
PROPOSED RETAIL STORE

6636 FRASER STREET
VANCOUVER, BC

DRAWING TITLE:
**LOCATION PLAN
SITE PLAN /
GROUND FLOOR PLAN**

DRAWN: BL	A1 OF 2
DATE: MAY 2015	
SCALE: AS NOTED	
PROJECT No: 215-092	
REV.	

	ISSUED	DATE
DP		
BP		
IFC		

[illegible]

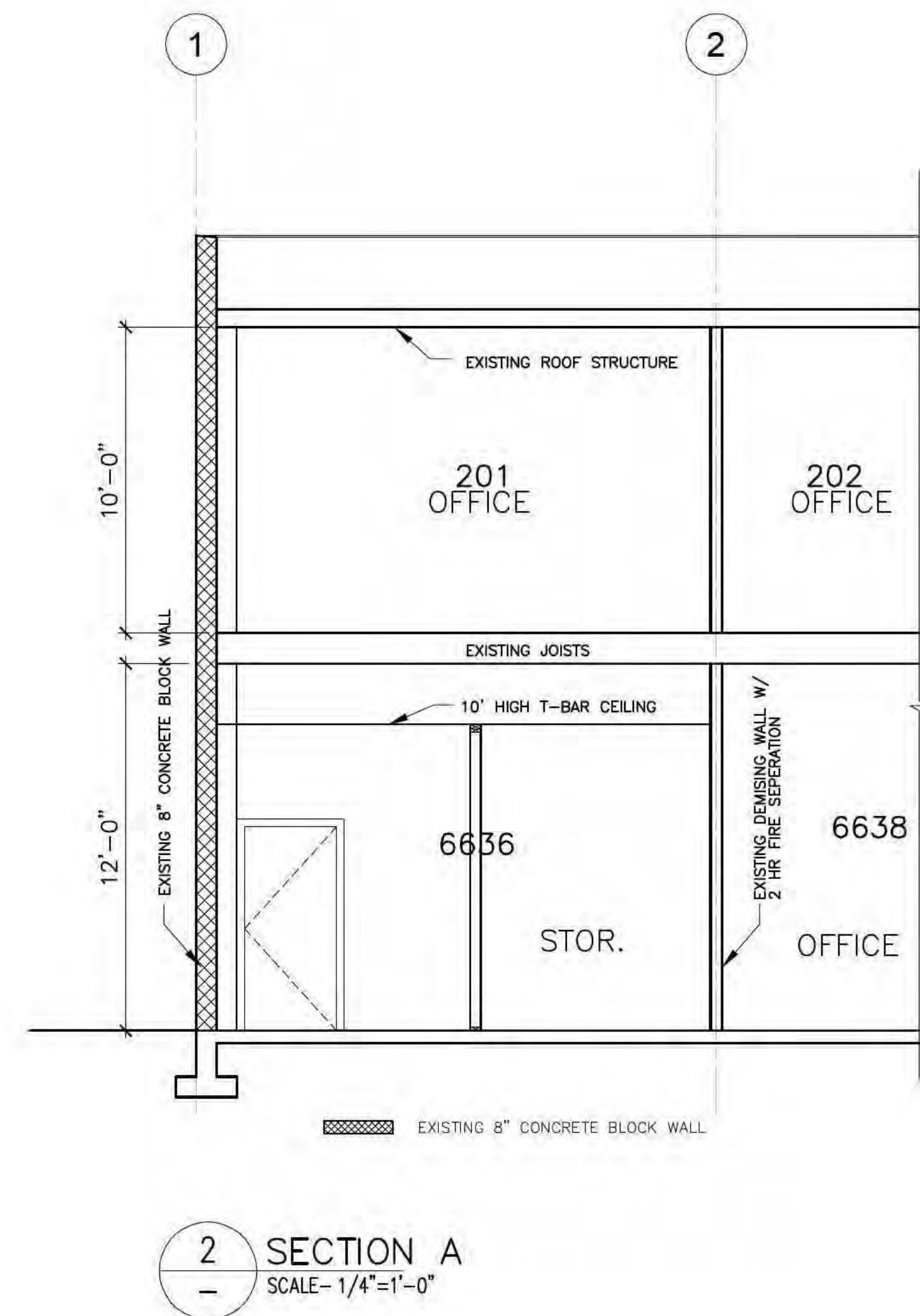
6636 FRASER STREET
VANCOUVER, BC

EXISTING
SECOND FLOOR PLAN
& SECTION

A2
OF
2



EXISTING AREA: 4625.12 SF



Freeman, John

From: Sunny s.22(1)
Sent: Thursday, April 14, 2016 11:59 AM
To: Freeman, John
Subject: RE: 6338 Fraser St - DE419566

Hi John,

Tuesday at 1030 works. The square footage is 2190.

See you Tuesday,

Sunny

----- Original message -----

From: "Freeman, John"
Date: 04-14-2016 11:38 AM (GMT-08:00)
To: Sunny Bhayana
Cc: "Stewart, Phoebe"
Subject: RE: 6338 Fraser St - DE419566

Hi Sunny,

I have a spot Tues, April 19th at 10:30.

Please make sure to bring all the required copies of the documents from the checklist plus a filled out application form. If you send me the square foot area of the store I can calculate your fees.

Cheers,

John Freeman Project Facilitator 604 871 6076

Planning & Development Services - City of Vancouver

From: Sunny Bhayana [mailto:[s.22\(1\)](#)]
Sent: Thursday, April 14, 2016 11:21 AM
To: Freeman, John
Subject: Re: 6338 Fraser St - DE419566

Do you have any availability next week for Monday or Tuesday?

On Thu, Apr 14, 2016 at 11:18 AM, Freeman, John <John.Freeman@vancouver.ca> wrote:

Hi Sunny. How about Friday at 2:30?

Cheers,

John Freeman Project Facilitator [604 871 6076](tel:6048716076)

Planning & Development Services - City of Vancouver

From: Sunny Bhayana [mailto:[s.22\(1\)](#)]
Sent: Thursday, April 14, 2016 11:14 AM
To: Freeman, John
Subject: Fwd: 6338 Fraser St - DE419566

Hi John,

We would like to book intake for DE419566.

Please let me know when you have next available appointment.

Best Regards

Sunny

----- Forwarded message -----

From: **Stewart, Phoebe** <Phoebe.Stewart@vancouver.ca>

Date: Mon, Mar 14, 2016 at 11:32 AM

Subject: 6338 Fraser St - DE419566

To: "sunny@herbco.ca" <sunny@herbco.ca>

Cc: "Sunny Bhayana" s.22(1)

Hi Sunny,

Please find attached a letter regarding your cluster results.


Let me know if you have any questions.

Thanks,

Phoebe Stewart

Project Coordinator

Processing Centre – Development | *Planning & Development Services* | City of Vancouver
direct. 604.673.8445
email. phoebe.stewart@vancouver.ca

 Please consider the environment before printing this email

RE: Decluster winner
6338 Fraser - DE419566 vs 6628 Fraser - DE419499 (unsuccessful)

The lawyer for "Sea to Sky" below is asking for the cluster score of the winner "Herb Co". She and I did speak on the phone back in May. I did say we wouldn't share the points but would issue a refusal, which we did. They have a BOV date (not sure when) coming up soon apparently.

s 13(1)

- Can we share the final score of the winner?
- Should we issue an official letter?
- Can we allow them to apply if Herb Co gets refused?

Let me know your thoughts. We can add to our discussion about W 10th... J

Cheers,

John Freeman Project Facilitator 604 871 6076
Planning & Development Services - City of Vancouver

s 13(1)

30 days
deemed
refusal

From: Suzan El-Khatib [mailto:SEK@wdwlaw.ca]
Sent: Tuesday, July 05, 2016 3:46 PM
To: Freeman, John
Subject: RE: Application Number DE419499
Importance: High

Maybe not a cluster...
to BOV.

John;

This matter is quickly approaching the board of variance and my clients need clarity as to why the other applicant was successful. It is impossible to file an appeal when we are operating in the dark, as to who the other applicant is and why they were successful. I intend to use this email as evidence at our appeal with respect to a ground of hardship.

Suzan El-Khatib* Partner

WIEBE DOUVELOS WITTMANN LLP Barristers & Solicitors

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

Main line +1(604) 685-6864 Direct line +1(604) 558-0339 Direct Fax: +1(604) 685-7878 Email: sek@wdwlaw.ca Website: www.wdwlaw.ca

Legal Assistant: Amanda Haig Direct line +1(604) 696-6524

* Denotes Law Corporation

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Freeman, John

From: s 22(1)
Sent: Monday, July 04, 2016 1:07 PM
To: Freeman, John
Subject: Development Application 6415 Fraser Street DE420305

Dear Mr. Freeman,

I have s 22(1) attending karate classes at the West River Karate dojo (6445 Fraser) right next to the proposed development.

I have recently been made aware of this proposal and my wife and I are appalled at the idea of have a retail marijuana store next door.

I am not against Medicinal Marijuana but to have retail marijuana store in this location defies common sense logic. The following are a number of points that detail why my wife and I are totally against this proposal:

- The West River Karate dojo the my kids attend classes (next door) comprises of many young kids primarily aged 4 – 13 who mostly get dropped off and walk up to the dojo on their own while the parents try to find parking. From a parent's point of view having a marijuana store next door could jeopardize the safety of this kids. Would you feel comfortable if your kids walked past this store with their karate outfit on? Imagine the potential confrontations.
- Kids in the next door dojo do not need to smell any marijuana being smoked.
- On the same note I understand that St. Andrews Elementary School is nearby as well.
- I live nearby and I have noticed a recent positive vibrant revival of Fraser Street (between 41st Ave and 50th Ave.). New bakeries, restaurants, retailers and a new bank. Why put a marijuana store in the area to jeopardize and further development on this part of Fraser Street. I am pretty sure that if the owner of West River Karate knew that a marijuana store was going to set up shop next door he would not have set up his school here.
- I understand that there is another shop set up less than a block away on 6631 Fraser which is at near the end of the commercial retail area. This location is still undesirable but is away and physically separated by 49th Avenue from the heart of vibrant area of Fraser, further away from St. Andrews School and further away from the West River Karate school. Why would you allow 2 marijuana stores to be set up within a block from each other?

I understand the difficulties you are faced with whilst making these decisions but please use some common sense. This application should be rejected.

Regards,

s 22(1)



Freeman, John

From: s.22(1)
Sent: Thursday, June 30, 2016 3:22 PM
To: Freeman, John
Subject: Quota application# 420305

I am opposing the potential medical marijuana dispensary application at 6417/6415 Fraser St. St Andrews Catholic school is only 218 meters from the proposed location.

s.22(1)

Sent from my iPhone

Freeman, John

From: s.22(1)
Sent: Tuesday, June 28, 2016 5:41 PM
To: Freeman, John
Subject: RE: re:6417/6415 Fraser Street

Thank you John, for your response. I am someone that doesn't get to the computer every day, so I am a bit poky...

This whole affair will be interesting.

I also left a voice message with Elizabeth Ball.

I haven't spoken yet with any other neighbours in our blocks to see what their feelings might be...

Thank you again.

s.22(1)



Virus-free. www.avast.com

Freeman, John

From: s.22(1)
Sent: Sunday, June 26, 2016 6:02 PM
To: Freeman, John
Subject: DE420305 - 6415 Fraser St.

Hello Mr. Freeman,

I object to the proposed conversion of the subject property to a medical marijuana dispensary because, I believe it is too close to St. Andrews Elementary school.

Thank you for your consideration.

s.22(1)



Freeman, John

From: s.22(1)
Sent: Sunday, June 26, 2016 9:32 AM
To: Freeman, John
Subject: please stop Marijuana dispensary on the corner of 48th Ave and Fraser St

Hi,

We would like to stop the Marijuana dispensary on the corner of 48th Ave and Fraser.

This proposed location is not good.

St.St.Andrew's Elementary is located less than 300m to the proposed location.

There is another marijuana dispensary at 6631 Fraser which is less than 300m from proposed location.

Thanks

Regards,

s.22(1)

Freeman, John

From: s.22(1)
Sent: Saturday, June 25, 2016 5:15 PM
To: Freeman, John
Subject: 6415 Fraser St - Herb Co. Application

Dear Mr Freeman

I am writing to oppose changing the proposed application to change 6415 (or 6417) Fraser st from a retail store to a Marijuana Related Use store. I have s.22(1) who take karate near this proposed site at West River Karate. They train s.22(1) out of the week and quite often they walk around the area to get food before they train and would therefore be around this site often. As a parent I do not wish them to be exposed to drugs including marijuana by either smelling the marijuana or running into people who buy it as I don't believe only people who use it for medicinal purposes are purchasing it. The marijuana store would be less than 300 meters from the school St Andrews which is down the street so lots of kids are in the area including teenagers walking home from John Oliver. I believe there is already a marijuana dispensary south of this proposed site at 6631 Fraser street as well as one around 43rd and Fraser so if people really need marijuana for medicinal purposes they can go to either one of those stores or one of the other thousand marijuana dispensaries that have popped up around the city.

I am highly against this as well as many other parents I have talked to and I hope you take that into consideration before you make your decision and I hope that your decision will be to keep the proposed site a retail store.

Thank you in advance for your consideration in this matter

Regards

s.22(1)

Sent from my iPhone

Freeman, John

From: s.22(1)
Sent: Friday, June 24, 2016 7:56 PM
To: Freeman, John
Subject: re:6417/6415 Fraser Street

Dear Mr. Fraser,

As neighbors on 48th Avenue, and backing onto our St. Andrews School we are very much concerned about the proposal to allow The Herb Co. to open a facility on Fraser Street. This goes against the city's own rules with regard to location so close to a school. This is NOT in the best interest of our community.

Also, I feel that we were not given adequate time to react to your notice. By the time we got the notice it was too close to the 24th. Why the rush to push through something that is not for the betterment of the neighbourhood?

Please seriously rethink this proposal.

Yours truly,

s.22(1)



Virus-free. www.avast.com

Freeman, John

From: s 22(1)
Sent: Friday, June 24, 2016 6:46 PM
To: Freeman, John
Subject: 6415 Fraser Street (DE420305)

Dear Mr. Freeman,

We write to advise you that we oppose Herb Co.'s application to the City of Vancouver for permission to change the use of the real property civically known as 6415 Fraser Street, Vancouver, B.C. to "medical marijuana-related use" (herein after referred to as the "Marijuana Dispensary").

The proposed location for the Marijuana Dispensary is very close to St. Andrews Elementary School and also, West River Karate Dojo. Many children, including young children and toddlers, attend St. Andrews and/or take karate lessons at the West River Karate Dojo. The opening of the Marijuana Dispensary in such close proximity to where children frequent will be harmful to the children.

Scientific studies have shown that marijuana has negative psychological and physiological effects on the human body. Accordingly, we are concerned that clients who attend the Marijuana Dispensary will be under the influence of marijuana when they attend to purchase more marijuana and therefore, may be a danger to the children. Surely the safety and security of children take priority over the opening of another marijuana dispensary? As you are no doubt aware, there is already another marijuana dispensary at 6631 Fraser Street, Vancouver, B.C. Accordingly, the neighborhood is already served by one marijuana dispensary. There is no need for two marijuana dispensary in such close proximity to each other and especially, in such close proximity to where many children frequent.

In light of the above, we request that you deny the application for change of use.

Yours truly,

s 22(1) (Parents of children who take karate lessons at West River
Karate Dojo)

Freeman, John

From: s.22(1)
Sent: Friday, June 24, 2016 9:52 AM
To: Freeman, John
Subject: notice of development application

Hi I live in Fraser street with my wife and two kids and I am disagree to open medical marijuana in the Fraser

street and the proposed location is less than 300 meter of ST.ANDREWS SCHOOL AT 481 EAST 48th AVE VANCOUVER. And another marijuana dispensary at 6636 Fraser .ST (sea to sky) city by law requires more than 300 meters . and also we already have some other problem in our area please don't make it worse .

thank you

s.22(1)

Freeman, John

From: s.22(1)
Sent: Friday, June 24, 2016 9:07 AM
To: Freeman, John
Subject: 6415 Fraser St, DE420305

Dear Mr. Freeman,

As a resident at s.22(1) East 48th Ave, I wish to express my strong opposition to the proposal by The Herb Co. to operate as a retail medical marijuana store.

My reasons are:

There is a daycare less than 100 steps away from the location, on the 600 block East 48th Ave.

St. Andrew's School (elementary) is one block away.

There are already two other marijuana stores in close proximity: at 6128 Fraser St. and 6579 Fraser St.

There is certainly no need for a 3rd marijuana store in a 5-block stretch. The proposed location is in a very busy family-oriented neighbourhood, with people of all ages shopping at the produce and grocery stores, bakeries, and conducting daily business at the banks, hair salons, etc. Further, many high school students from John Oliver HS walk to and from school along Fraser St. A marijuana store in the heart of the vibrant Sunset community does not fit in with the neighbourhood.

Sincerely,
s.22(1)

Freeman, John

From: s.22(1)
Sent: Thursday, June 23, 2016 11:00 PM
To: Freeman, John
Subject: Notice of Development Application DE420305

Dear City of Vancouver,

It has been brought to my attention that a license to operate a Medical Marijuana Dispensary is in the process of obtaining final approval in the area of 6417/6415 Fraser Street. I am writing this letter to voice my strong concerns and objections over having this operation in the immediate vicinity of my neighbourhood.

After reviewing the bylaws and regulations in regards to business operations related to

Marijuana sales and related products, approving a license for the disputed area would be in fact illegal. According to Section 11.28.2: b)

A Medical Marijuana-related use is not permitted: within 300 metres of the nearest property line of a site containing a School- Elementary or Secondary, Community Centre or Neighbourhood House. The proposed site is only 218.88 metres from Saint Andrews Catholic School and numerous neighbourhood houses. On this basis alone, this proposal simply cannot pass. If it does, it only goes to show that City Hall is willing to compromise the integrity of bylaws for money.

The Fraser Street is a heavily commercialized area, with a rich diversity of commercial businesses. However, it is also a place where many simply call home. This area is where many wholesome families and university students live and grow. We simply cannot allow any negative influences to be inflicted upon them. Recreational marijuana is a distraction from more important aspects in life and we simply do not need this temptation within our community, especially around young children.

All moral reasonings aside, as mentioned above the proposed site is illegal, and on that basis alone it should be rejected. I really hope the city would come to its senses and simply just reject this proposal.

s.22(1)

Freeman, John

From: s.22(1)
Sent: Thursday, June 23, 2016 3:43 PM
To: Freeman, John
Subject: Comments on Development Application DE420305 - 6415 Fraser Street

Hi Mr. Freeman,

I live in the South Hill neighborhood and recently received a notice of development application DE420305 for 6415 Fraser Street regarding The Herb Co.'s application to use the existing commercial unit for medical marijuana related use.

I am opposed to the application. I feel that the unit should be kept for retail use - a retail store or restaurant would be the best use of that location as it will keep the shopping district in that area vibrant. In my opinion, a medical marijuana shop lowers the vibrancy of this shopping district. It is also close to (private) elementary and preschool locations.

Please consider my comments as part of the decision-making process (but please do not disclose my name or address).

Regards,

s.22(1)

Freeman, John

From: s.22(1)
Sent: Thursday, June 23, 2016 1:50 PM
To: Freeman, John
Subject: Objection to change from retail store to Medical Marijuana
Importance: High

From s.22(1)
s.22(1) VANCOUVER BC s.22(1)

Reasons for Objection are as follows:

John Oliver Secondary School @ 41th Avenue

Between 44th & 45th Avenue are South Hill Education Centre & VPL South Hill Branch. one pharmacy

Between 45th & 46th Avenue are 2 pharmacies

At North side of 47th Avenue is West Coast Liquor Store Street #6295

At South side of 47th Avenue is SHOPPER DRUG MART

Between 47th & 48th Avenue there are 2 pharmacies

Between 3 to 5 pm there are many students from John Oliver walk over to 49th Avenue & it took about 10 to 15 minutes

WHAT IS MISLEADING IS THE NOTICE PLACED ON 6417 OF FRASER ST.

It Shows the following:

NO.DE420305

6515 FRASER ST & Showing a picture of where about is 6515 as the subject project which is actually Fine finish Taylors

Next to it is a private entrance to 6405 & next is 6403 dental office

While the grocery shop south of 6417 is #6425

Meanwhile 6417 was a retail shop which is now empty

Freeman, John

From: s.22(1)
Sent: Thursday, June 23, 2016 12:41 PM
To: Freeman, John; Louie, Raymond
Subject: Re: development application #420305
Attachments: CCF20160623_0003.pdf

Hi John ,

As i mentioned before s.22(1) drug recovery house . City should put new marijuana Dispensaries at least 300 M from drug recovery houses. City should change by-law to include that. I am also upset that other dispensary is distributing wrong message in neighbourhood. "Attention "page is attached for your reference . There just happened drug related shooting in family third house from that dispensary last week. I am trying to approach council . My personal view is that Marijuana Dispensaries should be banned altogether, because there has happened lots of shootings in Sikh community since lots of marijuana dispensaries in Vancouver. I will be lobbying to federal leaders through my MP. I am sending you a copy of petition signed by my neighbourhood which is still in progress. If you want i give you hard copies .

Thanks

s.22(1)

From: Freeman, John <John.Freeman@vancouver.ca>
Sent: June 22, 2016 4:05 PM
To: s.22(1)
Subject: RE: development application #420305

s.22(1)

I am available tomorrow afternoon between 2-4. I have a couple of other meetings but if you ask the Concierge to call me from the lobby I will come down to meet you.
Come to the Enquiry Center at 515 W 10th Ave.

John Freeman Project Facilitator 604 871 6076
Planning & Development Services - City of Vancouver

From: s.22(1)
Sent: Wednesday, June 22, 2016 3:50 PM
To: Freeman, John
Subject: Re: development application #420305

Hi John ,

Can i see you tomorrow? Lots of people in this neighbourhood have no access to Email . Your tel is always on message. We decided to get a petition signed from this neighbourhood and present to city. Khalsa Diwan Society gave us their full support. There is very good response. 175 people have signed petition so far.
Thanks

From: Freeman, John <John.Freeman@vancouver.ca>

Sent: June 20, 2016 4:35 PM

To: s.22(1)

Subject: RE: development application #420305

Hi s.22(1)

If you interested in discussing the below please let me know if you want to come down to the Enquiry Center on Tuesday at 2pm.

Cheers,

John Freeman Project Facilitator 604 871 6076
Planning & Development Services - City of Vancouver

From: s.22(1)

Sent: Monday, June 20, 2016 4:10 PM

To: Freeman, John

Subject: Re: development application #420305

Neighbourhood notification and feedback

Staff will notify neighbouring property owners of a development application when there is deemed to be a potential impact on the neighbours or when by-law regulations dictate (typically when permitted increases to bylaw regulations are sought). Some of the factors that are considered include:

- Privacy
- Views
- Shadowing
- Traffic
- Parking

By soliciting and receiving comments from neighbours, staff are better able to understand the effects of the development on its immediate surrounding, and thus, are able to take measures to address relevant concerns raised by requiring revisions to the proposal or by placing conditions on the approval. Regardless of whether a neighbourhood notification is carried out or not, staff will conduct a thorough evaluation of every application.

Notification is carried out by mailing letters or by requiring the applicant to post signs on the site, or a combination of both methods. Those people notified are given approximately two weeks to reply. Those neighbours who objected to the application are notified of the decision.

John council approved policy is apx. two weeks to reply. that means 14 days plus 3 days post time. a copy is pasted from city website above. I am sending you a file of map if drug recovery house from cityvanmap. I do not want the addicted persons go back on drugs and good work done by church goes in vain. New Notification with 14 days to reply will be appreciated?

From: Freeman, John <John.Freeman@vancouver.ca>
Sent: June 20, 2016 1:43 PM
To: s.22(1)
Subject: RE: development application #420305

s.22(1)

The City has a process for all public notifications. We are following our policy in this application as directed by City Council. Any neighbour that would like to respond to the notification can do so in the coming weeks, their comments will not be precluded if they come in after June 24th. We take ALL comments up until the time of decision.

The site sign has been posted for several weeks in addition to the postcards and web postings. I have received numerous responses from concerned neighbours during this time. I believe the message is getting out very effectively and we are following the protocol set out by Council for public notifications regarding MMRU applications.

I am happy to meet and discuss specifics of this application. I am available at 2pm on Tuesday.

Cheers,

John Freeman Project Facilitator 604 871 6076
Planning & Development Services - City of Vancouver

From: s.22(1)
Sent: Monday, June 20, 2016 12:58 PM
To: Freeman, John
Subject: Re: development application #420305

Good Morning John,

I am sending you copy of your "NOTICE OF DEVELOPMENT APPLICATION" 6415 Fraser Street DE 420305, mailed to me by city. I think you did not understand what I am talking about. The letter you send is June 9, 2016 and was mailed on June 13, 2016, and written comments by June 24, 2016. From June 9 to June 24 makes approx. 14 days. From June 13 to June 24th makes 11 days. Mail takes 3 days and I got only 8 days to respond.

1. Do you count 14 days from the date on letter or the date you put in mail?
2. If you count from the date you mailed, please extend this notice by 7 more days.
3. If you cannot notify neighbourhood about extension now then you have to send new notification with 14 days plus 3 days for mail means 17 days from the date of postmark stamp?
4. Another notification # DP 2016-00058 has date of notification May 25, 2016 and mailed stamp 25 June, 2016, written comments by June 10, 2016. This makes 17 days.

If you feel you are not the right person to talk about this issue, please connect me to the right person. I can come to city hall today and show you both notifications to city at any time. Please call s.22(1) or Email back your appointment time.

Thanks

s.22(1)

From: s.22(1)
Sent: June 17, 2016 12:15 PM
To: Freeman, John
Subject: Re: development application #420305

John, How you going to notify all this neighbourhood, that they can submit their comments up to decision day and will be accepted?

Thanks

s.22(1)

From: Freeman, John <John.Freeman@vancouver.ca>
Sent: June 17, 2016 10:59 AM
To: s.22(1)
Subject: RE: development application #420305

s.22(1)

As I stated before we take ALL comments up until decision which is weeks away. We ask people to comment within a prescribed timeframe so we can get as many comments as we can and it encourages a timely response. So take your time with a thoughtful response.

Cheers,

John Freeman Project Facilitator 604 871 6076
Planning & Development Services - City of Vancouver

From: s.22(1)
Sent: Friday, June 17, 2016 10:54 AM
To: Freeman, John
Subject: Re: development application #420305

Good Morning John,

I think you did not understand me Sir. I understand you printed notice with date June 9, 2016 which makes it 14 days. You did not put in mail by June 13, 2016. That is what I mean by post stamp. 4 days did not get posted for some reason on your side. Real time for neighbourhood to answer back is 8-9 days. Can I have a meeting with you today or call my cellular s.22(1) today please, so we can get 7 days extension on this notice.

Thanks

s.22(1)

From: Freeman, John <John.Freeman@vancouver.ca>
Sent: June 17, 2016 9:01 AM
To: s.22(1)
Subject: RE: development application #420305

The notification period is only two weeks long but we take ALL comments up to the date of decision by the Director of Planning. A decision will not likely happen for several weeks so take the time you need.

Cheers,

John Freeman Project Facilitator 604 871 6076
Planning & Development Services - City of Vancouver

From: s.22(1)
Sent: Thursday, June 16, 2016 5:48 PM
To: Freeman, John
Subject: Re: development application #420305

Hi John,

I am sorry that i am wriing you again . Please extend this NOTICE OF DEVELOPMENT APPLICATION by 7 days.
postmark on letters is june 13,2016 and final date of response is june 24,2016. Mail took three days. It is very difficult to respond in 8-9 days. usually it is more than good 14 days.

Thanks

From: s.22(1)
Sent: June 16, 2016 1:27 PM
To: Freeman, John
Cc: CLRLouie@vancouver.ca; ty.mistry@vancouver.ca
Subject: Re: development application #420305

Hi John,

My Full name is s.22(1) House address is s.22(1) I received NOTICE OF DEVELOPMENT APPLICATION yesterday in mail (letter stamped 13th june ,2016) which gives neighbourhood 9 days to respond which is too short period s.22(1) Drug recovery house 655 East 49th ave vancouver. I strongly oppose marijuana dispensary at 6415 Fraser Street for following reasons.

1. Property line distance between subject property and St. Andrews Elementary School (474 east 48th Ave)is 220 metres .By -Law requires 300 meters. (distance taken from cityvanmap).
2. property line distance between proposed location 6415 Fraser street and another marijuana dispensary (SEA TO SKY STREET ADDRESS 6636 FRASER STREET) is 220 metres (cityvanmap). By-law requires 300 meters.
3. Property distance between proposed location and drug recovery house(655 East 49th Ave)is 25 metres. 25 metres is the parking lot will be used by future marijuana customers.The Herb company want to sell marijuana to customers in Drug recovery house. That is why they selected this location, I think.
4. The proposed location is the centre of eight banks (td bank ,rbc bank ,scotia bank sbi bank on south side and hsbc ,vancity,cibc khalsa credit union on north side) .All have ATM MACHINES .teller robbery very common.
5. Wr karate school and gem is located at 6447 Fraser street . Lots of young youth attend classes everyday.

Suggestions for city

1. City should consider DRUG RECOVERY HOUSES as NEIGHBOURHOOD HOUSES. Should change by-law keep marijuana dispensary at least 300 metres from Drug recovery houses. Should give same consideration in this case.

2. City should hold new permits for marijuana dispensaries until law is passed in Ottawa. May be federal govt wanted it to sold in drug pharmacy? Why waste city resources and big bucks for renovation of these dispensaries.

Please let this clear.

3. City should find a solution people who does not like marijuana smoke should be able to breath in marijuana smoke free OXYGEN. THIS SMOKE IS EVERYWHERE NOW.

My cell is s.22(1)

From: Freeman, John <John.Freeman@vancouver.ca>

Sent: June 8, 2016 1:42 PM

To: s.22(1)

Cc: Mistry, Ty

Subject: RE: development application #420305

s.22(1)

H

You can contact Ty Mistry in Social Policy – she is the Planner that reviews our MMRU applications

ty.mistry@vancouver.ca

604.871.6697

All the best, John.

John Freeman Project Facilitator 604 871 6076
Planning & Development Services - City of Vancouver

s.22(1)

From:

Sent: Monday, June 06, 2016 2:03 PM

To: Freeman, John

Subject: Re: development application #420305

please give me contact Social policy Group. There are mostly youth in drug rehabilitation centre. I want to lobby to council to include drug recovery house as neighbourhood houses in by-law.

Thanks for your response John.

s.22(1)

From: Freeman, John <John.Freeman@vancouver.ca>

Sent: June 6, 2016 1:33 PM

To: s.22(1)

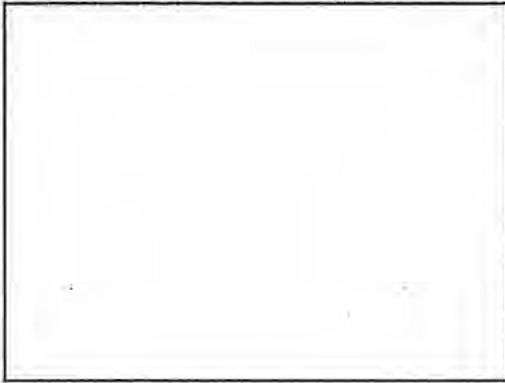
Subject: RE: development application #420305

s.22(1)

Hi

This Medical Marijuana-Related Use (MMRU) application DE420305 is in a compliant location from a Bylaw perspective but it is a conditional use in this district so it will be reviewed by our Social Policy group for distancing from sensitive uses for youth especially among other factors.

- The term "Neighbourhood House" In the Bylaw is referring to satellites of Community Centers such as Mt Pleasant NH. At 800 E Broadway. See the link here to association of NHs:
http://www.anhbc.org/mount_pleasant.php



Mount Pleasant Neighbourhood House - ANHBC

www.anhbc.org

Mount Pleasant Neighbourhood House operates in one of Vancouver's most diverse neighbourhoods where the very Canadian challenges of immigration, poverty and social ...

- Location must have a painted line in front of or adjacent to the site per the Bylaw 11.28.2 (e) (MMRU NOT PERMITTED:) "on any site other than a site adjacent to a street that has a painted center line;"
- An ATM cannot be on site but no distancing requirement to MMRU.
- A Karate school is not a "school" use from a zoning perspective but rather a "self improvement" use. The schools in question are public and private from Kindergarten to Grade 12.

I hope this helps with your questions. Please let me know if you are interested in further information.

Cheers,

John Freeman Project Facilitator 604 871 6076
Planning & Development Services - City of Vancouver

From: s.22(1)
Sent: Monday, June 06, 2016 1:01 PM
To: Freeman, John
Subject: Re: development application #420305

Please let me know status of this application

Thanks

s.22(1)

DATE: March 08 2017

Development Permit Application
DP-2017-00025
6636 Fraser Street, Vancouver

We, the undersigned neighbors hereby object to this application for creating a medicinal marijuana store in our neighborhood

s.22(1)

March 18 2017
Date

March 18 2017
Date

March 18/2017
Date

March 18/2017
Date

18-3-17
Date

Mar 18 2017
Date

Mar 18 2017
Date

DATE: March 08 2017

Development Permit Application
DP-2017-00025
6636 Fraser Street, Vancouver

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s.22(1)

Mar 18 2017
Date

Mar 18 2017
Date

Mar 18, 2017
Date

Mar. 18/2017
Date

MAR. 18/2017
Date

Mar 18/2017
Date

18-MAR-2017
Date

DATE: March 08 2017

Development Permit Application
DP-2017-00025
6636 Fraser Street, Vancouver

We, the undersigned neighbors hereby object to this application for creating a medicinal marijuana store in our neighborhood.

s.22(1)

March 18, 2017
Date

March 18 2017
Date

March - 18 - 2017
Date

March - 18 - 2017
Date

March 18-2017
Date

March 18/2017
Date

Mar 18 2017
Date

(22)

March 06 2017

John Freeman
Project Facilitator
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

Re: DP-2017-00025

Sea to Sky Alternative Healing Society
6636 Fraser Street
Vancouver, B.C. V5X 3T5

I would like to express my disapproval of the above facilities changing the zoning of a retail to Medical Marijuana use. Thank you

Yours truly,

s.22(1)



Date

March 17/2017

(23)

March 06 2017

John Freeman
Project Facilitator
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

Re: DP-2017-00025

Sea to Sky Alternative Healing Society
6636 Fraser Street
Vancouver, B.C. V5X 3T5

I would like to express my disapproval of the above facilities changing the zoning of a retail to Medical Marijuana use. Thank you

Yours truly,

s.22(1)

March 7, 2017
Date

(25)

March 06 2017

John Freeman
Project Facilitator
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

Re: DP-2017-00025

Sea to Sky Alternative Healing Society
6636 Fraser Street
Vancouver, B.C. V5X 3T5

I would like to express my disapproval of the above facilities changing the zoning of a retail to Medical Marijuana use. Thank you

Yours truly,

s.22(1)



MARCH 17th, 2017
Date

26

March 06 2017

John Freeman
Project Facilitator
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

Re: DP-2017-00025

Sea to Sky Alternative Healing Society
6636 Fraser Street
Vancouver, B.C. V5X 3T5

I would like to express my disapproval of the above facilities changing the zoning of a retail to Medical Marijuana use. Thank you

Yours truly,

s.22(1)



17/03/2017
Date

27

March 06 2017

John Freeman
Project Facilitator
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

Re: DP-2017-00025

Sea to Sky Alternative Healing Society
6636 Fraser Street
Vancouver, B.C. V5X 3T5

I would like to express my disapproval of the above facilities changing the zoning of a retail to Medical Marijuana use. Thank you

Yours truly,

s.22(1)



16 March 2017
Date

(28)

March 06 2017

John Freeman
Project Facilitator
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

Re: DP-2017-00025

Sea to Sky Alternative Healing Society
6636 Fraser Street
Vancouver, B.C. V5X 3T5

I would like to express my disapproval of the above facilities changing the zoning of a retail to Medical Marijuana use. Thank you

Yours truly,

s.22(1)



03/17/17
Date

(29)

March 06 2017

John Freeman
Project Facilitator
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

Re: DP-2017-00025

Sea to Sky Alternative Healing Society
6636 Fraser Street
Vancouver, B.C. V5X 3T5

I would like to express my disapproval of the above facilities changing the zoning of a retail to Medical Marijuana use. Thank you

Yours truly,

s.22(1)



March 17/2017
ce

(30)

March 06 2017

John Freeman
Project Facilitator
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

Re: DP-2017-00025

Sea to Sky Alternative Healing Society
6636 Fraser Street
Vancouver, B.C. V5X 3T5

I would like to express my disapproval of the above facilities changing the zoning of a retail to Medical Marijuana use. Thank you

Yours truly,

s.22(1)



March 17 / 2017
Date

(31)

March 06 2017

John Freeman
Project Facilitator
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

Re: DP-2017-00025

Sea to Sky Alternative Healing Society
6636 Fraser Street
Vancouver, B.C. V5X 3T5

I would like to express my disapproval of the above facilities changing the zoning of a retail to Medical Marijuana use. Thank you

Yours truly,

s.22(1)



Date

AKR 18/17

32

March 06 2017

John Freeman
Project Facilitator
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

Re: DP-2017-00025

Sea to Sky Alternative Healing Society
6636 Fraser Street
Vancouver, B.C. V5X 3T5

I would like to express my disapproval of the above facilities changing the zoning of a retail to Medical Marijuana use. Thank you

Yours truly,

s.22(1)



March 18/2017
Date

33

March 06 2017

John Freeman
Project Facilitator
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

Re: DP-2017-00025

Sea to Sky Alternative Healing Society
6636 Fraser Street
Vancouver, B.C. V5X 3T5

I would like to express my disapproval of the above facilities changing the zoning of a retail to Medical Marijuana use. Thank you

Yours truly,

s.22(1)

March 18 / 2017
Date

(34)

March 06 2017

John Freeman
Project Facilitator
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

Re: DP-2017-00025

Sea to Sky Alternative Healing Society
6636 Fraser Street
Vancouver, B.C. V5X 3T5

I would like to express my disapproval of the above facilities changing the zoning of a retail to Medical Marijuana use. Thank you

Yours truly,

s.22(1)



March 16/2017
Date

35

March 06 2017

John Freeman
Project Facilitator
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

Re: DP-2017-00025

Sea to Sky Alternative Healing Society
6636 Fraser Street
Vancouver, B.C. V5X 3T5

I would like to express my disapproval of the above facilities changing the zoning of a retail to Medical Marijuana use. Thank you

Yours truly,

s.22(1)



March 20 2017.
Date

36

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03/20/17
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(38)

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March 20, 2017
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Yours truly,

s.22(1)



March 20, 2017
Date

From: s.22(1)
Sent: June 1, 2016 11:54 AM
To: john.freeman@vancouver.ca
Subject: development application #420305

Good Morning John.

I am neighbour to this location. I see marijuana use sign at 6415 Fraser Street Vancouver. I want to clarify some points with city.

1. This location is less than 300 metres from another location Sea to Sky address 6636 Fraser street(Sea to Sky Dispensary). It is 230 metre on google. Will this go to board of variance and when?
2. This location is 25 metres from Drug recovery house located at 655 East 49th Ave vancouver. (boundary line to boundary line at rear. Will the city consider drug recovery house as neighbourhood house?
3. This location has painted double yellow line on front on Fraser street? Please give me some explanation of painted centre line as mentioned in by law?
4. This location is 16 metres from automated banking machine belonging to SBI BANK canada address 6433 Fraser Street. Please give explanation of in conjunction written in by-law? I could not understand this.
5. This location is 28 metres from WR Karate School located at 6445 Fraser Street . This school is very busy everyday. Young youth come to learn Karate. Will you consider this as school?

I tried to put message for you last two days. Didnot received any call back. I will appreciate if you can help me to understand this all. I can have a meeting with you.

Thanks

s.22(1)

Freeman, John

From: s.22(1)
Sent: Thursday, June 23, 2016 12:22 PM
To: Freeman, John
Subject: RE: Notice of Development Application for a retail Medical Marijuana store

Thank you for your fast response, it is greatly appreciated

Thanks

s.22(1)

From: Freeman, John [mailto:John.Freeman@vancouver.ca]
Sent: Wednesday, June 22, 2016 1:57 PM
To: s.22(1)
Subject: RE: Notice of Development Application for a retail Medical Marijuana store

HI s.22(1)

Thank you very much for your email about **6415 Fraser St.** Your letter will become part of the official file for this Development Application (**DE420305**). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending **June 24th, 2016**, you will receive an update when the Application has arrived at a Decision by the Director of Planning and if it is issued. All comments will be considered up until the date of Decision. Your feedback is very important for this process and will help shape this application.

Your email will only be used to communicate with you about this Development Application. Please note that all comments and responses to this application 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).

Kind Regards,

John Freeman Project Facilitator 604 871 6076
John.freeman@vancouver.ca Planning & Development Services - City of Vancouver

From: s.22(1)
Sent: Wednesday, June 22, 2016 1:17 PM
To: Freeman, John
Subject: Notice of Development Application for a retail Medical Marijuana store

Hello Mr. Freeman

I am replying to the notice that I received for a medical marijuana store 6415 Fraser Street (6417 Fraser Street)
I do not approve of the application.

We have a catholic school a few blocks up from Fraser and John High school on 41st & Fraser. Even through these schools are more than 300 meters away.

These students all come down Fraser Street, they are already exposed to drugs as it is in the schools. We don't need one right in front of their faces on Fraser. I don't care that is supposed to Medical Marijuana. None of these stores only sell Medical Marijuana, the average Joe can walk in and get Marijuana.

I cannot believe that the City Council would allow this in a family neighborhood.

On Chester Street we have a so called park across the street ^{s.22(1)} where street people sit and do all kinds of drugs and selling of stolen property. We have street people sitting on the sidewalk on Fraser Street just down from this place where they want the marijuana sold, begging for money.

We have enough problems without adding the sale of medical marijuana on Fraser Street.

I not only speak on the matter, but a lot of our seniors in the building at ^{s.22(1)} feel the same way.

I hope you and the other council member will reconsider this application.

Thank you

A very concerned person

^{s.22(1)}

Freeman, John

From: s.22(1)
Sent: Thursday, June 23, 2016 7:51 AM
To: Freeman, John
Subject: 6415 Fraser St - DE420305

Hi Mr. Freeman,

This is in regards to DE420305. My comments are as below:

I am living in this area since year 2000 and in south Vancouver since 1987. Over the period of time things are changed and it is not the same as it was 30 years ago. I appreciate the new development and facilities but really concerned about bringing drug related activities in to this peaceful neighborhood which consist dense residential family homes. There are few elementary and a high school in the catchment. These kind of facilities invite concerned people not only for frequent visits but also to reside in the area. It will change the whole look of sunset neighborhood and will force people with families to move out. In my opinion these facilities to be permitted only in commercial/hospital/medical areas.

I am strongly oppose to this application.

s.22(1)

Freeman, John

From: s.22(1)
Sent: Thursday, June 23, 2016 12:10 AM
To: Freeman, John
Subject: 6415 Fraser Street - DE420305

Hi John,

As a resident living within 2 blocks to the site. I don't feel, that this type of business is appropriate to be at this location.

Please consider the following:

There are schools (both primary and high school), churches, library. These are places of learning for the next generation of young people. They are in relatively close walking distance to this particular location. I see kids, walking freely up and down this street during lunch, and after school and on the weekends. I send my young daughters to get groceries by themselves in the immediate area. Allowing such type of business there would send a wrong message to our young minds about the acceptance of this culture. It is also a very busy traffic area which can be better served by many other businesses which will add to the existing mix (banks, coffee shops, restaurants, supermarket, produce stores, hair salons, mainstream every day medical professionals, accountants, notaries) that serves the majority of the residence here.

I acknowledge that there may be some need for this type of business. But, I don't agree that it should be in this particular location. I think a more appropriate location should be closer to larger medical facilities hub like West Broadway near VGH, St. Paul hospital downtown or Mount St. Joseph hospital area.

I like to remind anonymous if possible. However, I do want to be heard. If you do need my full identity to be counted and make a difference. I will provide it. The last time, I made a formal complaint about the city's garbage recycling, the next night, my garbage can was burnt to the ground.

s.22(1)

Freeman, John

From: s.22(1)
Sent: Wednesday, June 22, 2016 12:20 PM
To: Freeman, John
Subject: 6415 Fraser Street DE420305

Dear Sir,

We oppose change of use of this Herb Co. unit from Retail to Medical Marijuana- Related Use. Such Marijuana store will cause undesirable harmful effect to local residents especially next generations.

Regards,

s.22(1)

Freeman, John

From: KHALSA DIWAN SOCIETY VANCOUVER <kdsross@live.com>
Sent: Wednesday, June 22, 2016 11:48 AM
To: Freeman, John
Subject: Fw: khalsa diwan society letter

From: s.22(1)
Sent: June 22, 2016 8:08 AM
To: s.22(1)
Subject: khalsa diwan society letter

Re:DE420305 Marijuana Dispensary at 6415 Fraser Street

To The city of Vancouver/ John Freeman

Khalsa Diwan Society strongly condemn, proposed new marijuana related facility at 6415 Fraser Street. Use of drugs (such as heroine, marijuana, Tobacco, cocaine, ecstasy) are strongly condemned by sikh Gurus. Smoking marijuana in Vancouver is polluting all fresh air and everyone is forced with second hand smoke. Vancouver is flooded with Marijuana dispensaries, Why more? Marijuana Dispensaries do not decline anyone from their products and are a base for other hard drugs. Recent shootings in Vancouver especially one last week close to Fraser St and East 50th Ave are drug related and big concern to Khalsa Diwan Society. We strongly support the "Campaign Against Drugs" started by s.22(1)

Thanks

Kuldip Singh Thandi, President.

Freeman, John

From: s.22(1)
Sent: Tuesday, June 21, 2016 11:21 AM
To: Freeman, John
Subject: Development Application at 6415 Fraser St., Vancouver

Dear John,

I hope this email finds you well.

I was informed the development application at 6415 Fraser St., Vancouver. I strongly disagree with the development because of the following reasons:

- 1) Everyone has right to live in a healthy environment. I personally can not bear the strong smell that marijuana released. People who do not use marijuana also deserve to live in a marijuana free neighborhood. Providing people with medical marijuana-related helps in various locations can encourage more people using marijuana in an expanding area and affect more innocent people.
- 2) Everyone has right to live in a safe area. All heavy taxes we paid should be used more wisely to make Vancouver becoming a better place. However, the development of a medical marijuana-related unit will eventually turn the area become a marijuana friendly community. It may results in more crimes and many negative effects on youths in that area.

My point is people like me, who pay heavy tax and do not use marijuana, are the majority. We request to live in a marijuana free neighborhood for health and safety concerns.

I'm looking forward to hearing from you soon.

Sincerely,

s.22(1)

June 21, 2016

Freeman, John

From: s.22(1)
Sent: Monday, June 20, 2016 7:49 PM
To: Freeman, John
Subject: DE420305

hi John, our notice about development application 6415 Fraser St. (DE420305) for medical Merijuana retail store opening. we already have marijuana store on Fraser st. 50 Ave, 65 Ave. and Main St.50 Ave. we donot want more opening on Fraser St.it should be selling in pharmacy not on other stores. we said " NO "to this medical marijuana Retail store on 6415 fraser sT. its close to 2 schools. you people closing schools and open marijuana stores so kids going to marijuana stores instead going to school. Thanks. s.22(1)

s.22(1)

Freeman, John

From: s.22(1)
Sent: Monday, June 20, 2016 12:54 PM
To: Freeman, John
Subject: RE: Marijuana Dispensary Near Elementary School_ DE420305 6415/6147 Fraser Street, Vancouver, BC

John

Thank you for your quick response.

s.22(1)

On Jun 20, 2016 11:13 AM, "Freeman, John" <John.Freeman@vancouver.ca> wrote:

Hi s.22(1)

Thank you very much for your email about **6415 Fraser St.** Your letter will become part of the official file for this Development Application (**DE420305**). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending **June 24th, 2016**, you will receive an update when the Application has arrived at a Decision by the Director of Planning and if it is issued. All comments will be considered up until the date of Decision. Your feedback is very important for this process and will help shape this application.

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Kind Regards,

John Freeman Project Facilitator [604 871 6076](tel:6048716076)

John.freeman@vancouver.ca Planning & Development Services - City of Vancouver

From: s.22(1)

Sent: Sunday, June 19, 2016 11:42 PM

To: Freeman, John

Cc: Rudy Sawatzky; Harjit.Sajjan@parl.gc.ca; justin.trudeau@parl.gc.ca; Jody.Wilson-Raybould@parl.gc.ca; thomas.mulcair@parl.gc.ca; rona.ambrose@parl.gc.ca

Subject: Marijuana Dispensary Near Elementary School_ DE420305 6415/6147 Fraser Street, Vancouver, BC

Dear Mr. John Freeman (City of Vancouver, Project Facilitator)

We would like to voice our opposition to the development permit application for DE420305, a medical marijuana dispensary to be place at 6415/6147 Fraser Street, Vancouver, BC, informing you that this location is closer than 300meters from St. Andrew's Catholic School (450 47 Ave E, Vancouver, BC).

As per your zoning and development by-law no. 3575, section 11.28.2 b) states a medical marijuana dispensary is NOT permitted within 300m of an Elementary/Secondary school.

We ask you to reject this proposal.

We also want to make note that selling medical marijuana through onsite dispensaries is illegal in Canada and we oppose the City of Vancouver permitting this in our city.

Sincerely concerned citizens, parents and neighbourhood resident.

s.22(1)



NOTICE OF DEVELOPMENT APPLICATION

6415 Fraser Street (specifically: 6417 Fraser Street)
DE420305



June 9, 2016

The Herb Co. has applied to the City of Vancouver for permission to change the use of this existing commercial unit from Retail to Medical Marijuana-Related Use. The proposal includes the following:

- change of use from Retail Store to Medical Marijuana-Related use;
- proposed floor area of approximately 2057 square feet; and
- proposed operating hours Monday to Sunday 11am – 8 pm

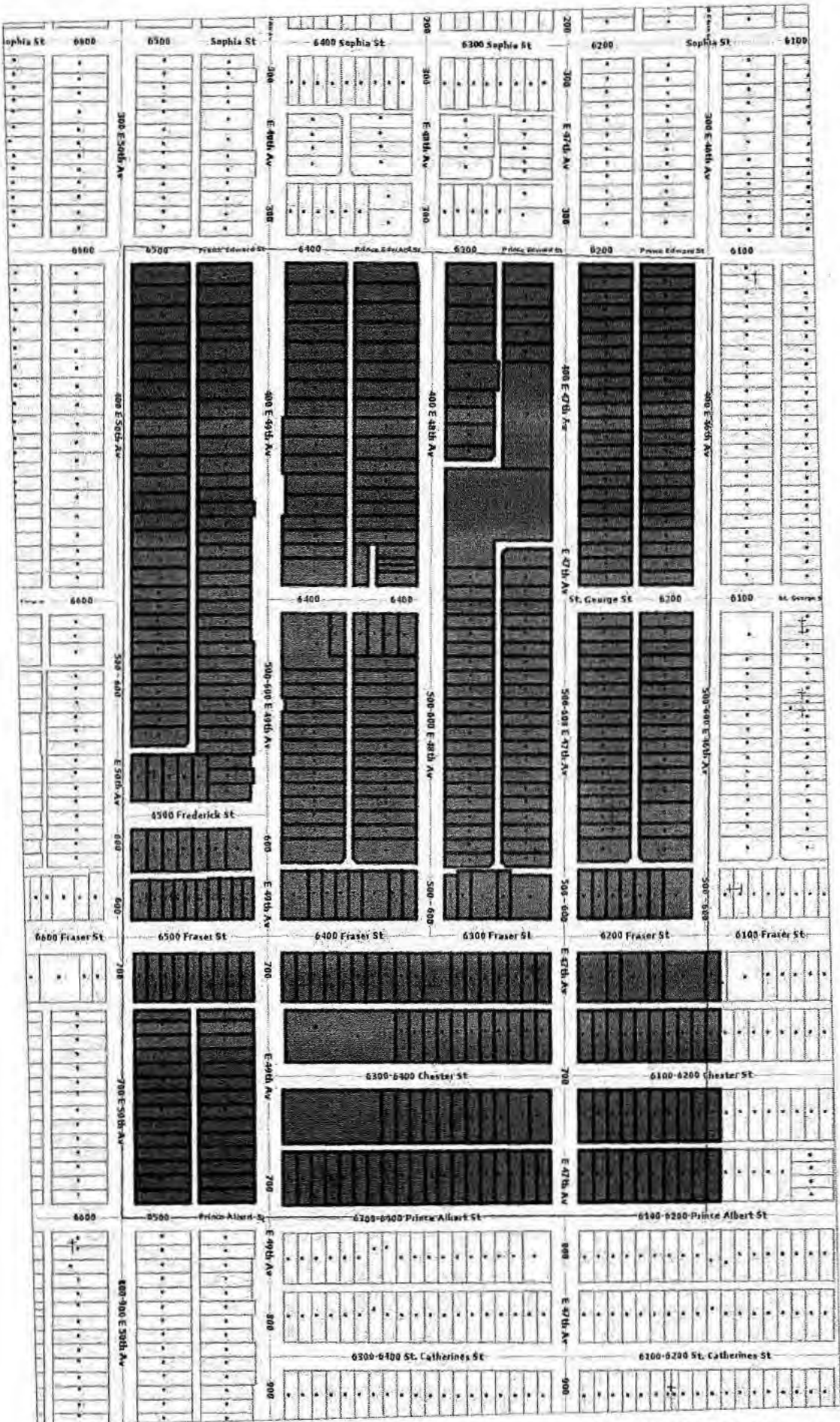
Under the site's C-2 zoning, the application is "conditional" so it may be permitted; however, it requires the decision of the Director of Planning.

We welcome your written comments on this application by **June 24, 2016**. For more information and updates, visit: vancouver.ca/devapps

Or contact John Freeman, Project Facilitator at **604-871-6076** or john.freeman@vancouver.ca

8.5X11

6415 Fraser - DE420305



Scale 1: 3889

Jun 10, 2016 13:06

8.5X11

6415 Fraser 420305



Jun 10, 2016 08:06

6415 FRASER

JUNE 9/16

523

0716527 BC LTD
5956 126A ST
SURREY BC

V3X 3J4

s.22(1)

207-6475 CHESTER ST
VANCOUVER BC

s.22(1)

615 47TH AVE E
VANCOUVER BC

V5W 2B5

0790288 BC LTD
7378 MUIRFIELD DR
VANCOUVER BC

V5S 2L3

s.22(1)

C/O WYNFORD REALTY GROUP LTD
815-1200 73RD AVE W
VANCOUVER BC

s.22(1)

6350 CHESTER ST
VANCOUVER BC

V5W 3C3

0939869 BC LTD
C/O KONG & COMPANY
343-13988 CAMBIE RD
RICHMOND BC

V6V 2K4

s.22(1)

565 50TH AVE E
VANCOUVER BC

s.22(1)

790 49TH AVE E
VANCOUVER BC

V5W 2H4

0947830 BC LTD
6977 ARGYLE ST
VANCOUVER BC

V5P 3K7

s.22(1)

205-6475 CHESTER ST
VANCOUVER BC

s.22(1)

6556 FREDERICK ST
VANCOUVER BC

V5X 3T1

588236 BC LTD
106-310 KENT AVENUE SOUTH E
VANCOUVER BC

V5X 4N6

s.22(1)

595 47TH AVE E
VANCOUVER BC

s.22(1)

485 50TH AVE E
VANCOUVER BC

V5X 1A9

6462 FRASER DEVELOPMENTS INC
1058-2560 SHELL RD
RICHMOND BC

V6X 0B8

s.22(1)

453 49TH AVE E
VANCOUVER BC

s.22(1)

6351 PRINCE ALBERT ST
VANCOUVER BC

V5W 3E7

s.22(1)

6545 FREDERICK ST
VANCOUVER BC

V5X 3T2

s.22(1)

606 57TH AVE E
VANCOUVER BC

s.22(1)

469 50TH AVE E
VANCOUVER BC

V5X 1A9

s.22(1)

415-6475 CHESTER ST
VANCOUVER BC

V5W 4B7

s.22(1)

458 49TH AVE E
VANCOUVER BC

s.22(1)

616 46TH AVE E
VANCOUVER BC

V5W 2A3

s.22(1)

545 49TH AVE E
VANCOUVER BC

V5W 2H1

s.22(1)

6435 PRINCE ALBERT ST
VANCOUVER BC

s.22(1)

616 47TH AVE E
VANCOUVER BC

V5W 2B4

s.22(1)

615 48TH AVE E
VANCOUVER BC

V5W 2E4

s.22(1)

480 49TH AVE E
VANCOUVER BC

s.22(1)

6556 FREDERICK ST
VANCOUVER BC

V5W 2G9

V5X 3T1

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s.22(1) 1238 KINGSWAY PO BOX 77015 RPO KINGSWAY KNIG VANCOUVER BC	V5V 5E7	s.22(1) 6465 PRINCE ALBERT ST VANCOUVER BC	V5W 3E7	s.22(1) 1160 72 ST NW EDMONTON AB	T6K 3G1
s.22(1) 109-6475 CHESTER ST VANCOUVER BC	V5W 4B7	s.22(1) 558 47TH AVE E VANCOUVER BC	V5W 2B4	s.22(1) 1651 MATTHEWS AVE VANCOUVER BC	V6J 2T1
s.22(1) 646 47TH AVE E VANCOUVER BC	V5W 2B4	s.22(1) 417 48TH AVE E VANCOUVER BC	V5W 2E4	s.22(1) 312-6475 CHESTER ST VANCOUVER BC	V5W 4B7
s.22(1) 413 49TH AVE E VANCOUVER BC	V5W 2G8	FELLOWSHIP DEACONRY INC 6311 PRINCE ALBERT ST VANCOUVER BC	V5W 3E7	s.22(1) 6284 CHESTER ST VANCOUVER BC	V5W 3C1
s.22(1) 413 49TH AVE E VANCOUVER BC	V5W 2G8	s.22(1) 6206 CHESTER ST VANCOUVER BC	V5W 3C1	s.22(1) 546 49TH AVE E VANCOUVER BC	V5W 2G9
s.22(1) 576 46TH AVE E VANCOUVER BC	V5W 2A3	s.22(1) 6250 CHESTER ST VANCOUVER BC	V5W 3C1	s.22(1) 427 48TH AVE E VANCOUVER BC	V5W 2E4

s.22(1) 2332 RUPERT ST VANCOUVER BC	V5M 3T1	s.22(1) 647 49TH AVE E VANCOUVER BC	V5W 2H1	s.22(1) 4152 FRASER ST VANCOUVER BC	V5V
s.22(1) 408 46TH AVE E VANCOUVER BC	V5W 1Z9	s.22(1) 439 49TH AVE E VANCOUVER BC	V5W 2G8	s.22(1) 4152 FRASER ST VANCOUVER BC	V5V 4E8
s.22(1) 625 49TH AVE E VANCOUVER BC	V5W 2H1	s.22(1) 6362 CHESTER ST VANCOUVER BC	V5W 3C3	GOYAL HOLDINGS CORP 4152 FRASER ST VANCOUVER BC	V5V 4E8
s.22(1) 4151 KNIGHT ST VANCOUVER BC	V5N 3M1	s.22(1) 439 49TH AVE E VANCOUVER BC	V5W 2G8	s.22(1) 550 47TH AVE E VANCOUVER BC	V5W 2B4
s.22(1) 433 48TH AVE E VANCOUVER BC	V5W 2E4	s.22(1) 454 49TH AVE E VANCOUVER BC	V5W 2G9	s.22(1) 949 18TH AVE W VANCOUVER BC	V5Z 1W4
s.22(1) 1076 54TH AVE W VANCOUVER BC	V6P 1N1	GLEN-BO HOLDINGS LTD K-RON HOLDINGS LTD C/O TURNER MEAKIN MANAGEMENT C 108-2590 GRANVILLE ST VANCOUVER BC	V6H 3H1	s.22(1) 774 49TH AVE E VANCOUVER BC	V5W 2H4
s.22(1) 581 48TH AVE E VANCOUVER BC	V5W 2E4	s.22(1) 524 49TH AVE E VANCOUVER BC	V5W 2G9	s.22(1) 6570 FREDERICK ST VANCOUVER BC	V5X 3T1
s.22(1) 428 49TH AVE E VANCOUVER BC	V5W 2G9	s.22(1) 405 49TH AVE E VANCOUVER BC	V5W 2G8	s.22(1) 411 48TH AVE E VANCOUVER BC	V5W 2E4
s.22(1) 462 48TH AVE E VANCOUVER BC	V5W 2E5	s.22(1) 419 47TH AVE E VANCOUVER BC	V5W 2B3	s.22(1) 405-6475 CHESTER ST VANCOUVER BC	V5W 4B7
s.22(1) 423 49TH AVE E VANCOUVER BC	V5W 2G8	s.22(1) 414-6475 CHESTER ST VANCOUVER BC	V5W 4B7	s.22(1) 6295 PRINCE ALBERT ST VANCOUVER BC	V5W 3E5

HERMANOS CHEN HOLDINGS LTD
6272 CHESTER ST
VANCOUVER BC

V5W 3C1

s.22(1)

566 49TH AVE E
VANCOUVER BC

V5W 2G9

s.22(1)

6285 PRINCE ALBERT ST
VANCOUVER BC

V5W 3E5

s.22(1)

6475 CHESTER ST APT 303
VANCOUVER BC

V5W 4B7

s.22(1)

424 47TH AVE E
VANCOUVER BC

V5W 2B4

s.22(1)

106-6475 CHESTER ST
VANCOUVER BC

V5W 4B7

s.22(1)

417-6475 CHESTER ST
VANCOUVER BC

V5W 4B7

s.22(1)

6207 CHESTER ST
VANCOUVER BC

V5W 3C2

s.22(1)

550 55TH AVE E
VANCOUVER BC

V5X 1N5

s.22(1)

535 48TH AVE E
VANCOUVER BC

V5W 2E4

s.22(1)

745 50TH AVE E
VANCOUVER BC

V5X 1B4

s.22(1)

550 55TH AVE E
VANCOUVER BC

V5X 1N5

s.22(1)

C/O WYNFORD REALTY GROUP LTD
815-1200 73RD AVE W
VANCOUVER BC

V6P 6G5

s.22(1)

1233 AV DE LAUNE
QUEBEC QC

G1S 3K2

s.22(1)

550 55TH AVE E
VANCOUVER BC

V5X 1N5

s.22(1)

1142 FLETCHER WAY
PORT COQUITLAM BC

V3C 6B7

s.22(1)

754 49TH AVE E
VANCOUVER BC

V5W 2H4

s.22(1)

785 50TH AVE E
VANCOUVER BC

V5X 1B4

s.22(1)

50 44TH AVE E
VANCOUVER BC

V5W 1V4

J F STEFAN INVESTMENTS INC
6537 FRASER ST
VANCOUVER BC

V5X 3T4

s.22(1)

423 50TH AVE E
VANCOUVER BC

V5X 1A9

s.22(1)

6307 CHESTER ST
VANCOUVER BC

V5W 3C4

s.22(1)

453 50TH AVE E
VANCOUVER BC

V5X 1A9

s.22(1)

412 48TH AVE E
VANCOUVER BC

V5W 2E5

s.22(1)

577 49TH AVE E
VANCOUVER BC

V5W 2H1

s.22(1)

12399 57A AVE
SURREY BC

V3X 3H3

s.22(1)

483 47TH AVE E
VANCOUVER BC

V5W 2B3

s.22(1)

484 46TH AVE E
VANCOUVER BC

V5W 1Z9

s.22(1)

2632 46TH AVE E
VANCOUVER BC

V5S 1A3

s.22(1)

483 47TH AVE E
VANCOUVER BC

V5W 2B3

s.22(1) 475 47TH AVE E VANCOUVER BC	V5W 2B3	s.22(1) 3118 QUEENS AVE VANCOUVER BC	V5R 4T8	s.22(1) 419 50TH AVE E VANCOUVER BC	V5X 1
s.22(1) 526 48TH AVE E VANCOUVER BC	V5W 2E6	s.22(1) 6239 CHESTER ST VANCOUVER BC	V5W 3C2	s.22(1) 450 48TH AVE E VANCOUVER BC	V5W 2E5
s.22(1) 464 48TH AVE E VANCOUVER BC	V5W 2E5	s.22(1) 416-6475 CHESTER ST VANCOUVER BC	V5W 4B7	s.22(1) 406-6475 CHESTER ST VANCOUVER BC	V5W 4B7
s.22(1) 6217 PRINCE ALBERT ST VANCOUVER BC	V5W 3E5	s.22(1) 501 50TH AVE E VANCOUVER BC	V5X 1A9	s.22(1) 484 48TH AVE E VANCOUVER BC	V5W 2E5
K MASON PROPERTIES LTD 106-310 KENT AVENUE SOUTH E VANCOUVER BC	V5X 4N6	s.22(1) 6329 CHESTER ST VANCOUVER BC	V5W 3C4	s.22(1) 413-6475 CHESTER ST VANCOUVER BC	V5W 4B7
s.22(1) 13020 98 AVE SURREY BC	V3T 1B5	KHANNA MANAGEMENT LTD 8240 FRASER ST VANCOUVER BC	V5X 3X6	s.22(1) 410-6475 CHESTER ST VANCOUVER BC	V5W 4B7
s.22(1) 6594 FREDERICK ST VANCOUVER BC	V5X 3T1	s.22(1) 406 47TH AVE E VANCOUVER BC	V5W 2B4	s.22(1) 3929 12TH AVE W VANCOUVER BC	V6R 2P1
s.22(1) 204-6475 CHESTER ST VANCOUVER BC	V5W 4B7	s.22(1) 406 47TH AVE E VANCOUVER BC	V5W 2B4	s.22(1) 113-6475 CHESTER ST VANCOUVER BC	V5W 4B7
s.22(1) 6387 PRINCE ALBERT ST VANCOUVER BC	V5W 3E7	s.22(1) 846 AVERY AVE QUESNEL BC	V2J 1H1	s.22(1) 4117 MOUNTAIN HWY NORTH VANCOUVER BC	V7K 2J7
s.22(1) 555 50TH AVE E VANCOUVER BC	V5X 1A9	s.22(1) 406 47TH AVE E VANCOUVER BC	V5W 2B4	s.22(1) 434 46TH AVE E VANCOUVER BC	V5W 1Z9

s.22(1)	488 EAST 46TH AVE VANCOUVER BC	V5W 1Z9	s.22(1)	302-6475 CHESTER ST VANCOUVER BC	V5W 4B7	s.22(1)	606 46TH AVE E VANCOUVER BC	V5W 2A3
s.22(1)	208-6475 CHESTER ST VANCOUVER BC	V5W 4B7	s.22(1)	6439 CYPRESS ST VANCOUVER BC	V6M 3S4	s.22(1)	436 46TH AVE E VANCOUVER BC	V5W 1Z9
s.22(1)	313-6475 CHESTER ST VANCOUVER BC	V5W 4B7	s.22(1)	2128 46TH AVE W VANCOUVER BC	V6M 2L1	s.22(1)	515 50TH AVE E VANCOUVER BC	V5X 1A9
s.22(1)	721 50TH AVE E VANCOUVER BC	V5X 1B4	s.22(1)	460 46TH AVE E VANCOUVER BC	V5W 1Z9	s.22(1)	534 49TH AVE E VANCOUVER BC	V5W 2G9
s.22(1)	721 50TH AVE E VANCOUVER BC	V5X 1B4	s.22(1)	708 68TH AVE W VANCOUVER BC	V6P 2T9	s.22(1)	492 46TH AVE E VANCOUVER BC	V5W 1Z9
s.22(1)	466 49TH AVE E VANCOUVER BC	V5W 2G9	s.22(1)	780 49TH AVE E VANCOUVER BC	V5W 2H4	s.22(1)	456 46TH AVE E VANCOUVER BC	V5W 1Z9
s.22(1)	556 49TH AVE E VANCOUVER BC	V5W 2G9	s.22(1)	780 49TH AVE E VANCOUVER BC	V5W 2H4	s.22(1)	464 46TH AVE E VANCOUVER BC	V5W 1Z9
s.22(1)	760 49TH AVE E VANCOUVER BC	V5W 2H4	s.22(1)	443 47TH AVE E VANCOUVER BC	V5W 2B3	s.22(1)	448 46TH AVE E VANCOUVER BC	V5W 1Z9
s.22(1)	654 64TH AVE E VANCOUVER BC	V5X 2N2	s.22(1)	655 48TH AVE E VANCOUVER BC	V5W 2E4	s.22(1)	548 46TH AVE E VANCOUVER BC	V5W 2A3
s.22(1)	6425 PRINCE ALBERT ST VANCOUVER BC	V5W 3E7	s.22(1)	405 48TH AVE E VANCOUVER BC	V5W 2E4	s.22(1)	487 47TH AVE E VANCOUVER BC	V5W 2B3

s.22(1) 584 47TH AVE E VANCOUVER BC	V5W 2B4	s.22(1) 6363 PRINCE ALBERT ST VANCOUVER BC	V5W 3E7	s.22(1) 6405 PRINCE ALBERT ST VANCOUVER BC	V5W
s.22(1) 449 48TH AVE E VANCOUVER BC	V5W 2E4	s.22(1) 536 47TH AVE E VANCOUVER BC	V5W 2B4	LORD'S LOVE CHURCH SOCIETY 645 47TH AVE E VANCOUVER BC	V5W 2B5
s.22(1) 202-4335 FRASER ST VANCOUVER BC	V5V 4G4	s.22(1) 6339 CHESTER ST VANCOUVER BC	V5W 3C4	s.22(1) 786 49TH AVE E VANCOUVER BC	V5W 2H4
s.22(1) 112-6475 CHESTER ST VANCOUVER BC	V5W 4B7	s.22(1) 2640 162 ST SURREY BC	V3Z 8E4	s.22(1) 363 COVEWOOD PK NE CALGARY AB	T3K 4T1
s.22(1) 504 47TH AVE E VANCOUVER BC	V5W 2B4	s.22(1) 460 48TH AVE E VANCOUVER BC	V5W 2E5	s.22(1) 6460 ST. GEORGE ST VANCOUVER BC	V5W 2Y6
s.22(1) 595 48TH AVE E VANCOUVER BC	V5W 2E4	s.22(1) 773 50TH AVE E VANCOUVER BC	V5X 1B4	s.22(1) 1986 8TH AVE E VANCOUVER BC	V5N 1V1
s.22(1) 525 48TH AVE E VANCOUVER BC	V5W 2E4	s.22(1) 407 47TH AVE E VANCOUVER BC	V5W 2B3	s.22(1) 546 48TH AVE E VANCOUVER BC	V5W 2E6
s.22(1) 466 49TH AVE E VANCOUVER BC	V5W 2G9	s.22(1) 638 48TH AVE E VANCOUVER BC	V5W 2E6	s.22(1) 107-6475 CHESTER ST VANCOUVER BC	V5W 4B7
s.22(1) 446 48TH AVE E VANCOUVER BC	V5W 2E5	s.22(1) 463 50TH AVE E VANCOUVER BC	V5X 1A9	s.22(1) 105-6475 CHESTER ST VANCOUVER BC	V5W 4B7
s.22(1) 496 47TH AVE E VANCOUVER BC	V5W 2B4	s.22(1) 401-6475 CHESTER ST VANCOUVER BC	V5W 4B7	s.22(1) 6295 CHESTER ST VANCOUVER BC	V5W 3C2

s.22(1) 635 48TH AVE E VANCOUVER BC	V5W 2E4	s.22(1) 429 50TH AVE E VANCOUVER BC	V5X 1A9	s.22(1) 12507 91A AVE SURREY BC	V3V 7C7
s.22(1) 505 47TH AVE E VANCOUVER BC	V5W 2B5	s.22(1) 3548 48TH AVE W VANCOUVER BC	V5N 3R1	s.22(1) 615 49TH AVE E VANCOUVER BC	V5W 2H1
s.22(1) 6373 CHESTER ST VANCOUVER BC	V5W 3C4	s.22(1) 435 47TH AVE E VANCOUVER BC	V5W 2B3	s.22(1) 3633 COMMERCIAL ST VANCOUVER BC	V5N 4G1
s.22(1) 6373 CHESTER ST VANCOUVER BC	V5W 3C4	s.22(1) 519 48TH AVE E VANCOUVER BC	V5W 2E4	s.22(1) 6507 DOMAN ST VANCOUVER BC	V5S 3H3
s.22(1) 628 48TH AVE E VANCOUVER BC	V5W 2E6	s.22(1) 525 50TH AVE E VANCOUVER BC	V5X 1A9	s.22(1) 446 49TH AVE E VANCOUVER BC	V5W 2G9
s.22(1) 429 49TH AVE E VANCOUVER BC	V5W 2G8	s.22(1) 565 48TH AVE E VANCOUVER BC	V5W 2E4	s.22(1) 459 50TH AVE E VANCOUVER BC	V5X 1A9
s.22(1) 6424 CHESTER ST VANCOUVER BC	V5W 3C3	s.22(1) 495 48TH AVE E VANCOUVER BC	V5W 2E4	s.22(1) 475 49TH AVE E VANCOUVER BC	V5W 2G8
s.22(1) 735 58TH AVE E VANCOUVER BC	V5X 1W4	s.22(1) 734 49TH AVE E VANCOUVER BC	V5W 2H4	s.22(1) 754 49TH AVE E VANCOUVER BC	V5W 2H4
MANI MANAGEMENT CORP 438 45TH AVE W VANCOUVER BC	V5Y 2W6	s.22(1) 3775 EDINBURGH ST BURNABY BC	V5C 1R4	s.22(1) 5265 CHESTER ST VANCOUVER BC	V5W 3B1
s.22(1) 516 46TH AVE E VANCOUVER BC	V5W 2A3	s.22(1) 1938 19TH AVE W VANCOUVER BC	V6J 2P3	s.22(1) 209-6475 CHESTER ST VANCOUVER BC	V5W 4B7

s.22(1) 209-6475 CHESTER ST VANCOUVER BC	V5W 4B7	s.22(1) 463 49TH AVE E VANCOUVER BC	V5W 2G8	s.22(1) 408-6475 CHESTER ST VANCOUVER BC	V5W 4B7
s.22(1) 6210 ST. GEORGE ST VANCOUVER BC	V5W 3X1	s.22(1) 6194 CHESTER ST VANCOUVER BC	V5W 3C1	s.22(1) 701-1383 MARINASIDE CRES VANCOUVER BC	V6Z 2W9
s.22(1) 6445 PRINCE ALBERT ST VANCOUVER BC	V5W 3E7	s.22(1) 6338 CHESTER ST VANCOUVER BC	V5W 3C3	s.22(1) 626 48TH AVE E VANCOUVER BC	V5W 2E6
s.22(1) 6485 PRINCE ALBERT ST VANCOUVER BC	V5W 3E7	s.22(1) 6325 PRINCE ALBERT ST VANCOUVER BC	V5W 3E7	ON LOK ENTERPRISES LTD 3233 62ND AVE E VANCOUVER BC	V5S 3V3
s.22(1) 530 46TH AVE E VANCOUVER BC	V5W 2A3	s.22(1) 574 47TH AVE E VANCOUVER BC	V5W 2B4	COONITI INTERNATIONAL LTD ATTN: s.22(1) 100-6338 FRASER ST VANCOUVER BC	V5W 3A4
s.22(1) 101-6475 CHESTER ST VANCOUVER BC	V5W 4B7	s.22(1) 316-6475 CHESTER ST VANCOUVER BC	V5W 4B7	PALSUM CONSTRUCTION LTD 6550 FRASER ST VANCOUVER BC	V5X 3T3
s.22(1) 505 50TH AVE E VANCOUVER BC	V5X 1A9	s.22(1) 412-6475 CHESTER ST VANCOUVER BC	V5W 4B7	s.22(1) 6404 ST. GEORGE ST VANCOUVER BC	V5W 2Y6
N & N INVESTMENTS LTD 6549 FRASER ST VANCOUVER BC	V5X 3T4	NO 176 SAIL VIEW VENTURES LTD 4101-1077 CORDOVA ST W VANCOUVER BC	V6C 2C6	s.22(1) 407-6475 CHESTER ST VANCOUVER BC	V5W 4B7
s.22(1) 480 48TH AVE E VANCOUVER BC	V5W 2E5	s.22(1) 65-350 174 ST SURREY BC	V3Z 2N8	s.22(1) 452 46TH AVE E VANCOUVER BC	V5W 1Z9
s.22(1) 4817 ROSS ST VANCOUVER BC	V5V 4V1	s.22(1) 542 47TH AVE E VANCOUVER BC	V5W 2B4	s.22(1) 1010 55TH AVE E VANCOUVER BC	V5X 1N9

s.22(1) 6195 CHESTER ST VANCOUVER BC	V5W 3C2	s.22(1) 308 - 6475 CHESTER ST VANCOUVER BC	V5W 4B7	s.22(1) 6395 CHESTER ST VANCOUVER BC	V5W 3C4
s.22(1) 6289 ST. GEORGE ST VANCOUVER BC	V5W 0B8	s.22(1) 7780 SUNNYHOLME CRES RICHMOND BC	V6Y 1G7	s.22(1) 6555 FREDERICK ST VANCOUVER BC	V5X 3T2
s.22(1) 452 46TH AVE E VANCOUVER BC	V5W 1Z9	PLACE OF REFUGE SOCIETY 7155 SHERBROOKE ST VANCOUVER BC	V5X 4E3	s.22(1) 6532 FREDERICK ST VANCOUVER BC	V5X 3T1
PARISH OF BISHOP HILLS MEM CHU OF ST MARY THE VIRGIN 808 50TH AVE E VANCOUVER BC	V5X 1B5	s.22(1) 441 48TH AVE E VANCOUVER BC	V5W 2E4	s.22(1) 6385 CHESTER ST VANCOUVER BC	V5W 3C4
s.22(1) 464 48TH AVE E VANCOUVER BC	V5W 2E5	s.22(1) 6263 PRINCE ALBERT ST VANCOUVER BC	V5W 3E5	s.22(1) 765 50TH AVE E VANCOUVER BC	V5X 1B4
s.22(1) 6306 CHESTER ST VANCOUVER BC	V5W 3C3	PROVINCIAL RENTAL HOUSING CORP ATTN: RON HANSEN, MGR - REAL E 1701-4555 KINGSWAY BURNABY BC	V5H 4T8	s.22(1) 6339 PRINCE ALBERT ST VANCOUVER BC	V5W 3E7
s.22(1) 6395 PRINCE ALBERT ST VANCOUVER BC	V5W 3E7	s.22(1) 575 50TH AVE E VANCOUVER BC	V5X 1A9	s.22(1) C/O WESTHALL PROPERTIES LTD 201-2940 MAIN ST VANCOUVER BC	V5T 3G3
PECHISKER INTERNATIONAL BUSINE CONSULTING INC 4648 11TH AVE W VANCOUVER BC	V6R 2M7	s.22(1) 606 47TH AVE E VANCOUVER BC	V5W 2B4	s.22(1) 430 48TH AVE E VANCOUVER BC	V5W 2E5
s.22(1) 467 47TH AVE E VANCOUVER BC	V5W 2B3	s.22(1) 459 47TH AVE E VANCOUVER BC	V5W 2B3	s.22(1) 656 48TH AVE E VANCOUVER BC	V5W 2E6
s.22(1) 2375 36TH AVE W VANCOUVER BC	V6M 1L7	s.22(1) 6351 CHESTER ST VANCOUVER BC	V5W 3C4	s.22(1) 5093 TOPAZ PL RICHMOND BC	V7C 4Z3

s.22(1) 596 46TH AVE E VANCOUVER BC	V5W 2A3	ROYAL BANK OF CANADA C/O JLI ATTN: s.22(1) 605-200 WELLINGTON ST W	M5V 3C7	s.22(1) 606 571H AVE E VANCOUVER BC	V5X 1S9
s.22(1) 526 46TH AVE E VANCOUVER BC	V5W 2A3	ROYAL BANK OF CANADA C/O ALLAN RAMOS 605-200 WELLINGTON ST W TORONTO ON	M5V 3C7	s.22(1) 746 49TH AVE E VANCOUVER BC	V5W 2H4
s.22(1) 110-6475 CHESTER ST VANCOUVER BC	V5W 4B7	s.22(1) 511 48TH AVE E VANCOUVER BC	V5W 2E4	s.22(1) 310-6475 CHESTER ST VANCOUVER BC	V5W 4B7
s.22(1) 6251 CHESTER ST VANCOUVER BC	V5W 3C2	s.22(1) 160 49TH AVE E VANCOUVER BC	V5W 2G2	s.22(1) 403 47TH AVE E VANCOUVER BC	V5W 2B3
s.22(1) 6251 CHESTER ST VANCOUVER BC	V5W 3C2	s.22(1) 6416 ST. GEORGE ST VANCOUVER BC	V5W 2Y6	s.22(1) 759 50TH AVE E VANCOUVER BC	V5X 1B4
s.22(1) 15900 THRIFT AVE WHITE ROCK BC	V4B 2M8	s.22(1) 541 48TH AVE E VANCOUVER BC	V5W 2E4	s.22(1) 616 48TH AVE E VANCOUVER BC	V5W 2E6
ROKKO SAREES & FABRICS LTD 6201 FRASER ST VANCOUVER BC	V5W 3A2	s.22(1) 459 49TH AVE E VANCOUVER BC	V5W 2G8	s.22(1) 201-6475 CHESTER ST VANCOUVER BC	V5W 4B7
ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER JOHN PAUL II PASTORAL CENTRE 4885 SAINT JOHN PAUL II WAY VANCOUVER BC	V5Z 0G3	SAMURAI SUSHI & NOODLE RESTAUR LTD 260 39TH AVE E VANCOUVER BC	V5W 1K2	s.22(1) 318-6475 CHESTER ST VANCOUVER BC	V5W 4B7
s.22(1) 439 47TH AVE E VANCOUVER BC	V5W 2B3	s.22(1) 15578 91 AVE SURREY BC	V3R 9C1	s.22(1) 419-6475 CHESTER ST VANCOUVER BC	V5W 4B7
s.22(1) 2102-428 BEACH CRES VANCOUVER BC	V6Z 3E9	s.22(1) 2408 53RD AVE E VANCOUVER BC	V5S 1V8	s.22(1) 2201-15 E ROYAL AVE NEW WESTMINSTER BC	V3L 0A9

s.22(1)	421 48TH AVE E VANCOUVER BC	V5W 2E4	s.22(1)	430 47TH AVE E VANCOUVER BC	V5W 2B4	s.22(1)	595 47TH AVE E VANCOUVER BC	V5W 2B5
s.22(1)	104-1201 CAMERON AVE KELOWNA BC	V1W 3R9	s.22(1)	3368 PLATEAU BLVD COQUITLAM BC	V3E 3R3	s.22(1)	474 49TH AVE E VANCOUVER BC	V5W 2G9
s.22(1)	505-1288 MARINASIDE CRES VANCOUVER BC	V6Z 2W5	s.22(1)	7-3205 GIBBINS RD DUNCAN BC	V9L 1G7	s.22(1)	206-6475 CHESTER ST VANCOUVER BC	V5W 4B7
SCOTIA REALTY LIMITED 6498 FRASER ST VANCOUVER BC		V5W 3A5	s.22(1)	506 49TH AVE E VANCOUVER BC	V5W 2G9	s.22(1)	6229 CHESTER ST VANCOUVER BC	V5W 3C2
s.22(1)	422 49TH AVE E VANCOUVER BC	V5W 2G9	s.22(1)	512 47TH AVE E VANCOUVER BC	V5W 2B4	s.22(1)	447 47TH AVE E VANCOUVER BC	V5W 2B3
s.22(1)	895 FARMLEIGH RD WEST VANCOUVER BC	V7S 1Z8	s.22(1)	6228 CHESTER ST VANCOUVER BC	V5W 3C1	s.22(1)	11 47TH AVE E VANCOUVER BC	V5W 2A4
SHIVAM INVESTMENTS LTD 4152 FRASER ST VANCOUVER BC		V5V 4E8	s.22(1)	625 47TH AVE E VANCOUVER BC	V5W 2B5	SUKHI ENTERPRISES LTD 647 49TH AVE E VANCOUVER BC		V5W 2H1
s.22(1)	6373 PRINCE ALBERT ST VANCOUVER BC	V5W 3E7	s.22(1)	520 47TH AVE E VANCOUVER BC	V5W 2B4	s.22(1)	81 38TH AVE E VANCOUVER BC	V5W 1G8
s.22(1)	3914 QUESNEL DR VANCOUVER BC	V6L 2X2	s.22(1)	458 49TH AVE E VANCOUVER BC	V5W 2G9	s.22(1)	6582 FREDERICK ST VANCOUVER BC	V5X 3T1
s.22(1)	455 49TH AVE E VANCOUVER BC	V5W 2G8	s.22(1)	789 50TH AVE E VANCOUVER BC	V5X 1B4	s.22(1)	118-5725 AGRONOMY RD VANCOUVER BC	V6T 1L9

s.22(1) 475 50TH AVE E VANCOUVER BC	V5X 1A9	s.22(1) 6195 PRINCE ALBERT ST VANCOUVER BC	V5W 3E5	s.22(1) 496 49TH AVE E VANCOUVER BC	V5W 2G9
SUPER CHONG ENTERPRISES LTD 143 40TH AVE W VANCOUVER BC	V5Y 2R3	s.22(1) 480 46TH AVE E VANCOUVER BC	V5W 1Z9	s.22(1) 311-6475 CHESTER ST VANCOUVER BC	V5W 4B7
s.22(1) 307-6475 CHESTER ST VANCOUVER BC	V5W 4B7	s.22(1) 468 46TH AVE E VANCOUVER BC	V5W 1Z9	s.22(1) 102-6475 CHESTER ST VANCOUVER BC	V5W 4B7
s.22(1) 6404 CHESTER ST VANCOUVER BC	V5W 3C3	s.22(1) 415 50TH AVE E VANCOUVER BC	V5X 1A9	s.22(1) 432 46TH AVE E VANCOUVER BC	V5W 1Z9
s.22(1) 11019 64A AVE DELTA BC	V4E 1E4	s.22(1) 415 50TH AVE E VANCOUVER BC	V5X 1A9	s.22(1) 625 48TH AVE E VANCOUVER BC	V5W 2E4
s.22(1) 6384 CHESTER ST VANCOUVER BC	V5W 3C3	s.22(1) 306-6475 CHESTER ST VANCOUVER BC	V5W 4B7	s.22(1) 492 48TH AVE E VANCOUVER BC	V5W 2E5
s.22(1) 6404 CHESTER ST VANCOUVER BC	V5W 3C3	THE ARMY NAVY & AIR FORCE VETE IN CANADA SOUTH VANCOUVER UNIT #26 727 49TH AVE E VANCOUVER BC	V5W 2H3	s.22(1) 462 49TH AVE E VANCOUVER BC	V5W 2G9
s.22(1) 535 47TH AVE E VANCOUVER BC	V5W 2B5	THE ROMAN CATHOLIC ARCHBISHOP VANCOUVER JOHN PAUL II PASTORAL CENTRE 4885 SAINT JOHN PAUL II WAY VANCOUVER BC	V5Z 0G3	s.22(1) 404 46TH AVE E VANCOUVER BC	V5W 1Z9
s.22(1) 114-6475 CHESTER ST VANCOUVER BC	V5W 4B7	THE TRUSTEES OF THE RIVERVIEW CONGREGATION OF JE 495 49TH AVE E VANCOUVER BC	V5W 2G8	s.22(1) 626 47TH AVE E VANCOUVER BC	V5W 2B4
s.22(1) 739 50TH AVE E VANCOUVER BC	V5X 1B4	s.22(1) 496 49TH AVE E VANCOUVER BC	V5W 2G9	s.22(1) 596 47TH AVE E VANCOUVER BC	V5W 2B4

s.22(1) 6475 PRINCE ALBERT ST VANCOUVER BC	V5W 3E7	s.22(1) 7730 BULLER AVE BURNABY BC	V5J 4T1	s.22(1) 759 47TH AVE E VANCOUVER BC	V5W 2B6
s.22(1) 6475 PRINCE ALBERT ST VANCOUVER BC	V5W 3E7	s.22(1) 305-6475 CHESTER ST VANCOUVER BC	V5W 4B7	s.22(1) 428 46TH AVE E VANCOUVER BC	V5W 1Z9
UNIVERSAL BUDDHIST TEMPLE 525 49TH AVE E VANCOUVER BC	V5W 2H1	WALDEN HOLDINGS LTD PO BOX 10326 LCD PACIFIC CENTR VANCOUVER BC	V7Y 1G5	s.22(1) 335 51ST AVE E VANCOUVER BC	V5X 1C6
s.22(1) 471 49TH AVE E VANCOUVER BC	V5W 2G8	s.22(1) 528 47TH AVE E VANCOUVER BC	V5W 2B4	s.22(1) 450 49TH AVE E VANCOUVER BC	V5W 2G9
s.22(1) 555 47TH AVE E VANCOUVER BC	V5W 2B5	s.22(1) 636 47TH AVE E VANCOUVER BC	V5W 2B4	s.22(1) 411 47TH AVE E VANCOUVER BC	V5W 2B3
s.22(1) 6388 CYPRESS ST VANCOUVER BC	V6M 3S5	s.22(1) 4320 LANCELOT DR RICHMOND BC	V7C 4S3	s.22(1) 708 49TH AVE E VANCOUVER BC	V5W 2H4
VENKOM VENTURES LTD 3233 62ND AVE E VANCOUVER BC	V5S 3V3	s.22(1) 315-6475 CHESTER ST VANCOUVER BC	V5W 4B7	s.22(1) 6475 CHESTER ST SUITE 103 VANCOUVER BC	V5W 4B7
s.22(1) 6450 ST GEORGE ST VANCOUVER BC	V5W 2Y6	WHITESAIL HOLDINGS LTD 2891 MAPLE ST VANCOUVER BC	V6J 3T9	s.22(1) 411 47TH AVE E VANCOUVER BC	V5W 2B3
s.22(1) 447 50TH AVE E VANCOUVER BC	V5X 1A9	s.22(1) 3586 33RD AVE W VANCOUVER BC	V6N 2H4	s.22(1) 410 49TH AVE E VANCOUVER BC	V5W 2G9
s.22(1) /53 50TH AVE E VANCOUVER BC	V5X 1B4	WINTOP PROPERTIES LTD C/O KAP MANAGEMENT LTD 201-1668 BROADWAY W VANCOUVER BC	V6J 1X6	s.22(1) 6269 ANGUS DR VANCOUVER BC	V6M 3P2

s.22(1)
575 E 48TH AVE
VANCOUVER BC

V5W 2E4

s.22(1)
427 47TH AVE E
VANCOUVER BC

V5W 2B3

s.22(1)
585 47TH AVE E
VANCOUVER BC

V5W 2B5

s.22(1)
738 49TH AVE E
VANCOUVER BC

V5W 2H4

s.22(1)
441 50TH AVE E
VANCOUVER BC

V5X 1A9

s.22(1)
6238 CHESTER ST
VANCOUVER BC

V5W 3C1

s.22(1)
11776 CHATEAU WYND
DELTA BC

V4E 3B8

s.22(1)
435 50TH AVE E
VANCOUVER BC

V5X 1A9

s.22(1)
472 48TH AVE E
VANCOUVER BC

V5W 2E5

s.22(1)
575 47TH AVE E
VANCOUVER BC

V5W 2B5

s.22(1)
466 49TH AVE E
VANCOUVER BC

V5W 2G9

s.22(1)
6262 CHESTER ST
VANCOUVER BC

V5W 3C1

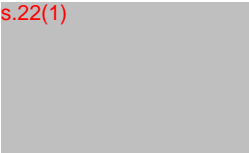
s.22(1)
466 49TH AVE E
VANCOUVER BC

V5W 2G9

Recipient Address	Name	Parcels	Recipient Responded	Email	Country Code
1000 CRAIGDARROCH RD VICTORIA BC V8S 2A4 1020 49TH AVE E VANCOUVER BC V5W 2H8 1025 50TH AVE E VANCOUVER BC V5X 1B7	0842167 BC LTD s.22(1)	004-211-545	False		CAN
		010-979-204			
		012-236-934			
		008-258-767			
		013-430-351			
		013-431-935	False		CAN
		013-435-043			
		002-552-035			
		002-552-108			
		004-242-661			
11291 BLUNDELL RD RICHMOND BC V6Y 1L4 1383 64TH AVE E VANCOUVER BC V5X 2P2 1601-8871 LANSDOWNE RD RICHMOND BC V6X 3X8 203-6628 FRASER ST VANCOUVER BC V5X 3T5 203-6682 FRASER ST VANCOUVER BC V5X 3T5 2128 46TH AVE W VANCOUVER BC V6M 2L1	s.22(1)	013-429-906	False		CAN
		011-455-837			
		JACK & HENRY CO LTD			
	0910118 BC LTD	011-134-291	False		CAN
		013-429-922			
		RANAUTA INVESTMENT HOLDINGS LTD			
	s.22(1)	011-478-225	False		CAN
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		023-223-006			
		023-223-031			
2265 49TH AVE E VANCOUVER BC V5P 1T9 2375 39TH AVE E VANCOUVER BC V5N 2Y4	0732792 B C LTD s.22(1)	023-223-049	False		CAN
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		023-223-065			
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		007-625-189			
		013-098-136			
		013-434-900			
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		013-435-001			
		013-585-916			
		013-586-033			
		014-522-136			
		014-522-179			
		014-532-522			
		014-633-973			
		014-633-981			
2375 39TH AVE E VANCOUVER BC V5R 2V4	s.22(1)	014-634-007	False		CAN

2385 39TH AVE E
VANCOUVER BC V5R 2V4
2788 33RD AVE W
VANCOUVER BC V6N 2G1
305-8788 120 ST
SURREY BC V3W 3N6

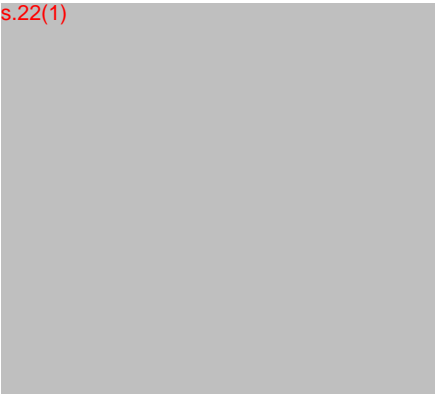
s.22(1)



KHALSA CREDIT UNION

3318 QUEENS AVE
VANCOUVER BC V5R 4T8
335 51ST AVE E
VANCOUVER BC V5X 1C6
3775 EDINBURGH ST
BURNABY BC V5C 1R4
3860 FRANCIS RD
RICHMOND BC V7C 1J7
4418 QUEBEC ST
VANCOUVER BC V5V 3L7
453 W 12th Avenue
Vancouver, BC
483 50TH AVE E
VANCOUVER BC V5X 1A9

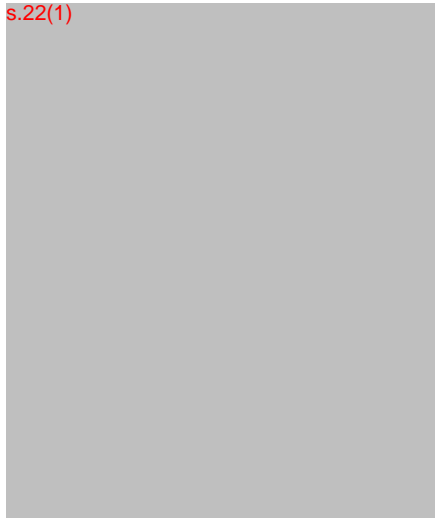
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Alice Kwan, Development Services

507 51ST AVE E
VANCOUVER BC V5X 1E1
512 51ST AVE E
VANCOUVER BC V5X 1C9
522 51ST AVE E
VANCOUVER BC V5X 1C9
523 51ST AVE E
VANCOUVER BC V5X 1E1
523 51ST AVE E
VANCOUVER BC V5X 1E1

s.22(1)



002-777-088
002-780-984
006-734-731
008-285-551
011-144-114
011-461-845
013-435-311
014-532-433
014-633-973
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014-634-007
015-645-193
015-645-207
EPS-263-7

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CAN

011-456-035

False

CAN

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CAN

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False

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CAN

False

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False

CAN

False

CAN

003-251-411

False

CAN

007-518-757

False

CAN

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False

CAN

014-030-004

False

CAN

527 51ST AVE E
VANCOUVER BC V5X 1E1
527 51ST AVE E
VANCOUVER BC V5X 1E1
528 50TH AVE E
VANCOUVER BC V5X 1B2
528 51ST AVE E
VANCOUVER BC V5X 1C9
531 52ND AVE E
VANCOUVER BC V5X 1G8
541 51ST AVE E
VANCOUVER BC V5X 1E1
542 50TH AVE E
VANCOUVER BC V5X 1B2
542 50TH AVE E
VANCOUVER BC V5X 1B2



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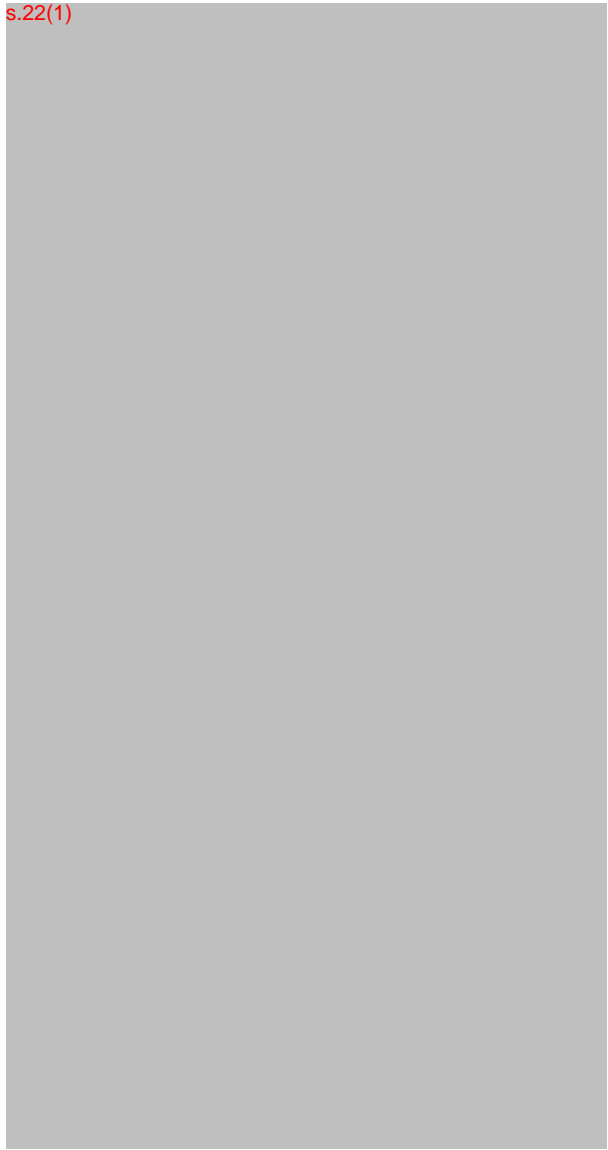
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544 51ST AVE E
VANCOUVER BC V5X 1C9
549 52ND AVE E
VANCOUVER BC V5X 1G8
552 50TH AVE E
VANCOUVER BC V5X 1B2
555 51ST AVE E
VANCOUVER BC V5X 1E1
555 E 52ND AVE
VANCOUVER BC V5X 1G8
559 52ND AVE E
VANCOUVER BC V5X 1G8
559 52ND AVE E
VANCOUVER BC V5X 1G8
560 51ST AVE E
VANCOUVER BC V5X 1C9
562 50TH AVE E
VANCOUVER BC V5X 1B2
568 51ST AVE E
VANCOUVER BC V5X 1C9
568 51ST AVE E
VANCOUVER BC V5X 1C9
574 51ST AVE E
VANCOUVER BC V5X 1C9
574 51ST AVE E
VANCOUVER BC V5X 1C9
584 51ST AVE E
VANCOUVER BC V5X 1C9
585 52ND AVE E
VANCOUVER BC V5X 1G8



009-225-633
009-617-311
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004-285-077
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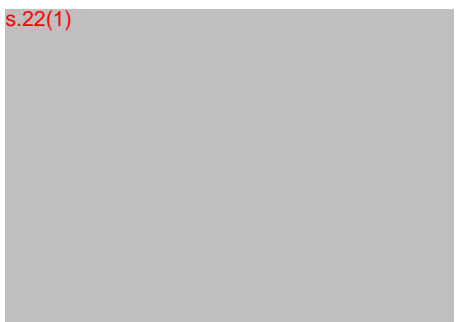
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004-499-531 False CAN

586 50TH AVE E
VANCOUVER BC V5X 1B2
592 50TH AVE E
VANCOUVER BC V5X 1B2
595 51ST AVE E
VANCOUVER BC V5X 1E1
595 51ST AVE E
VANCOUVER BC V5X 1E1
5956 126A ST
SURREY BC V3X 3J4
596 51ST AVE E
VANCOUVER BC V5X 1C9
606 50TH AVE E
VANCOUVER BC V5X 1B2
606 57TH AVE E
VANCOUVER BC V5X 1S9
606 57TH AVE E
VANCOUVER BC V5X 1S9
606 57TH AVE E
VANCOUVER BC V5X 1S9



0716527 BC LTD



61 50TH AVE E
VANCOUVER BC V5X 1A1

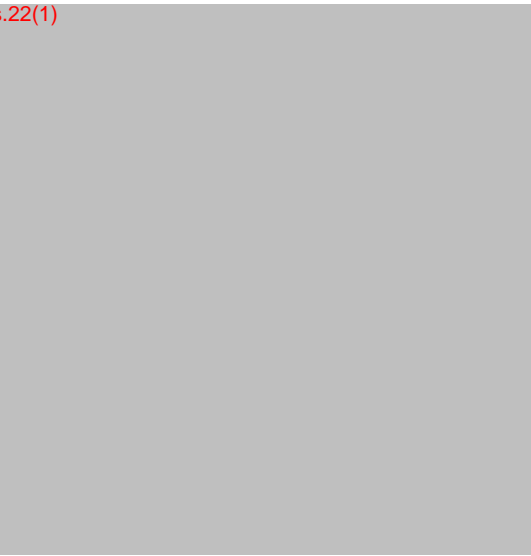


611 50TH AVE E
VANCOUVER BC V5X 1A9

BC CONFERENCE OF MENNONITE

611 50TH AVE E
VANCOUVER BC V5X 1A9
615 51ST AVE E
VANCOUVER BC V5X 1E1
616 50TH AVE E
VANCOUVER BC V5X 1B2
617 52ND AVE E
VANCOUVER BC V5X 1G8
618 51ST AVE E
VANCOUVER BC V5X 1C9
625 51ST AVE E
VANCOUVER BC V5X 1E1
626 50TH AVE E
VANCOUVER BC V5X 1B2
628 51ST AVE E
VANCOUVER BC V5X 1C9

BRETHREN CHURCHES



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012-564-567	False	CAN
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635 51ST AVE E
VANCOUVER BC V5X 1E1
636 50TH AVE E
VANCOUVER BC V5X 1B2
636 51ST AVE E
VANCOUVER BC V5X 1C9
6369 ELGIN AVE
BURNABY BC V5H 3S3
639 52ND AVE E
VANCOUVER BC V5X 1G8
6425 WINDSOR ST
VANCOUVER BC V5W 3J4
644 51ST AVE E
VANCOUVER BC V5X 1C9
645 51ST AVE E
VANCOUVER BC V5X 1E1

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013-480-723	False	CAN
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647 49TH AVE E
VANCOUVER BC V5W 2H1
6511 PRINCE ALBERT ST
VANCOUVER BC V5X 3Y9
6532 FREDERICK ST
VANCOUVER BC V5X 3T1
6537 FRASER ST
VANCOUVER BC V5X 3T4
654 50TH AVE E
VANCOUVER BC V5X 1B2
6545 FREDERICK ST
VANCOUVER BC V5X 3T2
6545 FREDERICK ST
VANCOUVER BC V5X 3T2
6549 FRASER ST
VANCOUVER BC V5X 3T4
655 51ST AVE E
VANCOUVER BC V5X 1E1
6550 FRASER ST
VANCOUVER BC V5X 3T3
6555 FREDERICK ST
VANCOUVER BC V5X 3T2
6556 FREDERICK ST
VANCOUVER BC V5X 3T1
6556 FREDERICK ST
VANCOUVER BC V5X 3T1
6570 FREDERICK ST
VANCOUVER BC V5X 3T1

SUKHI ENTERPRISES LTD

s.22(1)

J F STEFAN INVESTMENTS INC

s.22(1)

N & N INVESTMENTS LTD

s.22(1)

PALSUM CONSTRUCTION LTD

s.22(1)

6575 PRINCE ALBERT ST
VANCOUVER BC V5X 3Y9
6582 FREDERICK ST
VANCOUVER BC V5X 3T1
659 52ND AVE E
VANCOUVER BC V5X 1G8
6594 FREDERICK ST
VANCOUVER BC V5X 3T1
6640 FRASER ST
VANCOUVER BC V5X 3T5
665 51ST AVE E
VANCOUVER BC V5X 1E1
665 51ST AVE E
VANCOUVER BC V5X 1E1
6657 FRASER ST
VANCOUVER BC V5X 3T6
6667 FRASER ST
VANCOUVER BC V5X 3T6

s.22(1)

CONFERENCE OF MENNONITES IN B C

s.22(1)

JUNAID HOLDING CO LTD

PRO-INWEST ENTERPRISES INC

6681 FRASER ST
VANCOUVER BC V5X 3T6

s.22(1)

6681 FRASER ST
VANCOUVER BC V5X 3T6

6686 FRASER ST
VANCOUVER BC V5X 3T5

JUBILEE INVESTMENTS LTD

6686 FRASER ST
VANCOUVER BC V5X 3T5
6695 PRINCE ALBERT ST
VANCOUVER BC V5X 4S4
6720 FRASER ST
VANCOUVER BC V5X 3T7
6720 ST. GEORGE ST
VANCOUVER BC V5X 4S5
6720 ST. GEORGE ST
VANCOUVER BC V5X 4S5

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002-622-190 False CAN

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VANCOUVER BC V5X 3T8
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VANCOUVER BC V5X 3T8
6722 FRASER ST
VANCOUVER BC V5X 3T7
6733 FRASER ST
VANCOUVER BC V5X 3T8
6747 FRASER ST
VANCOUVER BC V5X 3T8
675 51ST AVE E
VANCOUVER BC V5X 1E1
676 50TH AVE E
VANCOUVER BC V5X 1B2
6766 FRASER ST
VANCOUVER BC V5X 3T7
6767 FRASER ST
VANCOUVER BC V5X 3T8
6779 FRASER ST
VANCOUVER BC V5X 3T8
678 55TH AVE E
VANCOUVER BC V5X 1N5
6780 FRASER ST
VANCOUVER BC V5X 3T7
6791 FRASER ST
VANCOUVER BC V5X 3T8
6791 FRASER ST
VANCOUVER BC V5X 3T8
6792 FRASER ST
VANCOUVER BC V5X 3T7
6792 FRASER ST
VANCOUVER BC V5X 3T7
680 51ST AVE E
VANCOUVER BC V5X 1C9
680 51ST AVE E
VANCOUVER BC V5X 1C9
688 51ST AVE E
VANCOUVER BC V5X 1C9
6981 FRASER ST
VANCOUVER BC V5X 3V3
7040 ONTARIO ST
VANCOUVER BC V5X 3B5
7040 ONTARIO ST
VANCOUVER BC V5X 3B5
708 49TH AVE E
VANCOUVER BC V5W 2H4



026-183-111	False	CAN
026-183-111	False	CAN
026-152-991	False	CAN
002-957-892	False	CAN
010-157-948		
011-088-451	False	CAN
003-451-178	False	CAN
014-339-056	False	CAN
011-455-853	False	CAN
011-088-460	False	CAN
010-818-375	False	CAN
017-049-865	False	CAN
011-455-870	False	CAN
011-088-478	False	CAN
011-088-478	False	CAN
011-455-942	False	CAN
011-455-942	False	CAN
026-309-793	False	CAN
026-309-793	False	CAN
026-309-807	False	CAN
012-799-611		
026-183-102	False	CAN
008-359-288		
011-104-678	False	CAN
008-359-288		
011-104-678	False	CAN
013-435-027	False	CAN

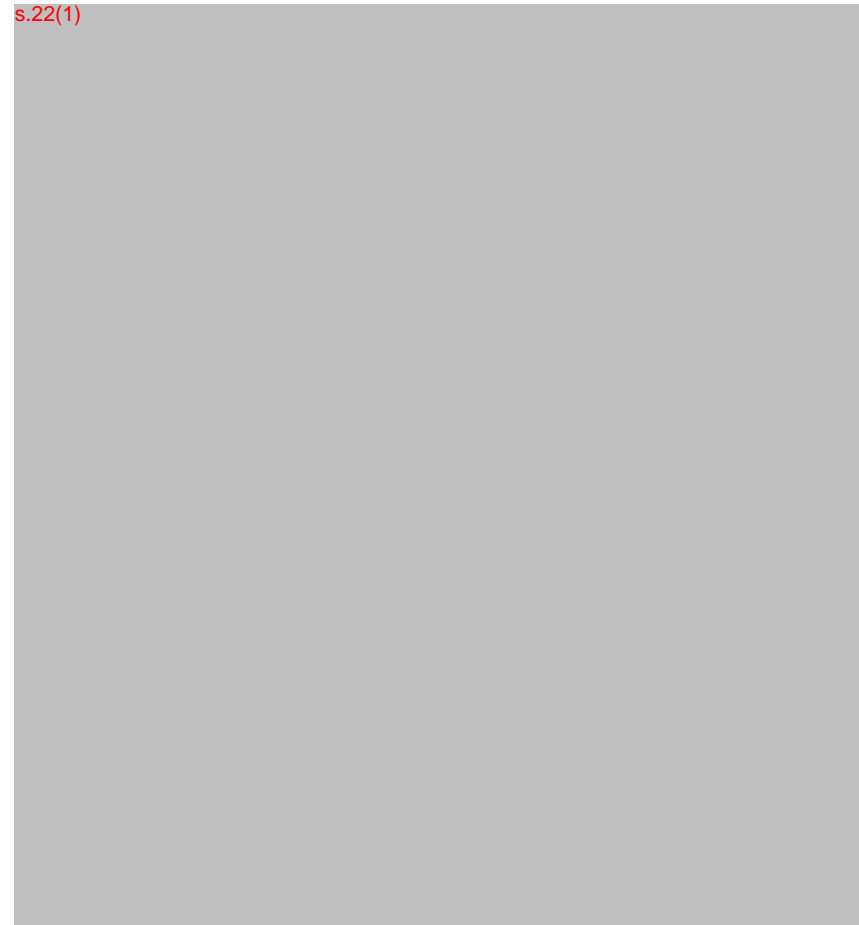
708 51ST AVE E
VANCOUVER BC V5X 1E3
708 68TH AVE W
VANCOUVER BC V6P 2T9
712 51 AVE E
VANCOUVER BC V5X 1E3
715 51ST AVE E
VANCOUVER BC V5X 1E2
716 50TH AVE E
VANCOUVER BC V5X 1B3
716 50TH AVE E
VANCOUVER BC V5X 1B3
718 49TH AVE E
VANCOUVER BC V5W 2H4
719 52ND AVE E
VANCOUVER BC V5X 1H1
720 50TH AVE E
VANCOUVER BC V5X 1B3
721 50TH AVE E
VANCOUVER BC V5X 1B4
721 51ST AVE E
VANCOUVER BC V5X 1E2
722 51ST AVE E
VANCOUVER BC V5X 1E3
725 52ND AVE E
VANCOUVER BC V5X 1H1
726 50TH AVE E
VANCOUVER BC V5X 1B3
727 51ST AVE E
VANCOUVER BC V5X 1E2
731 52ND AVE E
VANCOUVER BC V5X 1H1

s.22(1)



OLD CATHOLIC CHURCH OF BC & SOCIETY

s.22(1)



732 51ST AVE E
VANCOUVER BC V5X 1E3
733 51ST AVE E
VANCOUVER BC V5X 1E2
734 50TH AVE E
VANCOUVER BC V5X 1B3
7367 JASPER CRES
VANCOUVER BC V5P 3S3
738 49TH AVE E
VANCOUVER BC V5W 2H4
738 51ST AVE E
VANCOUVER BC V5X 1E3
738 51ST AVE E
VANCOUVER BC V5X 1E3

s.22(1)



0832797 B C LTD

s.22(1)



009-435-174	False	CAN
005-218-861		
008-196-397	False	CAN
003-358-747	False	CAN
013-430-394	False	CAN
010-134-859	False	CAN
010-134-859	False	CAN
010-561-072		
013-435-035	False	CAN
011-688-670		
018-748-198	False	CAN
009-823-263	False	CAN
009-440-429		
013-435-302	False	CAN
004-252-721	False	CAN
006-280-153	False	CAN
011-456-124	False	CAN
013-429-990	False	CAN
013-430-378	False	CAN
011-456-108		
029-702-747	False	CAN
010-462-082		
012-796-123		
014-408-481	False	CAN
004-427-726	False	CAN
013-430-017	False	CAN
014-338-734	False	CAN
013-435-060	False	CAN
003-328-384	False	CAN
003-328-384	False	CAN

739 50TH AVE E
VANCOUVER BC V5X 1B4
739 51ST AVE E
VANCOUVER BC V5X 1E2
740 50TH AVE E
VANCOUVER BC V5X 1B3
741 52ND AVE E
VANCOUVER BC V5X 1H1
745 50TH AVE E
VANCOUVER BC V5X 1B4
745 50TH AVE E
VANCOUVER BC V5X 1B4
746 49TH AVE E
VANCOUVER BC V5W 2H4
746 50TH AVE E
VANCOUVER BC V5X 1B3
748 51ST AVE E
VANCOUVER BC V5X 1E3
751 52ND AVE E
VANCOUVER BC V5X 1H1
752 51ST AVE E
VANCOUVER BC V5X 1E3
753 50TH AVE E
VANCOUVER BC V5X 1B4
753 51ST AVE
VANCOUVER BC V5X 1E2
754 49TH AVE E
VANCOUVER BC V5W 2H4
754 49TH AVE E
VANCOUVER BC V5W 2H4
754 50TH AVE E
VANCOUVER BC V5X 1B3
754 50TH AVE E
VANCOUVER BC V5X 1B3
7572 151A ST
SURREY BC V3S 8B4
759 51ST AVE E
VANCOUVER BC V5X 1E2
759 52ND AVE E
VANCOUVER BC V5X 1H1
759 E 50TH AVE
VANCOUVER BC V5X 1B4
759 E 50TH AVE
VANCOUVER BC V5X 1B4
760 49TH AVE E
VANCOUVER BC V5W 2H4

s.22(1)

013-435-213	False	CAN
010-452-753	False	CAN
013-430-025	False	CAN
011-456-094	False	CAN
013-435-191	False	CAN
013-435-191	False	CAN
013-435-086	False	CAN
013-430-106	False	CAN
011-455-951	False	CAN
011-456-086	False	CAN
010-184-511	False	CAN
013-435-167	False	CAN
013-430-335	False	CAN
007-831-013	False	CAN
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005-609-348	False	CAN
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009-823-263	False	CAN
013-430-297	False	CAN
011-456-060	False	CAN
004-246-021	False	CAN
004-246-021	False	CAN
013-435-094	False	CAN

760 50TH AVE E
VANCOUVER BC V5X 1B3
762 51ST AVE E
VANCOUVER BC V5X 1E3
765 50TH AVE E
VANCOUVER BC V5X 1B4
765 51ST AVE E
VANCOUVER BC V5X 1E2
765 52ND AVE E
VANCOUVER BC V5X 1H1
765 52ND AVE E
VANCOUVER BC V5X 1H1
766 49TH AVE E
VANCOUVER BC V5W 2H4
768 50TH AVE E
VANCOUVER BC V5X 1B3
771 52ND AVE E
VANCOUVER BC V5X 1H1
772 51ST AVE E
VANCOUVER BC V5X 1E3
773 50TH AVE E
VANCOUVER BC V5X 1B4
774 49TH AVE E
VANCOUVER BC V5W 2H4
7749 BUTLER ST
VANCOUVER BC V5S 3L3
778 50TH AVE E
VANCOUVER BC V5X 1B3
778 51ST AVE E
VANCOUVER BC V5X 1E3
779 51ST AVE E
VANCOUVER BC V5X 1E2
779 51ST AVE E
VANCOUVER BC V5X 1E2
780 49TH AVE E
VANCOUVER BC V5W 2H4
780 50TH AVE E
VANCOUVER BC V5X 1B3
782 51ST AVE E
VANCOUVER BC V5X 1E3
782 51ST AVE E
VANCOUVER BC V5X 1E3
783 52ND AVE E
VANCOUVER BC V5X 1H1
785 50TH AVE E
VANCOUVER BC V5X 1B4

s.22(1)

005-236-011	False	CAN
011-455-969		
013-637-614	False	CAN
013-435-159	False	CAN
013-430-271	False	CAN
011-456-051	False	CAN
011-456-051	False	CAN
004-489-900	False	CAN
002-578-867	False	CAN
006-709-478		
019-185-456	False	CAN
011-455-977	False	CAN
013-435-141	False	CAN
008-769-842	False	CAN
002-619-083		
007-885-342	False	CAN
012-308-684	False	CAN
011-455-985	False	CAN
005-172-918	False	CAN
005-172-918	False	CAN
005-218-861	False	CAN
013-430-149	False	CAN
011-455-993	False	CAN
011-455-993	False	CAN
011-456-043	False	CAN
008-565-490		
013-121-812	False	CAN

785 51ST AVE E
VANCOUVER BC V5X 1E2
786 49TH AVE E
VANCOUVER BC V5W 2H4
786 50TH AVE E
VANCOUVER BC V5X 1B3
787 53RD AVE E
VANCOUVER BC V5X 1J7
789 50TH AVE E
VANCOUVER BC V5X 1B4

789 52ND AVE E
VANCOUVER BC V5X 1H1
789 52ND AVE
VANCOUVER BC V5X 1H1
790 49TH AVE E
VANCOUVER BC V5W 2H4
790 49TH AVE E
VANCOUVER BC V5W 2H4
790 51ST AVE E
VANCOUVER BC V5X 1E3
791 51ST AVE E
VANCOUVER BC V5X 1E2
795 52ND AVE E
VANCOUVER BC V5X 1H1
796 50TH AVE E
VANCOUVER BC V5X 1B3
796 50TH AVE E
VANCOUVER BC V5X 1B3
796 51ST AVE E
VANCOUVER BC V5X 1E3
798 51ST AVE E
VANCOUVER BC V5X 1E3
799 52ND AVE E
VANCOUVER BC V5X 1H1
817 50TH AVE E
VANCOUVER BC V5X 1B6

824 53RD AVE E
VANCOUVER BC V5X 1J6
831 39TH AVE E
VANCOUVER BC V5W 1K7
835 55TH AVE E
VANCOUVER BC V5X 1N8

s.22(1)

003-131-807
006-143-385 False CAN

006-313-396 False CAN

013-430-173 False CAN
003-960-471
008-583-625 False CAN

013-121-804 False CAN
004-338-499
013-598-929
014-517-469 False CAN

004-338-499 False CAN

013-435-108 False CAN

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011-456-019 False CAN

013-430-254 False CAN

019-085-486 False CAN

013-430-238 False CAN

013-430-238 False CAN

024-006-068 False CAN

024-006-084 False CAN

019-085-494 False CAN
013-433-318
014-338-165 False CAN
010-214-470
013-433-849
013-594-869
013-594-915
013-736-451 False CAN

007-193-513 False CAN

010-818-375 False CAN

ATTN: RON HANSEN, MGR - REAL E 1701-4555 KINGSWAY BURNABY BC V5H 4T8	PROVINCIAL RENTAL HOUSING CORP	002-712-702		
		002-571-749		
		002-572-851		
		003-122-620		
		003-461-556		
		004-568-273		
		004-736-915		
		004-755-154		
		005-162-866		
		006-116-540		
		006-774-261		
		007-102-160		
		007-102-259		
		007-518-331		
		007-518-765		
		007-531-478		
		007-584-466		
		007-606-141		
		007-626-720		
		007-630-671		
		007-659-644		
		007-665-610		
		007-667-752		
		007-685-025		
		007-745-125		
		007-756-607		
		007-756-836		
		007-756-852		
		007-893-035	False	CAN
		014-321-327		
		014-321-335		
		023-081-112		
		023-081-121		
		023-081-139		
		023-081-147		
		023-081-155		
		023-296-526		
		023-296-534		
		023-296-542		
		023-296-551		
		023-296-569		
		023-296-577		
		023-296-585	False	CAN
C/O GAMMON INTERNATIONAL 500-1501 BROADWAY W VANCOUVER BC V6J 4Z6	WESCANA PROPERTIES INC			

C/O JLL
ATTN: DAVID GALEVSKI
605-200 WELLINGTON ST W
TORONTO ON M5V 3C7

ROYAL BANK OF CANADA

003-747-387
003-747-409
008-748-896
010-986-324
011-514-124
011-514-132
013-594-737

False

CAN

013-434-756
013-434-764
013-434-829
013-434-845
019-050-577

False

CAN

C/O KAP MANAGEMENT LTD
201-1668 BROADWAY W
VANCOUVER BC V6J 1X6
NCA
658 50TH AVE
VANCOUVER BC V5X 1B2
PO BOX 60202 RPO FRASER
VANCOUVER BC V5W 4B5

WINTOP PROPERTIES LTD

s.22(1)

007-563-035

False

CAN

010-988-483

False

CAN