

File No.: 04-1000-20-2017-453

December 15, 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 15, 2017 for:

Records regarding the development application for 1319 Southeast Marine Drive, DP-2017-00983:

1. Exact details of how this permit was issued;
2. All contact information of each group and anything they had contributed to this application; and
3. Copy of the City of Vancouver Guidelines/Bylaws that must be met for this application.

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

Please note that a large number of duplicate pages showing the neighbourhood notification postcard (as seen on page 26 of the records) have been removed. A list of notified addresses can be found on pages 85 to 99.

In regards to point three of your request, please visit the following website for information detailing the by-laws and requirements for medical marijuana related business: <http://vancouver.ca/doing-business/medical-marijuana-related-business-regulations.aspx>

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 (#04-1000-20-2017-453); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

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

Yours truly,



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

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

Encl.

:kt

From: s.22(1)
To: ["Hicks, Claudia" <claudia.hicks@vancouver.ca>](mailto:claudia.hicks@vancouver.ca)
Date: 10/26/2017 11:49:26 PM
Subject: Comments and Concerns regarding DP-2017-0983
Attachments: Letter to City about Air Dispensary.pdf

Hello Claudia,

Please find attached my letter expressing my concerns regarding this development application at 1319 SE Marine Drive.

Thanks!

--

s.22(1)

VE7WFZ

Thursday, October 26, 2017

Re: Notice of Development Application – DP-2017-00983

Dear Ms. Hicks,

I have recently been made aware of the intention by Air Reserve Collection to set up their business at 1319 Southeast Marine Drive. Actually, the notification was not by postcard, but by the sign that was put up before we got such a card, which in my opinion is a poor way to notify residents of the potential set up of business. While I'm not against the use of marijuana or the set up of such businesses in general, I'm against this business from operating s.22(1)

s.22(1) If this business was located across the main road from us, being Southeast Marine Drive, that would've been much better. I'm worried about a few factors that may cause some issues that will directly affect my life and some potential problems in general.

First of all, I'm concerned about the potential smell that may linger from the result of having marijuana in the premises and any second-hand smoke that may be generated as a result of users using it right after purchase. My family and myself are particularly sensitive to such smells and smoke. I'm not sure if you're aware of the compost plant in Richmond that's causing complaints from neighbours and some areas here, but it is somewhat related to this. As well, during the summer, should we decide to sundry our clothes after washing by hanging them outdoors, the potential smell could remain on our clothes, just like how it happened to my clothes and the compost smell.

Secondly, I'm worried about the lack of parking spaces that will be made available to residents. Should this business be successful, they don't appear to have a plan or facilities to have patrons park in the area to access the business. I regularly park on the street as my father's car takes over the only parking spot at our house and with a tenant downstairs, I'm already having to find parking elsewhere that's not in the immediate vicinity. It's within a good walking distance, but with this business operating, I'm worried that it may push me to park farther down and take over parking that other residents in the area could use.

Finally, I'm concerned about any potential transient people that may pass by the area. While crime rates are going down in general, I'm worried about the perception from myself on potential suspicious people in the area. I have noticed a few suspicious people in the area during the time I have lived here and they have made me more uncomfortable than before. I'm worried that there might be a rise in the number of suspicious people that may linger around our neighbourhood, giving a sense of an unsafe neighbourhood.

I appreciate you reading this letter and understanding my concerns. I would like to point out that my family share similar concerns about this as well. I hope that these concerns can be addressed or have been addressed should the business be approved for operation.

Sincerely,

s.22(1)

s.22(1)

From: ["KHALSA DIWAN SOCIETY VANCOUVER" <kdsross@live.com>](mailto:kdsross@live.com)

To: ["Hicks, Claudia" <claudia.hicks@vancouver.ca>](mailto:claudia.hicks@vancouver.ca)

Date: 10/26/2017 12:58:59 PM

Subject: DP-2017-00983

Dear Claudia,

We, at Khalsa Diwan Society, are strongly opposed to this project at 1319 SE Marine Drive. The Temple at Khalsa Diwan Society is a place of religious worship and also a community centre which runs multiple youth programs, including: Music classes, Punjabi language classes, Air Cadets squadron, and a VPD cooperative youth program. It is worrisome that a Marijuana dispensary is opening up in such close proximity to our place of worship and community at 8000 Ross Street.

Many members of the congregation, and also the neighbourhood, have approached us to express concerns for the safety of their children and the impact that such a service would bring. Please take the concerns of the Society, and also of the citizens whom we help represent, into consideration before any approval. Thank you for your time. For any questions, please contact us at this email address.

Regards,
Malkiat Singh Dhami
President
Khalsa Diwan Society

Sent from my iPhone

From: ["White, Jennifer \ \(ENG\\)" <jennifer.white@vancouver.ca>](mailto:jennifer.white@vancouver.ca)

To: ["Hicks, Claudia" <claudia.hicks@vancouver.ca>](mailto:claudia.hicks@vancouver.ca)

Date: 10/17/2017 3:58:40 PM

Subject: RE: Approved parking plan - DP-2017-00983 - 1319 SE Marine Drive

It is ok to clear then ☺ if parking, etc... has not changed. I accepted in POSSE so you should be good to go.

Jennifer White

Parking Management

Engineering Services

City of Vancouver

Phone: 604.871.6474

Email: jennifer.white@vancouver.ca

Web: <http://vancouver.ca/home-property-development/parking-policies-guidelines.aspx>

From: Hicks, Claudia

Sent: Tuesday, October 17, 2017 4:52 PM

To: White, Jennifer (ENG)

Subject: Approved parking plan - DP-2017-00983 - 1319 SE Marine Drive

Hi Jennifer,

As per previous plan as attached. The parking/loading has been approved as shown on the plans for the above-noted DP.

Thanks,

Claudia Hicks

Project Coordinator

Development Services

604.871.6083

From: ["Hicks, Sarah" <Sarah.Hicks@vancouver.ca>](mailto:Sarah.Hicks@vancouver.ca)
To: ["Hicks, Claudia" <claudia.hicks@vancouver.ca>](mailto:claudia.hicks@vancouver.ca)
Date: 10/2/2017 10:55:59 AM
Subject: RE: Pot Shop - 1319 SE Marine Drive - DP-2017-00983

No comment

Sarah Hicks | Deputy Chief Licence Inspector, Licence Office Manager, Licence Office

Development, Buildings, & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | B.C. V5Z 4A8

(O) [604.873.7546]

sarah.hicks@vancouver.ca



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From: Hicks, Claudia
Sent: Friday, September 29, 2017 10:03 AM
To: KELLER, Jodyne; Hicks, Sarah; Mulla, Zarina
Subject: Pot Shop - 1319 SE Marine Drive - DP-2017-00983

Hi all,

I have an application for an MMRU at the above-noted address. Please see the attached operational letter for further details, and provide any comments/concerns.

With thanks,

Claudia Hicks

Project Coordinator

Development Services

604.871.6083

From: ["Mistry, Ty"](#)
To: ["Hicks, Claudia" <claudia.hicks@vancouver.ca>](#)
Date: 10/2/2017 2:25:56 PM
Subject: RE: Pot Shop - 1319 SE Marine Drive - DP-2017-00983
Attachments: Operational Details - Marine Drive.pdf

Hi Claudia,

I have no concerns re the MMRU application for 1319 SE Marine Drive.

Also, you should know that I leaving my position at the city and we are still trying to determine who will assume my role on this file.

I hope to be able to pass on that information prior to my departure on October 11th.

Thanks,

Ty

From: Mulla, Zarina
Sent: Friday, September 29, 2017 10:53 AM
To: Hicks, Claudia; KELLER, Jodyne; Hicks, Sarah
Cc: Mistry, Ty
Subject: RE: Pot Shop - 1319 SE Marine Drive - DP-2017-00983

Hi Claudia,

Forwarding to Ty as she handles this

z

From: Hicks, Claudia
Sent: Friday, September 29, 2017 10:03 AM
To: KELLER, Jodyne; Hicks, Sarah; Mulla, Zarina
Subject: Pot Shop - 1319 SE Marine Drive - DP-2017-00983

Hi all,

I have an application for an MMRU at the above-noted address. Please see the attached operational letter for further details, and provide any comments/concerns.

With thanks,

Claudia Hicks

Project Coordinator

Development Services

604.871.6083

September 6, 2017

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

Attention: Mr. John Freeman

Re: Operational Letter for Development Application Number DE419556

1. Description of Operation

Air Reserve Collection TM will be operating at 1319 SE Marine Drive Vancouver BC. We will provide pharmaceutical grade Medical Marijuana only to those patients who meet the following criteria:

- 1) Must be 19 years of age;
- 2) Must produce a validly issued government picture identification;
- 3) Must provide a valid prescription from a licensed physician.

We will also provide access to Medical Doctors, providing medical documents, advice and recommendations to best treat certain disease states while maintaining compliance with federal and provincial regulations. We will keep up to date and informed of specific disease states and the relevant strains of Medical Marijuana to best treat those disease states.

Our goal is to be a model Medical Marijuana Dispensary, maintaining the utmost professional, informed, safe, knowledgeable, and secure retail location in the city.

We have engaged 3Si Risk Strategies, a leading Security Consulting and Services Company to design and install our complete security system, including, but not limited to:

- 1) Administrative Security;
- 2) Operational Security;
- 3) Information Program Security;
- 4) Physical & Electronic Security.

The above security measures and 3Si will work closely in reviewing our Standard Operating Procedures to ensure there is no risk or vulnerable areas pertaining to safety and security of staff, patients, neighbors, and the general public.

We want to assure the City of Vancouver, our neighbors, and the general public that we are going the extra mile to ensure our Dispensary will be a good neighbor, and not cause any disruption to the community. We will maintain a discrete storefront, ensuring low visibility from street level. Our reception area will not have prominent product displays, there will be separate retail and Dispensary areas for medical marijuana on display accessible only for people who are 19+ years of age and there will be absolutely no loitering permitted. Lineups will be non-existent due to our large reception/retail area. Patients once greeted and qualified by our receptionist, will be permitted in to our retail area and eventually into Dispensary area. Consumption of medical marijuana is strictly prohibited on site.

Our Dispensary area will be secured with an electronically locked door and qualified patients will need to be buzzed in, as well as out of, this area. There will only be dry herb medical marijuana available for purchase in our dispensary. Again we re-iterate, we will have a full set of Standard Operating Procedures that will be adhered to by all staff members.

2. Hours of Operation

Air Reserve Collection TM will be open from 10:00 am to 8:00 pm every day.

3. Name of Operator

The business name is Air Reserve Collection TM. All inquiries can be directed to:

Danny Camele
604-518-2025

4. Relaxation Rationale

There are four dedicated parking stalls behind the building for customers to use. Customers will utilize the abundance of free street parking directly beside our buildings and additional parking on the opposite side of the street. Due to all of the free parking in the immediate area, parking will not be a concern. Parking stalls will be reflected in the drawings provided.

5. Projected Number of Clients

We estimate to service 500-750 patients per month.

6. Number of Staff

Air Reserve Collection TM will employ a total 6-9 staff members, with a minimum of 3 on-site during operating hours. Air Reserve Collection TM will be in compliance with city regulations pertaining to staff requirements. All staff will be adults, must provide a CRC and will be trained to provide the most informed and knowledgeable service to our patients.

We look forward to working with the City of Vancouver, our patients and our community, showcasing our professionalism and exemplary service. We will strive to be a lead example in this new industry.

If you have any questions or concerns, please do not hesitate to contact me.

Danny Camele

s.22(1)

Coquitlam BC s.22(1)

604-518-2025

s.22(1)

From: ["KELLER, Jodyne" <jodyne.keller@vpd.ca>](mailto:jodyne.keller@vpd.ca)
To: ["Hicks, Claudia" <claudia.hicks@vancouver.ca>](mailto:claudia.hicks@vancouver.ca)
Date: 10/2/2017 6:53:05 AM
Subject: RE: Pot Shop - 1319 SE Marine Drive - DP-2017-00983

Hi Claudia,

The VPD does not have any concerns at this time.

Jodyne

From: Hicks, Claudia [mailto:claudia.hicks@vancouver.ca]
Sent: Friday, September 29, 2017 10:03 AM
To: KELLER, Jodyne; Hicks, Sarah; Mulla, Zarina
Subject: Pot Shop - 1319 SE Marine Drive - DP-2017-00983

Hi all,

I have an application for an MMRU at the above-noted address. Please see the attached operational letter for further details, and provide any comments/concerns.

With thanks,

Claudia Hicks

Project Coordinator

Development Services

604.871.6083

From: s.22(1)

To: ["Hicks, Claudia" <claudia.hicks@vancouver.ca>](mailto:claudia.hicks@vancouver.ca)

Date: 11/1/2017 5:58:14 PM

Subject: Signatures Against Development Application

Attachments: Scan 1.pdf

Scan 2.pdf

Scan 3.pdf

Hello Claudia,

These are the signatures for the petition against the medical marijuana development application at 1319 SE Marine Drive.

Hope you're well.

Thank you!

s.22(1)

Attention: Claudia Hicks (Project Coordinator)

Sir,

We the residents of the block of 63rd Avenue East between Ross St. & Inverness St. are in the opposition of such a development close to ours and our family's places of residence. We hope that the city will be considerate of our request to stop such development.

Signed

Residents

NAME

ADDRESS

PHONE

SIGNATURE

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Attention: Claudia Hicks (Project Coordinator)

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SIGNATURE

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NAME

ADDRESS

PHONE

SIGNATURE

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s.22(1)

From: "Danny Camele" <info@dannycamele.com>
To: "Hicks, Claudia" <claudia.hicks@vancouver.ca>
Date: 10/10/2017 2:17:56 PM
Subject: Re: FW:

Hello Claudia,

My apologies, here are three photos of the sign in the window.

Danny Camele PREC*

Homelife Benchmark Realty (WR) Corp.

#1 1920 152nd Street

k, BC



025

MCNE
MASTER CERTIFIED NEGOTIATION EXPERT



On Tue, Oct 10, 2017 at 3:15 PM, Hicks, Claudia <claudia.hicks@vancouver.ca> wrote:

Hi Danny,

I need a photo of the site sign at the site.

Thanks,

Claudia Hicks



ator - Development Review Branch

Development, Buildings & Licensing

[604.871.6083](tel:604.871.6083)

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From: Danny Camele [mailto:info@dannycamele.com]

Sent: Tuesday, October 10, 2017 3:14 PM

To: Hicks, Claudia

Subject: Re: FW:

Hello Claudia,

Yes, please find it attached.

Danny Camele PREC*

Homelife Benchmark Realty (WR) Corp.

#1 1920 152nd Street

[White Rock, BC](#)

[V4A 4N6](#)

[604-518-2025](#)



On Tue, Oct 10, 2017 at 3:06 PM, Hicks, Claudia <claudia.hicks@vancouver.ca> wrote:

Hi Danny,

Could I have the photo please?

Thanks,

Claudia Hicks



ator - Development Review Branch

Development, Buildings & Licensing

[604.871.6083](#)

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From: Danny Camele [mailto:info@dannycamele.com]

Sent: Tuesday, October 10, 2017 2:42 PM

To: Hicks, Claudia

Subject: Re: FW:

Good Afternoon Claudia,

Yes the sign went up on October 3 at about 9pm at night.

How are things progressing so far on the your end with the letter sent out to a 2 block radius?

Danny Camele PREC*

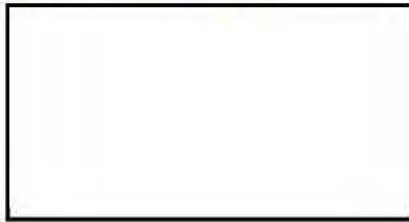
Homelife Benchmark Realty (WR) Corp.

#1 1920 152nd Street

[White Rock, BC](#)

[V4A 4N6](#)

[604-518-2025](#)



On Tue, Oct 10, 2017 at 2:08 PM, Hicks, Claudia <claudia.hicks@vancouver.ca> wrote:

Hi Danny,

Has the site sign gone up yet?

Thanks,

Claudia Hicks



linator - Development Review Branch

Development, Buildings & Licensing

[604.871.6083](tel:604.871.6083)

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From: Hicks, Claudia

Sent: Tuesday, October 03, 2017 9:43 AM

To: Danny Camele (info@dannycamele.com)

Subject:

s.22(1)

DEVELOPMENT APPLICATION

1319 SE Marine

DETAILS

To change the use of approximately 1800.0 square feet from Retail Store to a Medical Marijuana-Related Use consisting of:

- change of use from Retail Store to a Medical Marijuana-Related use
- proposed hours of operation area 10:00 a.m. to 9:00 p.m., seven days a week
- proposed floor area of approximately 1800.0 square feet

APPLICANT

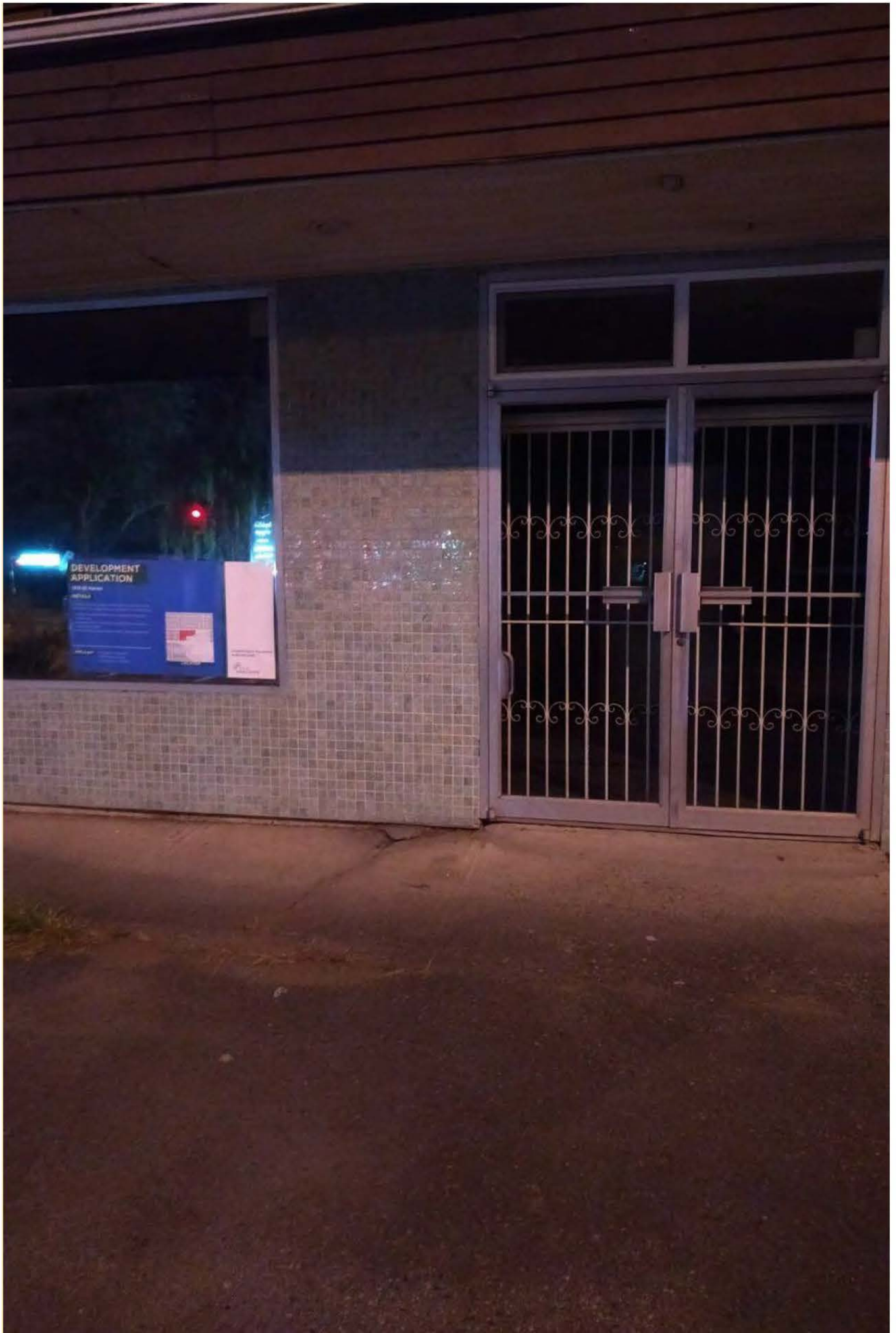
Air Reserve Collection
1319 SE Marine Drive
Vancouver, BC V5K 4L1



LOCATION

Contact Project Coordinator
at 604.671.4000

CITY OF
VANCOUVER



From: "[Zawaduk, Zakary](mailto:Zakary.Zawaduk@vancouver.ca)" <Zakary.Zawaduk@vancouver.ca>
To: "[Hicks, Claudia](mailto:claudia.hicks@vancouver.ca)" <claudia.hicks@vancouver.ca>
Date: 11/6/2017 11:38:17 AM
Subject: RE: MMRU's

Hi Claudia,

Social Policy does not support the MMRU application for 2633 Commercial Drive as it is within 300 meters of the property line of another site containing MMRU—the BC Compassion Club Society at 1675 E. 14th Avenue.

Social Policy has no concerns with the application at 1319 SE Marine Drive, as it is not in violation of any distance requirements outlined in the MMRU by-laws. While the Khalsa Diwan Society that operate the Sikh Temple at 8000 Ross Street has expressed concerns with the proposed location, it is unclear how or whether this retail location would adversely impact the youth that attend programming on the site. The site appears to have a primary function as a Place of Worship and not as a youth facility (as outlined in the guidelines for MMRUs near youth facilities adopted by Council in 2015).

Best,
Zak Zawaduk

Zakary Zawaduk, MPH, BSW
Planning Assistant | 604.871.6424
Social Policy & Projects | [City of Vancouver](#)
Woodwards Heritage Building
#501 – 111 W. Hastings St.
Vancouver, BC, V6B 1H4
Unceded Homelands of Musqueam, Squamish and Tsleil-Waututh Nations

From: Hurford, Dianna
Sent: Thursday, November 02, 2017 9:27 AM
To: Buckham, Catherine
Cc: Young, Carol Ann; Van Veen, Christopher; Zawaduk, Zakary; Mulla, Zarina
Subject: RE: MMRU's

Hi Cathy – Yes, I have this in our work program. I have assigned to Chris/Zak.


From: Buckham, Catherine
Sent: Wednesday, November 01, 2017 12:14 PM
To: Hurford, Dianna
Cc: Young, Carol Ann
Subject: FW: MMRU's

Hi Dianna
How do you want to handle these. Sound like Ty processed them.
c

Catherine Buckham
Senior Planner | Social Policy Group
COMMUNITY SERVICES | CITY OF VANCOUVER
604-873-7265

From: Buckham, Catherine
Sent: Tuesday, October 31, 2017 6:33 PM
To: Hicks, Claudia
Cc: Mulla, Zarina
Subject: RE: MMRU's

Hi Zarina
How do you want to process these?
Cathy

From: Hicks, Claudia
October 31, 2017 11:50 AM
 Catherine
Subject: MMRU's

Hi Catherine,
Could I please have Social Policy comments on the below-noted MMRU applications?
1319 SE Marine Dr – DP-2017-00983
2633 Commercial Dr – DP-2017-01031

With thanks,
Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083

From: "KHALSA DIWAN SOCIETY VANCOUVER" <kdsross@live.com>
To: "Hicks, Claudia" <claudia.hicks@vancouver.ca>
Date: 11/1/2017 7:58:48 PM
Subject: Re: DP-2017-00983

Hi Claudia,

Apologies for the delayed response.

With regards to our regular Youth programming, the schedule is as follows:

Music classes - Tuesdays 6pm-7:30pm
Punjabi Classes - Wednesdays & Fridays 5pm-7pm
Air Cadets Marching/Band - Saturdays 2pm-4pm & One Friday monthly from 6pm-9pm
VPD Youth & SVPC program - Sundays 11am-2pm


In addition to this regular schedule, we have frequent daytime class field trips to our Komagata Maru Museum during the weekdays. Our Komagata Maru Museum is an educational tour stop for many elementary schools, so we host many students from the lower mainland, Vancouver Island and schools from across the border.

Our Temple also serves as a place of community where many parents and guardians bring their children who are not of school-age yet and so there is a constant youth presence. Our focus on youth is paramount as the younger years are the most formative and we do not want the youth exposed to any elements that would influence them negatively.

Thank you for your patience and understanding on this issue.

Regards,
Malkiat Singh Dhami
President

From: Hicks, Claudia <claudia.hicks@vancouver.ca>
Sent: October 26, 2017 2:41 PM
To: KHALSA DIWAN SOCIETY VANCOUVER
Subject: RE: DP-2017-00983

Hi Malkiat Singh Dhami,
 your comments. They will be considered as part of this application's review.
schedule for the youth programs?

Thanks,
Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083

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From: KHALSA DIWAN SOCIETY VANCOUVER [mailto:kdsross@live.com]
Sent: Thursday, October 26, 2017 1:59 PM
To: Hicks, Claudia
Cc: Louie, Raymond; Deal, Heather; Jang, Kerry; Rai, Steve; PARMAR, Tajinder; s.22(1); Pall Beesla; Harminder Pal Ahuja
Subject: DP-2017-00983

Dear Claudia,

We, at Khalsa Diwan Society, are strongly opposed to this project at 1319 SE Marine Drive. The Temple at Khalsa Diwan Society is a place of religious worship and also a community centre which runs multiple youth programs, including: Music classes, Punjabi language classes, Air Cadets squadron, and a VPD cooperative youth program. It is worrisome that a Marijuana dispensary is opening up in such close proximity to our place of worship and community at 8000 Ross Street.

Many members of the congregation, and also the neighbourhood, have approached us to express concerns for the safety of their children and the impact that such a service would bring. Please take the concerns of the Society, and also of the citizens whom we help represent, into consideration before any approval. Thank you for your time. For any questions, please contact us at this email address.

Regards,
Malkiat Singh Dhami
President
Khalsa Diwan Society

From: s.22(1)
To: "Hicks, Claudia" <claudia.hicks@vancouver.ca>
Date: 10/27/2017 11:45:12 AM
Subject: comments

Hi there,

This is our comments about Notice of development application 1319 SE Marine Drive. Please take a look, Thank you so much

To whom it may concerned,

We are living in s.22(1) I disagree the building(1319 SE marine drive) change of use from Retail store to a medical marijuana--Related use. The smell of marijuana is bad for our health. As neighbours living closed by, we worried about the smell, our family's health and the potential hit to our real estate values. And This is a neighborhood unit, it will course a lot of problems because of the medical marijuana, including diversion to the black market, fire and electrical hazards and risks to children. We are writing this letter to express frustration and also mention the "significant unintended negative consequences" about this development application. For the public health, safety and security concerns of our neighborhood, we strongly disapprove this building across the street s.22(1) change of use to a medical marijuana--related use. And being aware of a potentially dangerous or health hazardous situation, we worry and care about the safety and security concerns for these types of situation. We don't want them to happen. Especially, we living in this peaceful neighborhood for a long time. We want to live in a safe ,healthy and peaceful environment. Not only for us, but also for the whole neighborhood unit.

Thank you for your time to look at our commons.

s.22(1)

s.22(1)

s.22(1)

From: ["Lavarez, Luzviminda" <luzviminda.lavarez@vancouver.ca>](mailto:luzviminda.lavarez@vancouver.ca)

To: ["Printshop Copier" <CSPPQ@vancouver.ca>](mailto:CSPPQ@vancouver.ca)

Date: 10/11/2017 10:33:19 AM

Subject: 1319 SE Marine Dr - DFP-2017-00983

Attachments: labels.pdf
postcard.pdf

Please send this out by **October 11, 2017 (Wednesday)** on the coloured postcards.

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

Total Records – 302 (2-US; 1-Intl, 299-IN CANADA)

Thanks,

 **Luz Lavarez | Office Support – Development Review Branch**
Plans & Licensing
515 W10th Ave
Vancouver, BC V5Z 4A8
t. 604.873.7143

CONFIDENTIALITY NOTICE: This message and any accompanying documents contain confidential information intended for a specific individual and purpose. This message is private and protected by law. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution, or the taking of any action based on the contents of this information, is strictly prohibited



453 West 12th Avenue
Vancouver, BC V5Y 1V4

Development,
Buildings & Licensing

IMPORTANT INFORMATION Please have this translated

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

重要資料 請找人為你翻譯

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

알려드립니다 이것을 번역해 주십시오

ਗੁਰੂਗੀ ਜਾਣਕਾਰੀ ਬਿਰਧਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੰਘਾ ਕਰਵਾਓ

s.22(1)



453 West 12th Avenue
Vancouver, BC V5Y 1V4

Development,
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s.22(1)

NOTICE OF DEVELOPMENT APPLICATION

1319 SE Marine Drive
DP-2017-00983



October 11, 2017

Air Reserve Collection has applied to the City of Vancouver for permission to change the use, at the above-noted address, to a Medicinal Marijuana-Related use. The proposal includes the following:

- change of use from Retail Store to a Medical Marijuana-Related use;
- proposed hours of operation are 10:00 a.m. to 8:00 p.m., seven days a week; and
- proposed floor area of approximately 1,800.0 square feet.

Under the site's existing C-1 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 **October 27, 2017**. For more information and updates, visit: vancouver.ca/devapps

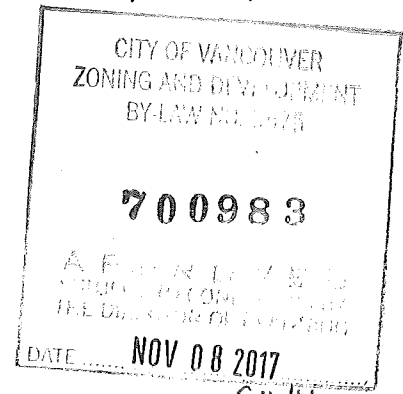
Or contact **Claudia Hicks**, Project Coordinator at 604.871.6083 or claudia.hicks@vancouver.ca

September 6, 2017

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

Attention: Mr. John Freeman

Re: *Operational Letter for Development Application Number DE419556*



1. Description of Operation

Air Reserve Collection TM will be operating at 1319 SE Marine Drive Vancouver BC. We will provide pharmaceutical grade Medical Marijuana only to those patients who meet the following criteria:

- 1) Must be 19 years of age;
- 2) Must produce a validly issued government picture identification;
- 3) Must provide a valid prescription from a licensed physician.

We will also provide access to Medical Doctors, providing medical documents, advice and recommendations to best treat certain disease states while maintaining compliance with federal and provincial regulations. We will keep up to date and informed of specific disease states and the relevant strains of Medical Marijuana to best treat those disease states.

Our goal is to be a model Medical Marijuana Dispensary, maintaining the utmost professional, informed, safe, knowledgeable, and secure retail location in the city.

We have engaged 3Si Risk Strategies, a leading Security Consulting and Services Company to design and install our complete security system, including, but not limited to:

- 1) Administrative Security;
- 2) Operational Security;
- 3) Information Program Security;
- 4) Physical & Electronic Security.

The above security measures and 3Si will work closely in reviewing our Standard Operating Procedures to ensure there is no risk or vulnerable areas pertaining to safety and security of staff, patients, neighbors, and the general public.

We want to assure the City of Vancouver, our neighbors, and the general public that we are going the extra mile to ensure our Dispensary will be a good neighbor, and not cause any disruption to the community. We will maintain a discrete storefront, ensuring low visibility from street level. Our reception area will not have prominent product displays, there will be separate retail and Dispensary areas for medical marijuana on display accessible only for people who are 19+ years of age and there will be absolutely no loitering permitted. Lineups will be non-existent due to our large reception/retail area. Patients once greeted and qualified by our receptionist, will be permitted in to our retail area and eventually into Dispensary area. Consumption of medical marijuana is strictly prohibited on site.

Our Dispensary area will be secured with an electronically locked door and qualified patients will need to be buzzed in, as well as out of, this area. There will only be dry herb medical marijuana available for purchase in our dispensary. Again we re-iterate, we will have a full set of Standard Operating Procedures that will be adhered to by all staff members.

2. Hours of Operation

Air Reserve Collection TM will be open from 10:00 am to 8:00 pm every day.

3. Name of Operator

The business name is Air Reserve Collection TM. All inquiries can be directed to:

Danny Camele
604-518-2025

4. Relaxation Rationale

There are four dedicated parking stalls behind the building for customers to use. Customers will utilize the abundance of free street parking directly beside our buildings and additional parking on the opposite side of the street. Due to all of the free parking in the immediate area, parking will not be a concern. Parking stalls will be reflected in the drawings provided.

5. Projected Number of Clients

We estimate to service 500-750 patients per month.

6. Number of Staff

Air Reserve Collection TM will employ a total 6-9 staff members, with a minimum of 3 on-site during operating hours. Air Reserve Collection TM will be in compliance with city regulations pertaining to staff requirements. All staff will be adults, must provide a CRC and will be trained to provide the most informed and knowledgeable service to our patients.

We look forward to working with the City of Vancouver, our patients and our community, showcasing our professionalism and exemplary service. We will strive to be a lead example in this new industry.

If you have any questions or concerns, please do not hesitate to contact me.

Danny Camele

s.22(1)

Coquitlam BC s.22(1)

604-518-2025

s.22(1)

November 8, 2017

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

Attention: Claudia Hicks

RE: 1319 SW Marine Drive

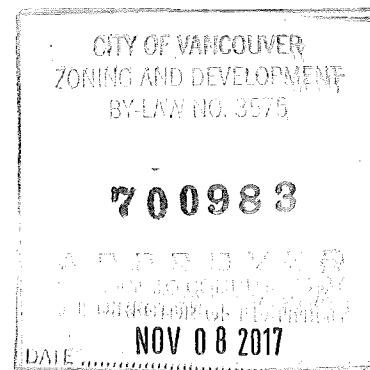
We have submitted the floorplan for the above location which includes a Staff Room at the rear of the space. The Staffroom was fitted with a Stove and since we have removed the Stove and decommissioned that space.

In future, if we require a stove for our Staff, we will follow procedure and apply for a permit for the proper installation, followed by an inspection from the City for final approval.

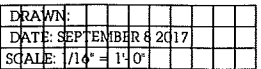
If you have any further questions with regards to our Staffroom, please do not hesitate to contact me.

Best Regards,


Danny Camele
604-518-2025



CIVIC ADDRESS:
1321 SE MARINE DRIVE



A100

SITE PLAN

MARINE DRIVE

1321 SE MARINE DRIVE

700983

NOV 08 2017

700983

1321
SE MARINE
DRIVE

KC MOONEY
ARCHITECT

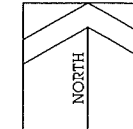
330 - 1026 DAVIE
VANCOUVER BC
V6E 1M3
604 736 2927

RECEIVED
CITY OF VANCOUVER

SEP 29 2017

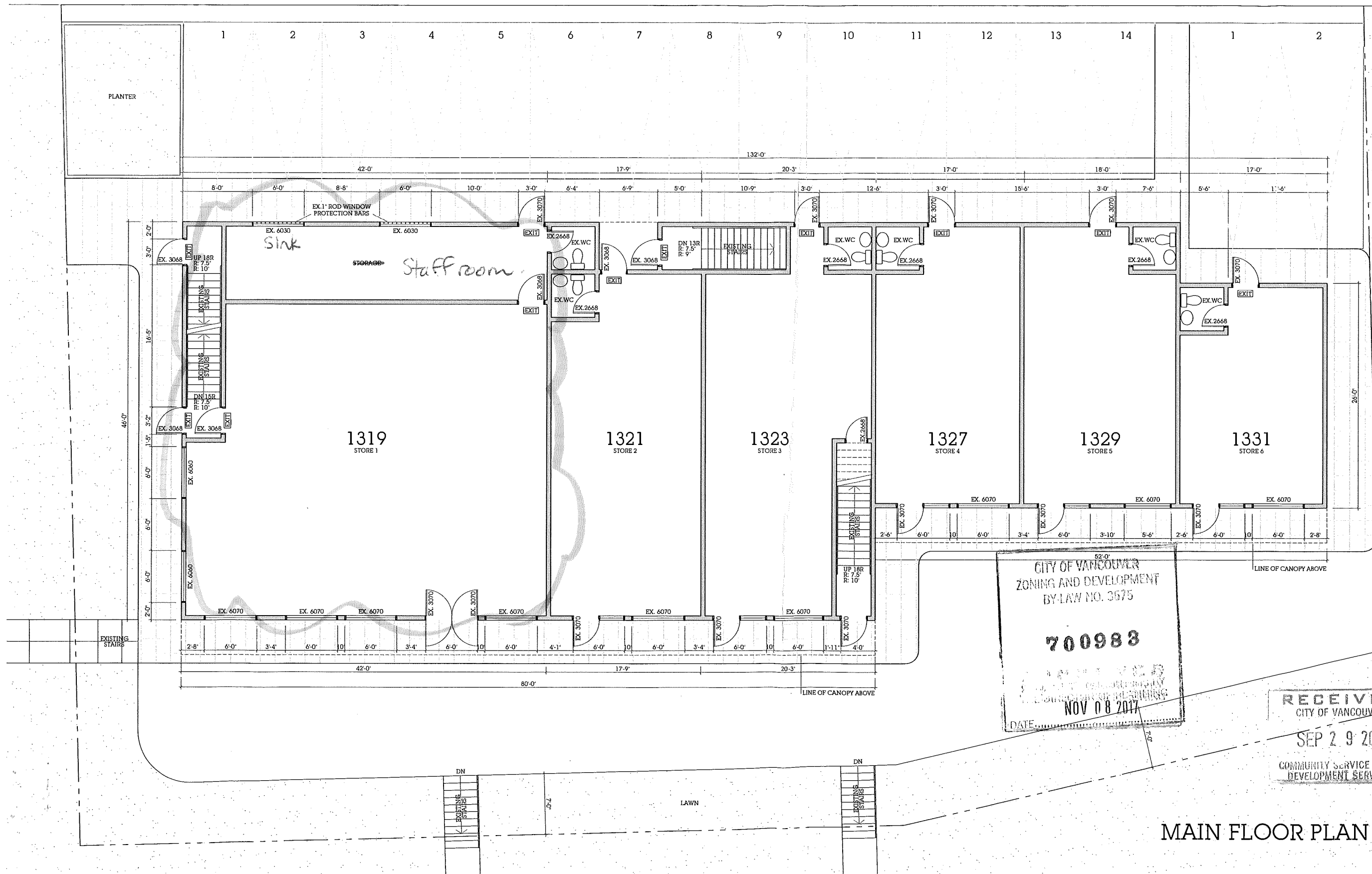
COMMUNITY SERVICE GROUP
DEVELOPMENT SERVICES

LANE



LEGAL DESCRIPTION:
LOTS 3 & 4 OF SUBDIVISION 'B'
BLOCK 14, D.L. 200, GROUP 1
N.W.D. PLAN 7449

CIVIC ADDRESS:
1321 SE MARINE DRIVE



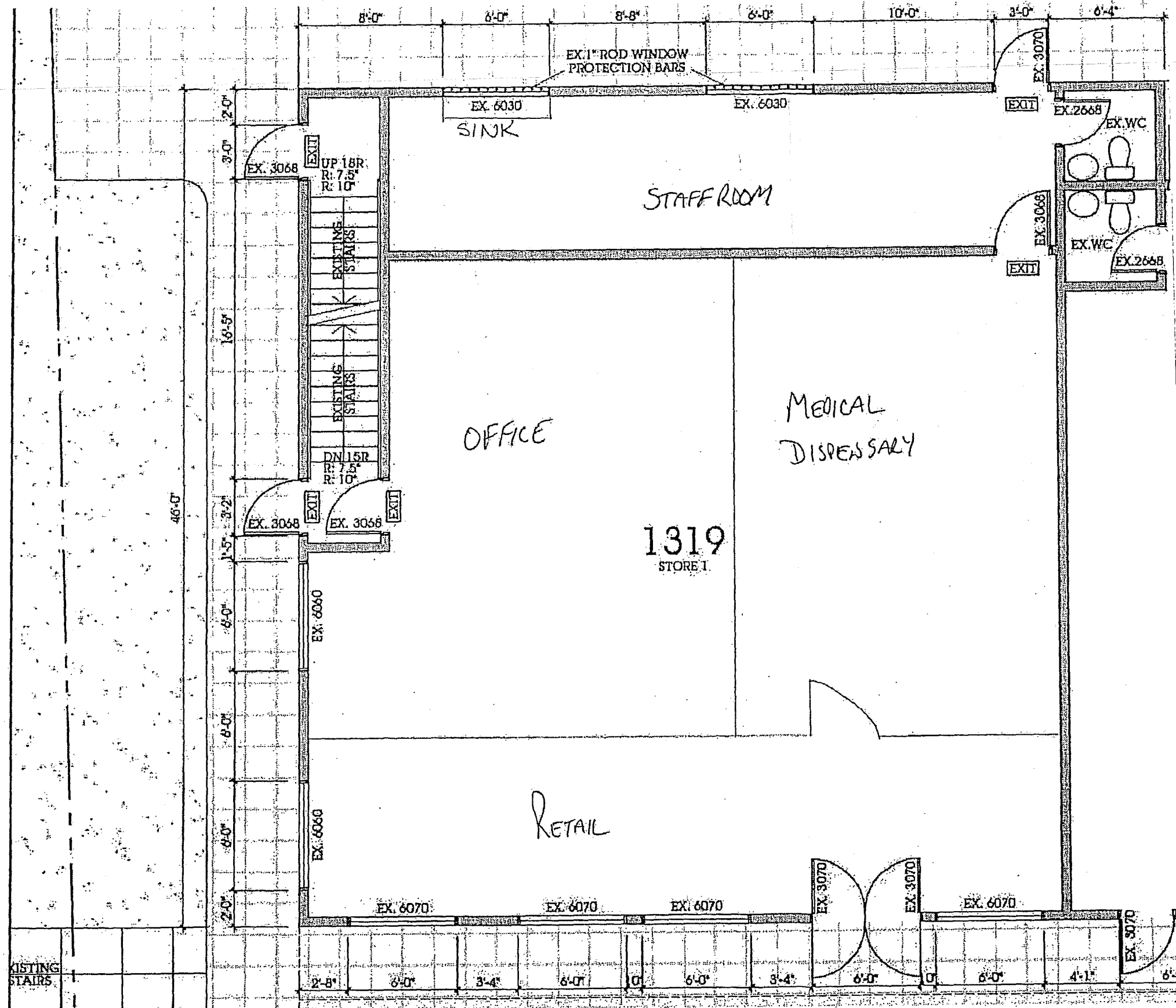
MAIN FLOOR PLAN

1321
SE MARINE
DRIVE

KC MOONEY
ARCHITECT
330 - 1026 DAVIE
VANCOUVER BC
V6E 1M3
604 736 2927

DRAWN:
DATE: SEPTEMBER 8 2017
SCALE: 3/4\"/>

A101



CITY OF VANCOUVER
ZONING AND DEVELOPMENT
BY LAW NO. 3575

700983

APPROVED
SUBJECT TO CONDITIONS BY
THE DIRECTOR OF PLANNING

DATE NOV 08 2017

RECEIVED
CITY OF VANCOUVER

NOV 8 2017

COMMUNITY SERVICE GROUP
DEVELOPMENT SERVICES

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: 1319 SE MARINE DRIVE Specifics: _____

Floor Level: _____ Suite No: _____

Legal Description:

Lot(s) 4 Block(s) 14 District Lot(s) 200 Plan Number(s) 4449

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: DANIEL CAMELE

Mailing Address: s.22(1)

City: COQUITLAM BC Postal Code: s.22(1)

E-mail Address: INFO@DANNYCAMELE.COM

Phone Number: 604-518-2025 Alternative Number: _____

Company Name: AIR RESERVE COLLECTION

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: <u>10339423</u>		
Address: <u>170-422 RICHARDS ST.</u>		City: <u>VANCOUVER BC</u>
Postal Code: <u>V6B-2Z4</u>		Phone Number: _____
Is the owner aware of this application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Contractor's Name: _____		
Address: _____		City: _____
Postal Code: _____		Phone Number: _____
Business License Account Number: _____		
Tenant's Name: <u>DANIEL CAMELE</u>		
Address: <u>s.22(1)</u>		City: <u>COQUITLAM BC</u>
Postal Code: <u>s.22(1)</u>		Phone Number: <u>604-518-2025</u>
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: _____

<p>This application is to: (Check applicable boxes)</p> <p>001 <input type="checkbox"/> Construct a new building(s)</p> <p>002 <input type="checkbox"/> Add to an existing building</p> <p>003 <input checked="" type="checkbox"/> Alter the interior/exterior</p> <p>004 <input type="checkbox"/> Add to a building and alter the existing portion</p> <p>005 <input type="checkbox"/> Add to a building and change the use</p> <p>006 <input type="checkbox"/> Add to the building, alter existing portion and change use</p> <p>007 <input type="checkbox"/> Interior/exterior alterations and change of use</p> <p>008 <input type="checkbox"/> Enclose an area of an existing building (balcony enclosures)</p> <p>011 <input type="checkbox"/> Project/Site Permit</p> <p>014 <input checked="" type="checkbox"/> Change of use</p> <p>015 <input type="checkbox"/> Retain use</p> <p>016 <input type="checkbox"/> Alter grade (raise or lower grade)</p> <p>022 <input type="checkbox"/> Alterations to legalize a suite</p> <p>023 <input type="checkbox"/> Alterations for a new suite</p> <p>026 <input type="checkbox"/> Demolish</p> <p><input type="checkbox"/> Commercial</p> <p><input type="checkbox"/> Fire damaged building</p> <p><input type="checkbox"/> Non-rental one-family dwelling</p> <p><input type="checkbox"/> Heritage building</p> <p><input type="checkbox"/> Residential rental building</p> <p>028 <input type="checkbox"/> Temporary tents</p> <p>030 <input type="checkbox"/> Construct a garage/carport</p> <p>031 <input type="checkbox"/> Add/alter/demo garage/carport</p> <p>038 <input type="checkbox"/> Construct partial - framing, etc.</p> <p>040 <input type="checkbox"/> Excavate - valid for project address et al.</p> <p>041 <input type="checkbox"/> Move building from another site</p> <p>042 <input type="checkbox"/> Move building on the same site</p> <p>043 <input type="checkbox"/> Install a pool, fence, tennis court, boat ramp, sign, or similar</p> <p>044 <input type="checkbox"/> Upgrade seismic and/or sprinkler</p> <p>045 <input type="checkbox"/> Mechanical kitchen exhaust, roof top unit, satellite dish</p> <p>046 <input type="checkbox"/> Prefabricated structure placed on site</p> <p>047 <input type="checkbox"/> Fire damage repair</p> <p>048 <input type="checkbox"/> Flood damage repair</p> <p>050 <input type="checkbox"/> Landscape only</p> <p>053 <input type="checkbox"/> Building envelope repair</p>	<p>Is this a new tenant? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>What is the existing use? <u>RETAIL</u></p> <p>What is the proposed use? <u>MMRU</u></p> <p>How many storeys? <u>2</u></p> <p>How many levels of underground parking? <u>0</u></p> <p>How many <u>new</u> rooftop units? <u>N/A</u></p> <p>Describe work to be done:</p> <p>(Complete carefully, Your application will be based on your written description.)</p> <p><u>- KITCHEN WILL NOT HAVE STOVE.</u></p> <p><u>MICROWAVE ONLY</u></p> <p><u>- INTERIOR ALTERATIONS</u></p> <p><u>- WALLS</u></p> <p><u>- SHOWCASES</u></p> <p><u>- AUXILIARY OFFICE</u></p> <p><u>- CHANGE OF USE TO MMRU</u></p> <p><u>- APPROX. 1800 SQ. FT.</u></p>
--	--

<p>What is the value of the work proposed? (Include cost of plans, material and labour)</p> <p>\$ _____</p> <p>Will any of the following be altered/repaired/installed? Select all that apply:</p> <p><input type="checkbox"/> Electrical <input type="checkbox"/> Gas <input type="checkbox"/> Drain Tile</p> <p><input type="checkbox"/> Plumbing <input type="checkbox"/> Sprinkler <input type="checkbox"/> Fire Alarm</p> <p>Sprinkler Contractor's Name: _____</p> <p>Note: If the sprinkler contractor noted on this application changes, please notify the City of Vancouver in writing within 24 hours.</p> <p>Special Sprinkler Inspection Number SP _____</p>	<p>Office Use Only</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>												
<p>Complete the following for all residential buildings</p> <table><tr><td></td><td>Existing</td><td>Proposed</td></tr><tr><td>Total number of dwelling units:</td><td>_____</td><td>_____</td></tr><tr><td>Total number of housekeeping units:</td><td>_____</td><td>_____</td></tr><tr><td>Total number of sleeping units:</td><td>_____</td><td>_____</td></tr></table>		Existing	Proposed	Total number of dwelling units:	_____	_____	Total number of housekeeping units:	_____	_____	Total number of sleeping units:	_____	_____	<p>Office Use Only</p> <p>BP (WWOP?) _____</p> <p>DP _____</p> <p>DT _____</p> <p>BG _____ f/m _____</p> <p>ENV. PROT. Site Profile _____</p> <p>SUBTOTAL _____</p> <p>SP _____</p> <p>TOTAL _____</p>
	Existing	Proposed											
Total number of dwelling units:	_____	_____											
Total number of housekeeping units:	_____	_____											
Total number of sleeping units:	_____	_____											
<p>Complete the following related permit information</p> <p>Development Permit/Application Number DP _____</p> <p>Minor Amendment Number DP _____</p> <p>Building Permit/Application Number BP _____</p> <p>Board of Variance Appeal Number Z _____</p> <p>Combined Permit Application Number DB _____</p>													

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

SIGNED AT VANCOUVER, B.C. THIS 26 DAY OF SEPTEMBER 20 17 

DOC/2016/081493 (Revised February 2017) SIGNATURE OF APPLICANT

C-1 District Schedule

1 Intent

The intent of this Schedule is to provide for small-scale convenience commercial establishments, catering typically to the needs of a local neighbourhood and consisting primarily of retail sales and certain limited service functions, and to provide for dwelling uses designed compatibly with commercial uses.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with section 2.3 and the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A • Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

- (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
- (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane;
- (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 15 percent of the total area of the site;
- (d) not applicable; [Maximum width]
- (e) not applicable; [Proximity to residential dwelling]
- (f) no accessory building obstructs the horizontal daylight access prescribed in this Schedule for residential use.

- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that unless permitted as an outright approval use pursuant to section 2 of this Schedule, the total floor area of all accessory uses is not greater than 25 percent of the gross floor area of the principal use.

2.2.O [Office]

- General Office.

2.2.R [Retail]

- Grocery or Drug Store except for Small-scale Pharmacy.
- Retail Store.

2.2.S [Service]

- Barber Shop or Beauty Salon.
- Beauty and Wellness Centre.
- Laundromat or Dry Cleaning Establishment.
- Photofinishing or Photography Studio.

- Repair Shop - Class B.
- Restaurant - Class 1.

2.3 Conditions of Use

- 2.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:
- (a) parking and loading facilities;
 - (b) restaurant;
 - (c) display of flowers, plants, fruits and vegetables.
- 2.3.2 All office, retail and service uses shall cater to the day-to-day needs of residents of the local neighbourhood.

3 Conditional Approval Uses

- 3.1** Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, subject to the conditions of section 3.3, and including such other conditions as it may decide, provided that it first considers:
- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (b) the submission of any advisory group, property owner or tenant.

3.2 Uses

- 3.2.A • Accessory Uses to any of the uses listed in this Schedule, subject to the same provisions as section 2.2.A of this Schedule.
- 3.2.AG [Agricultural]
- Urban Farm - Class B, subject to the provisions of section 11.30 of this By-law.
- 3.2.C [Cultural and Recreational]
- Artist Studio, subject to the provisions of section 11.18 of this By-law.
 - Billiard Hall.
 - Bowling Alley.
 - Club.
 - Community Centre or Neighbourhood House.
 - Fitness Centre.
 - Library.
 - Park or Playground.
 - Rink.
 - Swimming Pool.
- 3.2.D • Deposition or extraction of material so as to alter the configuration of the land.
- 3.2.DW [Dwelling]
- Dwelling Units in conjunction with any of the uses listed in this schedule except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion and provided that before making a decision the Development Permit Board shall consider the design and livability of the dwelling units.
 - Multiple Conversion Dwelling, resulting from the conversion of a building which was in existence prior to June 18, 1956, provided that:

- (a) before making a decision the Development Permit Board shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area;
 - (b) building additions shall not be permitted; and
 - (c) no housekeeping or sleeping units shall be created.
 - Residential Unit associated with and forming an integral part of an Artist Studio, subject to the provisions of section 11.19 of this By-law.
 - Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.
- 3.2.I [Institutional]
- Child Day Care Facility.
 - Church.
 - Hospital.
 - Public Authority Use.
 - School - Elementary or Secondary.
 - Social Service Centre.
 - Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
 - Group Residence, subject to the provisions of section 11.17 of this By-law.
- 3.2.O [Office]
- Financial Institution.
 - Health Care Office.
 - Health Enhancement Centre.
- 3.2.P [Parking]
- Parking Uses.
- 3.2.R [Retail]
- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
 - Gasoline Station - Full Serve, subject to the provisions of section 11.10 of this By-law.
 - Gasoline Station - Split Island, subject to the provisions of section 11.10 of this By-law.
 - Liquor Store.
 - Medical Marijuana-related Use, subject to the provisions of section 11.28 of this By-law.
 - Pawnshop.
 - Public Bike Share.
 - Secondhand Store.
 - Small-scale Pharmacy, subject to the provisions of section 11.22 of this By-law.
- 3.2.S [Service]
- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.
 - Neighbourhood Public House.
 - Print Shop.
- 3.2.U [Utility and Communication]
- Public Utility.
 - Radiocommunication Station.
 - Recycling Depot.

- 3.2.Z • Any other use which is not specifically listed and defined as a use in Section 2 of this By-law but which the Development Permit Board considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this District Schedule.

3.3 Conditions of Use

- 3.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building, except for the following:
- (a) parking and loading facilities;
 - (b) full serve and split island gasoline station, except that section 11.10.2 of this By-law continues to apply;
 - (c) neighbourhood public house;
 - (d) farmers' market;
 - (e) public bike share; and
 - (f) Urban Farm - Class B.

4 Regulations

All uses approved under sections 2 and 3 of this District Schedule shall be subject to the following regulations.

4.1 Site Area -- Not Applicable.

4.2 Frontage -- Not Applicable.

4.3 Height

- 4.3.1 The maximum height of a building shall be 9.2 m.

- 4.3.2 The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum height of a building to a height not exceeding 10.7 m with respect to any development provided that he considers:

- (a) the height, bulk and location of the building and its effect on the site, surrounding buildings and streets, and existing views;
- (b) the extent to which the increase in maximum height allows for roof forms and building design that is sympathetic to buildings in the surrounding neighbourhood;
- (c) the intent of this Schedule, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas; and
- (d) the submission of any advisory group, property owner or tenant.

4.4 Front Yard and Setback

- 4.4.1 No front yard shall be required except that where the front yard of the site adjoins, without the intervention of a lane, the front yard of a site located in an R District, a front yard with a minimum depth of 3.7 m shall be provided.

- 4.4.2 No parking or loading of vehicles shall be permitted in a front yard or front setback.

4.5 Side Yards

- 4.5.1 No side yard shall be required except where the side of the site adjoins, without the intervention of a lane, the side yard of a site located in an R district, in which case a side yard with a minimum width of 10 percent of the width of the site shall be provided, except that it must be a minimum of .9 m and need not be more than 1.5 m in width.

- 4.5.2 Where a side yard is provided, although not required, the minimum provisions of section 4.5.1 shall apply.

- 4.5.3 In the case of a corner site, a setback of 1.2 m from the side property line abutting the flanking street shall be required for any parking area.
- 4.5.4 In the case of a corner site which has located at its rear, with or without the intervention of a lane, a site which fronts on the street flanking the corner site, the exterior side yard shall be regulated by the provisions of section 11.1 of this By-law.

4.6 Rear Yard and Setbacks

- 4.6.1 A rear yard with a minimum depth of 10.7 m shall be provided, except that where the rear of the site abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.
- 4.6.2 In the case of a site having an average depth of less than 36.5 m, the required rear yard may be reduced in accordance with section 11.2 of this By-law.

4.7 Floor Space Ratio

- 4.7.1 The floor space ratio shall not exceed 1.20, except that the floor space ratio for dwelling uses shall not exceed 0.75 and, for this purpose an artist studio shall be deemed to be a dwelling use.
- 4.7.2 The following shall be included in the computation of floor space ratio:
- (a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.
- 4.7.3 The following shall be excluded in the computation of floor space ratio:
- (a) open residential balconies and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
 - (b) patios and roof gardens for residential purposes only, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
 - (d) amenity areas, including child day care facilities, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 percent of the total permitted floor area, provided that for child day care facilities the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and
 - (e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

4.7.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.

4.8 Site Coverage -- Not Applicable.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight

4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of unobstructed view is not less than 3.7 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

4.15 Acoustics

4.15.1 A development permit application for dwelling uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

5 Relaxation of Regulations

- 5.1** The Development Permit Board or the Director of Planning, as the case may be, may relax the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the relaxed height shall not, in any event, exceed the maximum prescribed in section 4.3.1 nor the floor space exceed $33\frac{1}{3}$ percent of the gross floor area of the principal use.
- 5.2** The Development Permit Board or the Director of Planning, as the case may be, may relax the use conditions of sections 2.3.1 and 3.3.1 and the front yard requirements of section 4.4 to permit the outdoor display of retail goods or an outdoor eating area in conjunction with a restaurant, and may include such other conditions as he deems necessary, having regard to the types of merchandise, the area and location of the display or eating area with respect to adjoining sites, the hours of operation and the intent of this Schedule.

DEVELOPMENT APPLICATION

1319 SE Marine

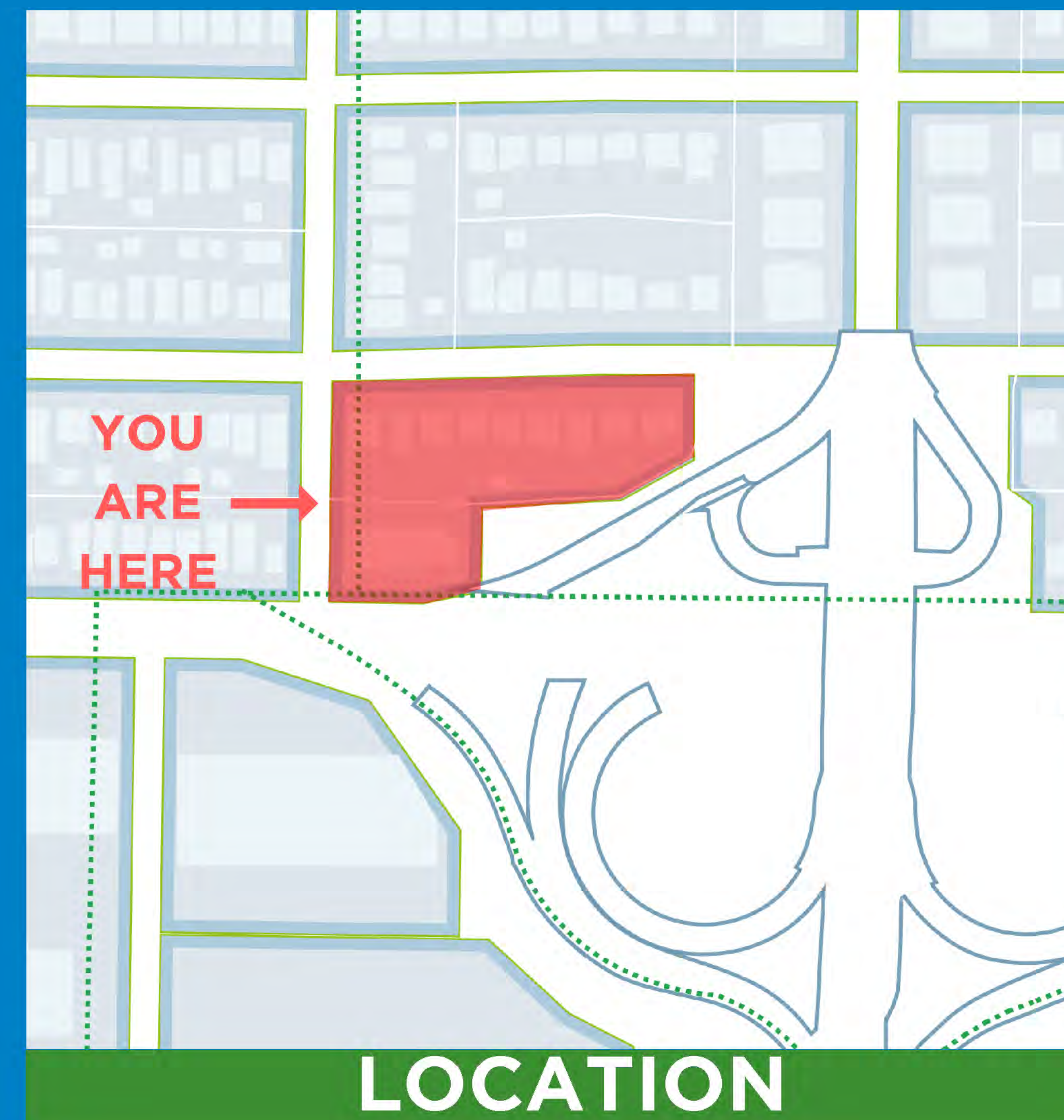
DETAILS

To change the use of approximately 1800.0 square feet from Retail Store to a Medical Marijuana-Related Use consisting of:

- change of use from Retail Store to a Medical Marijuana-Related use
- proposed hours of operation 10:00 a.m. to 8:00 p.m., seven days a week
- proposed floor area of approximately 1800.0 square feet

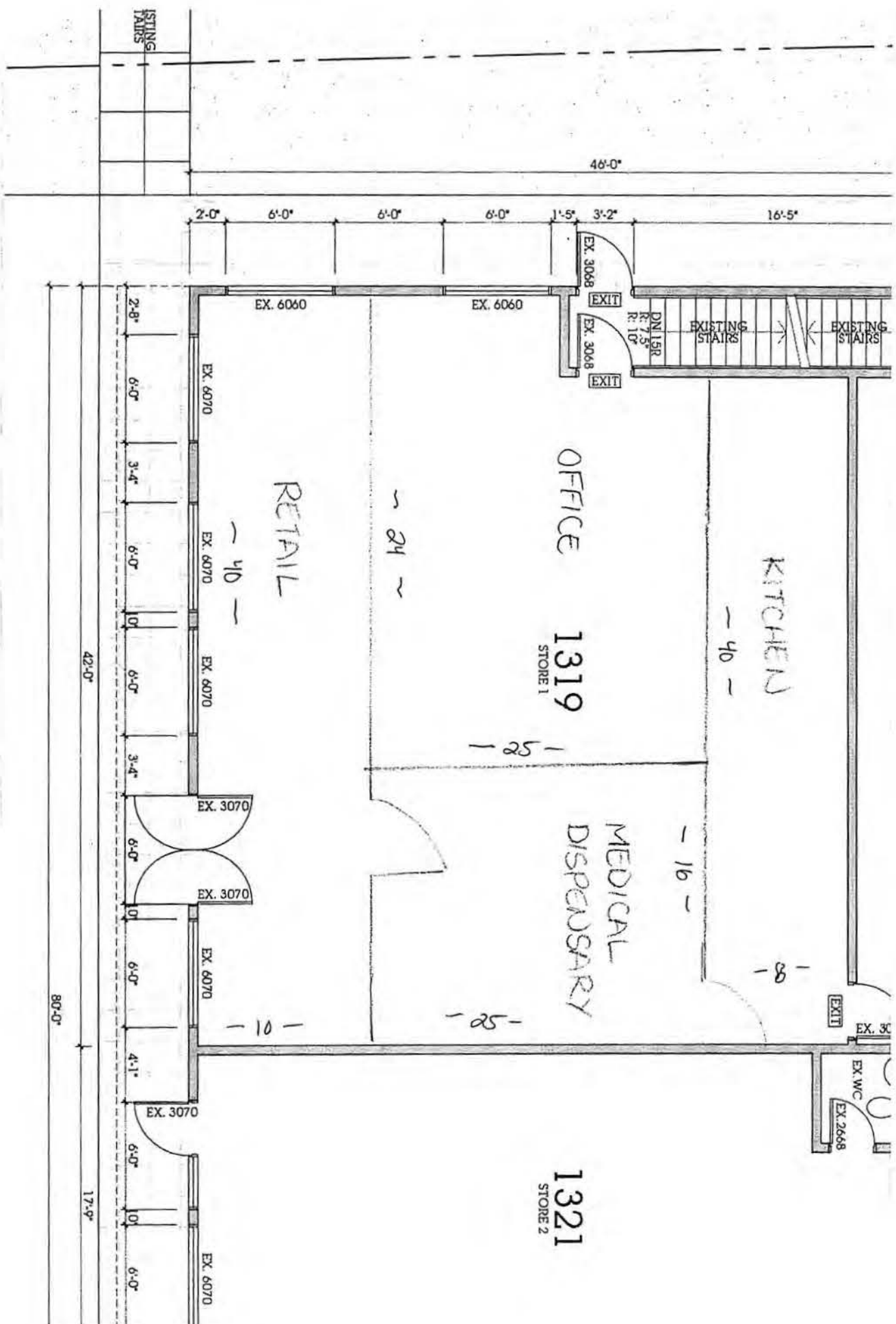
APPLICANT

Air Reserve Collection
1319 SE Marine Drive
Vancouver BC V5X 4L1



**Contact Project Coordinator
at 604.871.6083**







City of Vancouver *Land Use and Development Policies and Guidelines*

Planning and Development Services, 453 West 12th Avenue Vancouver, BC V5Y 1V4 tel 604.873.7000 fax 604.873.7060
planning@vancouver.ca

GUIDELINES FOR RETAIL DEALER - MEDICAL MARIJUANA-RELATED USES NEAR YOUTH FACILITIES

Adopted by City Council on June 24, 2015

Application and Intent

These guidelines are to be used in conjunction with any district that allows Retail Dealer - Medical Marijuana-Related Use. The primary intent of these Guidelines is to protect youth from the potential health and social risks posed by the proximity of a Retail Dealer - Medical Marijuana-Related Use. In the event that a Retail Dealer - Medical Marijuana-Related Use is deemed to pose a risk to youth at a youth facility, it is the intent of these Guidelines that the Retail Dealer - Medical Marijuana-Related Use should not be permitted.

Note: These guidelines are organized under standard headings. As a consequence, there are gaps in the numbering sequence where no guidelines apply.

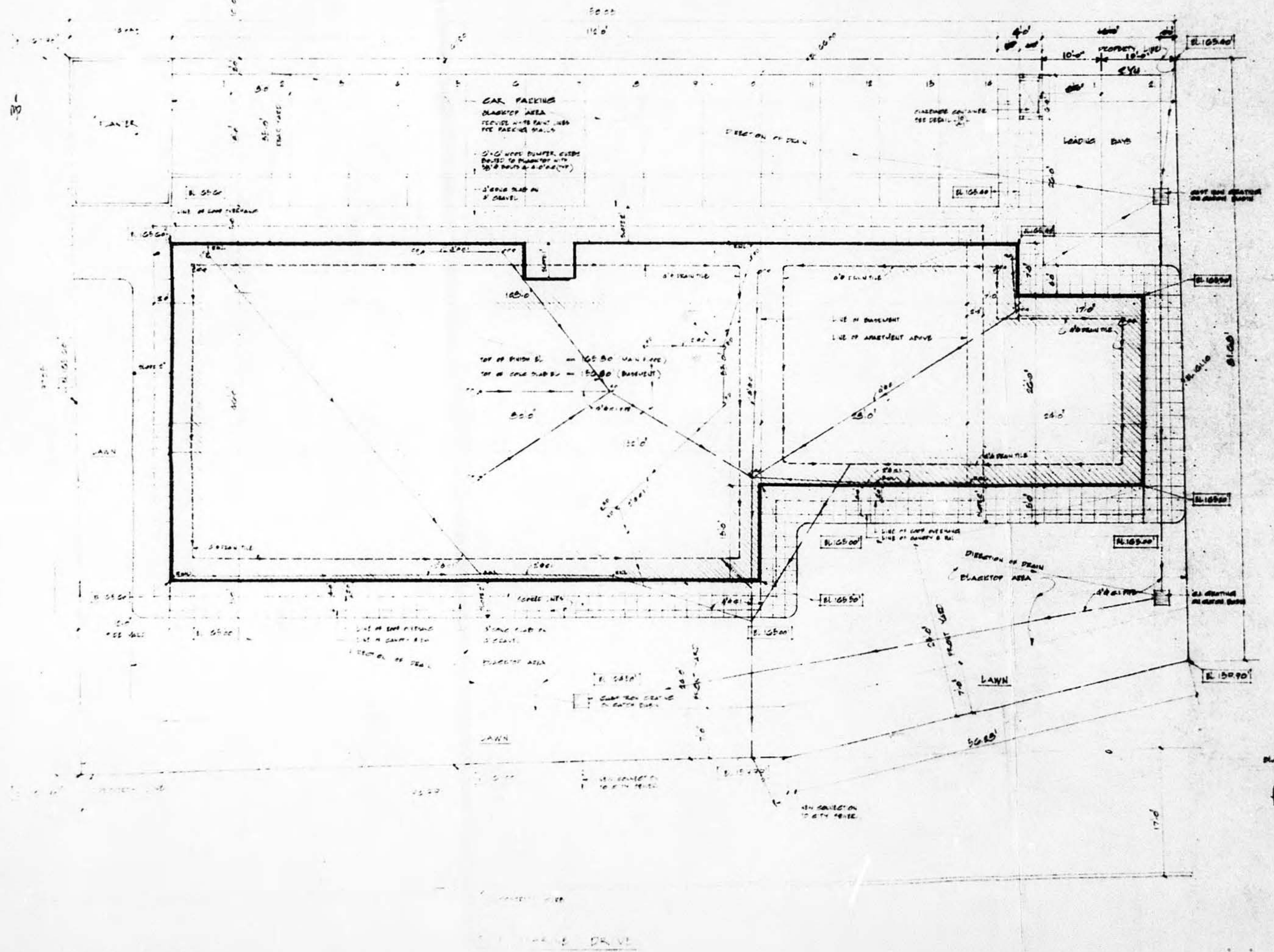
3 Uses

3.1 Retail Uses

- (a) Retail Dealer - Medical Marijuana-Related Use should not locate within 300 metres of a youth facility unless, having given careful regard to:
 - (i) the distance between the Retail Dealer - Medical Marijuana-Related Use and the youth facility;
 - (ii) the role and function of the youth facility;
 - (iii) the hours and days of operation of the youth facility; and
 - (iv) any other criteria deemed relevant to the protection of youth

the Director of Planning is satisfied that youth related to the facility will not be adversely affected by the Retail Dealer - Medical Marijuana-Related Use.

For purposes of these Guidelines, a youth facility is defined as a facility where there is a regular assembly of youth in the opinion of the Director of Planning.



November 8, 2017

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

Attention: Claudia Hicks

RE: 1319 SW Marine Drive

We have submitted the floorplan for the above location which includes a Staff Room at the rear of the space. The Staffroom was fitted with a Stove and since we have removed the Stove and decommissioned that space.

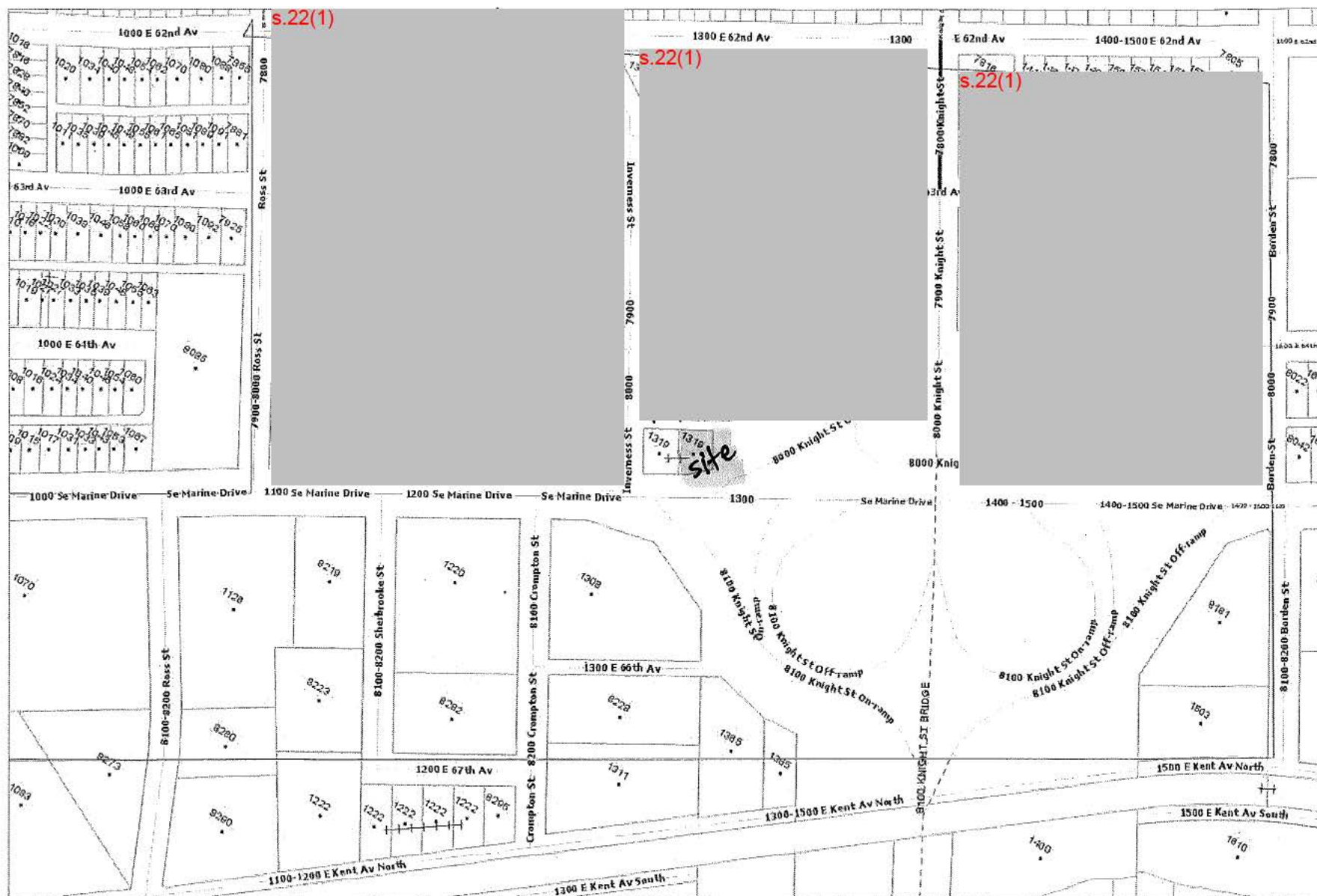
In future, if we require a stove for our Staff, we will follow procedure and apply for a permit for the proper installation, followed by an inspection form the City for final approval.

If you have any further questions with regards to our Staffroom, please do not hesitate to contact me.

Best Regards,



Danny Camele
604-518-2025



Notification Area + Responses
A = Against.

Oct 02, 2017 16:10

Hicks, Claudia

From: s.22(1)
Sent: Tuesday, October 17, 2017 8:22 AM
To: Hicks, Claudia
Subject: notice of development application

Hi Claudia

i got this notice about opening up medicinal marijuana on marine dr # DP-2017-00983. i dont want any site like that near my house, sites like that should be kept in downtown area not residential area. we dont mind stores and restaurants but no marijuana clinics.

thanks

s.22(1)

AV
A.

Hicks, Claudia

From: s.22(1)
Sent: Monday, October 16, 2017 7:14 PM
To: Hicks, Claudia
Subject: Regarding notice of development Application on 1319 SE Marine Drive

Hi

I do not welcome or support the opening of Marijuana Related use dispensary at above address. I am afraid that dispensary will attract more crime, drug use and robberies in the area. There are lot of families in the area who have kids and live withing the same block or live right next to that development. It is not ideal for kids to see people smoking or eating marijuana in edible form of cookies, chocolates etc. There are already two dispensaries in the neighbourhood within 2 kms from this location. One is on Fraser street called Sea to sky cannabis dispensary and one on Main st called MMJ Canada. We don't need so many dispensaries in the same neighbourhood. We need to improve lot of other things in neighbourhood and this is certainly not one of them.

s.22(1)

✓ A. J.
M. J.

Hicks, Claudia

From: s.22(1)
Sent: Friday, October 13, 2017 9:03 PM
To: Hicks, Claudia
Cc: John Smith
Subject: Medicinal marijuana related use at 1319 SE Marine Drive

Hi, we are writing to you to express our displeasure with the proposed application for a Marijuana related business at the address above. For the following reasons we do not want to see this development application approved.

- 1.) This is a mainly residential area with little commercial business on the north side of Marine Drive.
- 2.) A business of this type would mean a dramatic increase in traffic on the residential streets close by. These streets are narrow and with the current parking bylaw single car traffic is already the norm as cars are parked on both sides of the streets.
- 3) Parking is already at a premium as the neighborhood has a large amount of secondary suites and lane way houses that bring additional vehicles to the neighbourhood. As the location is not on a busy pedestrian street or commercial area patrons will have to drive to this location. There is not much walk by traffic!!
- 4.) There are a number of young families in the close vicinity and we feel that this type of business does not fit with the character of the neighbourhood. We would say the same for a liquor distribution application as well.
- 5.) You can only access from the westbound lane on Marine drive or you have to navigate crowded residential streets to access it. To exit you can only go westbound on Marine Drive or go back through the crowded residential streets. We believe the added traffic will only make the current traffic congestion worse than it already is.
- 6) With the upcoming federal legalization of Marijuana we think it would be prudent to wait to see what impact the new legislation has before adding Marijuana related businesses to family neighborhoods.

We will say again how strongly we oppose this application. We will be following the process as it moves forward.

Sincerely,

s.22(1)

Vancouver BC
V5X 2P1

s.22(1)

Sent from s.22(1) I pad

A✓
M✓

Hicks, Claudia

From: s.22(1)
Sent: Thursday, October 12, 2017 3:30 PM
To: Hicks, Claudia
Subject: 1319 SE Marine drive

I am so against this proposal..... and do not understand why you would even consider this in such a residential area.

From: s.22(1) Vancouver BC

s.22(1)

AC M

Hicks, Claudia

From: s.22(1)
Sent: Friday, October 13, 2017 9:19 PM
To: Hicks, Claudia
Subject: 1319 SE Marine Drv. DP-2017-00983

Myself along with our household oppose this development 100% and do not want this type of establishment in the neighborhood.

I have noticed with other dispensaries that these are usually gatherings for homelessness and garbage dumpsites.

s.22(1)

AS
M

Hicks, Claudia

From: s.22(1)
Sent: Friday, October 20, 2017 1:18 PM
To: Hicks, Claudia
Subject: 1319 SE Marine Drive Application

Hi Claudia,

I would like to comment on the development application that has been proposed in my neighbourhood. As a youth, who was born and raised in the same area s.22(1) I have a right and responsibility to oppose this application.

Over the years, the area of Moberly and Southeast Vancouver has greatly improved and has altered the negative image that was attached to it for many decades. The proposed Medical Marijuana Retail Store although for those who need it for medicinal reasons is great, is not necessary good for the youth who are using it for other reasons.

I strongly hold the opinion that there is no reason to approve this application that has several other Medicinal Marijuana shops available for those who necessarily need it. I do not agree that the placement of another one in less than 1 km radius of many similar ones will do any benefit to the surrounding area and youth.

Although, these stores may pass the application guidelines to open the stores but there are multiple dispensaries that do not follow the code and conduct once they have opened. This is a plain fact that many tax-payers know about the easy access without following medical guidelines. There are several cases where youth and adults build a reliance and addiction to any recreational drug including something on a smaller scale such as marijuana. Since most of these "dispensaries" are not following the law, how are they any other different than drug traffickers that are sent to jails?

I know the surrounding area, has many people that are not proficient in English so they may not even read their mail about this Notice or have the tools/access to writing in. As a youth, who grew up in this particular area I have witnessed the issues that we faced for many years and am proud of the improved image/situation. So I write for all those, who cannot and will not because for many years South Vancouver has been ignored and not given the importance it deserves.

The placement of several more liquor stores and marijuana dispensaries in our area which is known to have many more homeless and addiction-riddled citizens is not a good sight for our future. As a tax payer, who intends on residing in the area for a lifetime I feel that it was my right and responsibilities to share my views on the issue and point to the negativity that this will bring to the surrounding area. There is simply no reason to allow another Marijuana Retail Store in the neighbourhood, that would make logical sense to anyone who cares about our future.

Thanks,
s.22(1)

Hicks, Claudia

From: s.22(1)
Sent: Wednesday, October 25, 2017 9:29 PM
To: Hicks, Claudia
Subject: Re: 1319 SE Marine Drive, DP-2017-00983

To the City of Vancouver

Without Prejudice

As residence and property owners s.22(1) in this neighborhood, I know the area well enough to oppose the

"Change of use form Retail Store to a Medical Marijuana -Related use" for the following reasons:

Parking:

- Store has no store front parking
- Limited parking stalls share by other stores at rear

Parking is a daily problem experienced by all in the area even now. If the store has not enough parking space it will force to park all day in front of non-owned residential property and customers will park on the streets or lanes

Traffic Congestion:

- Marijuana retail use has a bigger catchment area than a retail use
- It means more traffic to Knight Street and Marine Drive area which is already a known traffic congested area
- As customers leaving the store, they will use E 63rd Ave behind the store to exit to Richmond, or the bridge's ramp to go north or east
- Inverness is a bike lane, more cars is dangerous to cyclists

Social Problem:

Since "Marijuana use" will be legalized in the near future

- North side of Marine Drive is principally residential
- Back to back to family homes is a major concern
- User will light up at the vicinity park right next to the store on Knight Street
- Students meet at McDonald and Subway on 57th and Knight Street at lunch and after school. Nothing can prevent them to take a five minutes walk to check out the store

To Conclude:

We are deeply concern about the negative effect on the neighborhood if the marijuana project is to go ahead.

Yours truly,

s.22(1)

A
M ✓

Hicks, Claudia

From: s.22(1)
Sent: Wednesday, October 25, 2017 4:45 PM
To: Hicks, Claudia
Subject: Oppose set up a medical marijuana store at 1319 SE Marine Drive

Hi !Claudia Hicks :

How are you?

If set up a medical marijuana store at 1319 SE Marine Drive,the community will be became an illegally marijuana trade shelter, it will be weaken community safety and impact community's people living quality, I strongly oppose it!

s.22(1)

Oct 25/17

s.22(1)

A ✓
M ✓

Hicks, Claudia

From: s.22(1)
Sent: Tuesday, October 24, 2017 9:49 PM
To: Hicks, Claudia
Subject: DP-2017-00983

Ms Hicks,

Our household received a letter from the city in regard to the above-noted development application. To that end, we wanted to express our thoughts on the topic.

As the city may be aware, the Khalsa Diwan Society Ross Street Sikh Temple is one block from the proposed development site. We feel that it would be disrespectful to allow such a development so close to one of our oldest and largest places of worship within the GVRD, especially given that one of the tenets of our faith is that individuals should not consume mind altering substances, including liquor and drugs. There is a liquor store located at Fraser Street and Marine Drive, which we feel is far enough away so as not to be disrespectful. If this development application was for a site 3 or 4 blocks from the gurdwara, we feel it would not be as egregious.

We look forward to the city not approving this application in its current location.

Kind regards,

s.22(1)

AV
14

Hicks, Claudia

From: s.22(1)
Sent: Wednesday, October 18, 2017 9:38 PM
To: Hicks, Claudia
Subject: 1319 SE Marine Drive DP-2017-00983

Hi Claudia,

We are writing to you about our concerns to the proposal to change the use at the above address to a Medical Marijuana-Related use.

Firstly, this is a residential area and plenty of small kids and teenagers are living and playing within the perimeter. Secondly, we don't feel comfortable living in this place especially for the safety of our children on the said proposal.

Sincerely,

s.22(1)

Sent from my iPad

s.22(1)

A
M ✓

Hicks, Claudia

From: s.22(1)
Sent: Sunday, October 22, 2017 11:13 AM
To: Hicks, Claudia
Subject: Regarding turning down the medicinal marijuana application

Hello Claudia,

Having marijuana store in the neighborhood influences kids in a massively wrong way. We don't want anyone to have marijuana clinic in our neighborhood.

It's our utmost request to turn down the medicinal marijuana shop request from Air Reserve Collection completely for the mental safeguard of kids who are going to be a future leader for Vancouver. We want them to be mentally strong and not get easily influenced by the marijuana clinic in the neighborhood.

I hope you understand this as it's very crucial for our young generation to have a healthy environment.

Regards,

s.22(1)

Vancouver, BC

AK
M

Hicks, Claudia

From: s.22(1)
Sent: Saturday, October 21, 2017 7:44 AM
To: Hicks, Claudia
Subject: Requesting Development Application DP-2017-00983 Be Not Approved

Hello Claudia Hicks,

I'm strongly against the development application DP-2017-00983 on 1319 SE Marine Drive in Vancouver.

I reside at s.22(1), and several neighbors and I are vehemently against the development of a Medicinal Marijuana Related building in our area. Our neighborhood consists of many children and youth who will be at risk of drug use or influence. This is a residential area and does not require such development.

There are many other Medicinal Marijuana Related buildings not far away:

- Health Lifestyle Dispensary by Knight St. and 57th
- Green Valley Medicinal on Fraser St. and E63 Ave
- MMJ Canada by Main St. and E69 Ave
- Weeds on Main St. and E51 Ave.

Plenty of locations in South Vancouver can be accessed by anyone who requires the need to.

The majority of residents around the proposed development site are willing to sign a petition against this development.

An additional Medicinal Marijuana Related building is simply not needed in South Vancouver and especially not at 1319 SE Marine Dr.

I would like to discuss this matter in further detail, so please contact me by phone at s.22(1) or email at s.22(1)

Regards,

s.22(1)

Hicks, Claudia

From: s.22(1)
Sent: Friday, October 20, 2017 8:30 AM
To: Hicks, Claudia
Subject: 1319 SE Marine Drive; DP-2017-00983

Plain and simple: NOT ACCEPTIBLE. Anything but marijuana?

s.22(1)

Handwritten signature

Hicks, Claudia

From: KHALSA DIWAN SOCIETY VANCOUVER <kdsross@live.com>
Sent: Thursday, October 26, 2017 1:59 PM
To: Hicks, Claudia
Cc: Louie, Raymond; Deal, Heather; Jang, Kerry; Rai, Steve; PARMAR, Tajinder;
s.22(1); Pall Beesla; Harminder Pal Ahuja
Subject: DP-2017-00983

Dear Claudia,

We, at Khalsa Diwan Society, are strongly opposed to this project at 1319 SE Marine Drive. The Temple at Khalsa Diwan Society is a place of religious worship and also a community centre which runs multiple youth programs, including: Music classes, Punjabi language classes, Air Cadets squadron, and a VPD cooperative youth program. It is worrisome that a Marijuana dispensary is opening up in such close proximity to our place of worship and community at 8000 Ross Street.

Many members of the congregation, and also the neighbourhood, have approached us to express concerns for the safety of their children and the impact that such a service would bring. Please take the concerns of the Society, and also of the citizens whom we help represent, into consideration before any approval. Thank you for your time. For any questions, please contact us at this email address.

Regards,
Malkiat Singh Dhami
President
Khalsa Diwan Society

8000 Ross St

*M
AJ*

Hicks, Claudia

From: s.22(1)
Sent: Thursday, October 26, 2017 2:51 PM
To: Hicks, Claudia
Subject: Development Application - 1319 SE Marine Drive - DP-2017-00893

Dear Ms Hicks

Re: Development Application (DP-2017-00983) for a Medicinal Marijuana Retail on 1319 SE Marine Drive

The named location is not suitable for a retail of this nature. It will adversely affect this quiet residential neighborhood. Below are the rationales to object this development application:

- The area is solely a quiet residential neighborhood; the existing site is a low profile retail and catering business.
- The proposed marijuana retail will attract people from all over the city, people will be loitering and smoking in the neighborhood.
- A Sikh Temple is a block away on Ross and 64th, they often hold religious activities and functions with minors (just like a school).
- The proposed retail can only be access by vehicles via Inverness Street (single lane North and South), or via residential back lanes.
- There is no parking on Marine Drive, only unmarked road side parking on Inverness Street or a few parking spots at the back of the property which are lane parking and backing on the residences on E 64th Avenue.

If this application is approved, it will increase back lane traffic and pedestrian (especially children) hazards, create safety issues for residence including children, and worsen the parking congestion in the surrounding area.

Thank you for your attention. I sincerely hope that the City will reject this application.

s.22(1)

On behalf of s.22(1) Vancouver

AV
MS

Hicks, Claudia

From: s.22(1)
Sent: Sunday, October 29, 2017 9:29 PM
To: Hicks, Claudia
Subject: 1319 SE Marine Drive

Dear Claudia,

My family and I feel it is not a good idea to have Air Reserve Collection use 1319 SE Marine Drive as a store for Medicinal Marijuana - Related use. Behind this address are residential areas. My family and I live s.22(1) a couple of blocks from this address. As you know, smoke from Marijuana has a very strong odour. For most people including my family, the odour is not very pleasant. These Marijuana smokers could wonder around the residential area smoking Marijuana.

My family other fear is that young people could try to obtain Marijuana from this store. There are Elementary Schools near by, Mobley Elementary and Annex French Emersion and, a High School, Sir James Douglas. Certainly, this store will not give a good influence to the young people in these schools.

Please consider the above thoughts from my family and I.

Thank you.

s.22(1)
s.22(1)

A✓
M✓

Hicks, Claudia

From: s.22(1)
Sent: Friday, October 27, 2017 12:45 PM
To: Hicks, Claudia
Subject: comments

Hi there,

This is our comments about Notice of development application 1319 SE Marine Drive. Please take a look,
Thank you so much

Regards

s.22(1)

A ✓
M ✓

Hicks, Claudia

From: s.22(1)
Sent: Tuesday, October 24, 2017 11:35 AM
To: Hicks, Claudia
Subject: Notice of Development Application; DP-2017-00983

Hello,

I have received a notice dated October 11, 2017 regarding a development application towards changing the use from a Retail store to a Medical Marijuana-Related store. We don't want any drug related stores at the location of 1319 SE Marine Drive as stores like these should be avoided in my neighbourhood.

s.22(1)
Vancouver B.C V5X 2L4

Sent from my iPhone

Hicks, Claudia

From: s.22(1)
Sent: Friday, October 27, 2017 8:18 PM
To: Hicks, Claudia
Subject: Written Comments DP 2017 00983 1319 SE Marine Drive
Attachments: City of Vancouver Written Comment_ Develpment_ DP 2017-00983.pdf

Good Day,

Ms. Hicks

Please see attached my written comment for application DP 2017-00983. It is my hope that our municipal government takes a pro-active approach for what is best for our community.

Thank you in advance for reading my letter, and I look forward to hearing from you.

Concerned Vancouverite,

s.22(1)

s.22(1)

A ✓
M ✓

s.22(1)

Vancouver BC, Canada
V5X2H2

s.22(1)

Email:

Ms. Claudia Hicks
City of Vancouver 453 West 12th Avenue
Vancouver BC v5y 1v4
604 871 6083

Development DP 2017-00983
Medical Marijuana Store
Written Comments on Application

October 27, 2017

Dear Ms. Claudia Hicks,

As Vancouverite who has lived her s.22(1). I am a parent, property owner, member of Khalsa Diwan Society, s.22(1)
s.22(1). I grew up right here where I reside today.

I have serious concerns about the damage that this type of business will have on our neighborhood. I have great reservations about the proximity of this dispensary opening within close proximity to a daycare, elementary school (Moberly Elementary), seniors support residences (Holy Cross Support Center), public parks that are pivotal socializing locations in and around our neighborhood.

The director of planning has the ability to restrict these types of business and is supposed to serve the best interest of our communities and look out for our future of our city, **our children**. Municipal by-laws are supposed to promote our community, provide safe environments and decrease crime. Yet, this development application is a severe limitation to raise our children away from negative influence of drugs and peer pressure that comes with adolescence, make no mistake our youth is high risk to try drugs as surveys and data analytics have shown as is so common in our city. I am sure you're aware of what drugs did to our neighborhood in the late 1990's. The current opioid crisis is crippling our city. It is that much more difficult to effectively protect our kids from everyday dangers but this is one is preventable. This dispensary is a step backwards.

This type of business has no place in residential communities; they should *only be permitted* in industrial pockets of the city away from our public parks and schools and our youth with minimum distances to public parks, all schools, religious institutions.

We do not need application DP 2017-00983 to be approved, and it must not be approved to protect our children, communities and all Vancouverites.

Sincerely,

s.22(1)

Hicks, Claudia

From: s.22(1)
Sent: Saturday, October 14, 2017 1:41 PM
To: Hicks, Claudia
Subject: Notice of development application dp-2017-00983

Hi Claudia, I received the letter from the city of Vancouver about the proposed medical Marijuana store being opened behind my house. Me and my family are apposed to this because it will cause an increase in crime in our neighborhood. I have talked to several of my neighbors as well, and they all do not want this store to open. If you have any more concerns please contact me at s.22(1)

Thank you

s.22(1)

s.22(1)

Hicks, Claudia

From: Jarnail Bhandal s.22(1)
Sent: Friday, October 27, 2017 2:54 PM
To: Hicks, Claudia
Subject: Re: Do-2017-00983

thanks

On Fri, Oct 27, 2017 at 1:34 PM, Hicks, Claudia <claudia.hicks@vancouver.ca> wrote:
Thank you - received

Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
[604.871.6083](tel:604.871.6083)

CONFIDENTIALITY NOTICE: This message and any accompanying documents contain confidential information intended for a specific individual and purpose. This message is private and protected by law. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution, or the taking of any action based on the contents of this information, is strictly prohibited

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

From: Jarnail Bhandal s.22(1)
Sent: Friday, October 27, 2017 10:27 AM
To: Hicks, Claudia
Subject: Do-2017-00983

Hello madam

The following persons are against this proposal Thanks Yours Jarnail s bhandal Gen-sec Khalsa diwan society
8000 Ross St
Vancouver

Handwritten initials: A✓ and M✓

*Petition
14 signatures
Khalsa diwan Society*

Hicks, Claudia

From: s.22(1)
Sent: Wednesday, October 25, 2017 7:02 PM
To: Hicks, Claudia
Subject: 1319 south east marine drive rezoning

Hello there

I am writing you regarding the application you have sent to all residents in this area . I am looking close by on east 63 ave . I want to tell you my opinion that I don't want marijuana shop in my neighbourhood as there is Walter Moberly school and sikh temple close by on walking distance . It would be very bad impression on young kids . So I am not in favour of opening any kind of business that effects community and our new generation. Any questions please feel free to email me anytime.

Thanks!!

Sincerely

s.22(1)

Sent from my iPhone

s.22(1)

Van. Bee.

A.V.
K.K.

Hicks, Claudia

From: s.22(1)
Sent: Monday, October 16, 2017 6:36 PM
To: Hicks, Claudia
Subject: Medical Marijuana Store

This email is in regards to the new Medical Marijuana Store that has been proposed to be opened by SE Marine Drive. We are against this being opened in our area because this is a residential area with small children. There is also a Sikh Temple in our area and we are against this. Feel free to email me back at this email or call me at

s.22(1)

A✓

Hicks, Claudia

From: s.22(1)
Sent: Thursday, October 12, 2017 9:14 PM
To: Hicks, Claudia
Subject: comments on the development application 1319 SE Marine Dr DP-2107-00983

Hi, Claudia

As a resident in the area, I like to express my strong objection to changing the use of this site from retail store to medicinal marijuana - related use.

Thank you.

s.22(1)

s.22(1)

September 6, 2017

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

Attention: Mr. John Freeman

Re: Operational Letter for Development Application Number DE419556

1. Description of Operation

Air Reserve Collection TM will be operating at 1319 SE Marine Drive Vancouver BC. We will provide pharmaceutical grade Medical Marijuana only to those patients who meet the following criteria:

- 1) Must be 19 years of age;
- 2) Must produce a validly issued government picture identification;
- 3) Must provide a valid prescription from a licensed physician.

We will also provide access to Medical Doctors, providing medical documents, advice and recommendations to best treat certain disease states while maintaining compliance with federal and provincial regulations. We will keep up to date and informed of specific disease states and the relevant strains of Medical Marijuana to best treat those disease states.

Our goal is to be a model Medical Marijuana Dispensary, maintaining the utmost professional, informed, safe, knowledgeable, and secure retail location in the city.

We have engaged 3Si Risk Strategies, a leading Security Consulting and Services Company to design and install our complete security system, including, but not limited to:

- 1) Administrative Security;
- 2) Operational Security;
- 3) Information Program Security;
- 4) Physical & Electronic Security.

The above security measures and 3Si will work closely in reviewing our Standard Operating Procedures to ensure there is no risk or vulnerable areas pertaining to safety and security of staff, patients, neighbors, and the general public.

We want to assure the City of Vancouver, our neighbors, and the general public that we are going the extra mile to ensure our Dispensary will be a good neighbor, and not cause any disruption to the community. We will maintain a discrete storefront, ensuring low visibility from street level. Our reception area will not have prominent product displays, there will be separate retail and Dispensary areas for medical marijuana on display accessible only for people who are 19+ years of age and there will be absolutely no loitering permitted. Lineups will be non-existent due to our large reception/retail area. Patients once greeted and qualified by our receptionist, will be permitted in to our retail area and eventually into Dispensary area. Consumption of medical marijuana is strictly prohibited on site.

Our Dispensary area will be secured with an electronically locked door and qualified patients will need to be buzzed in, as well as out of, this area. There will only be dry herb medical marijuana available for purchase in our dispensary. Again we re-iterate, we will have a full set of Standard Operating Procedures that will be adhered to by all staff members.

2. Hours of Operation

Air Reserve Collection TM will be open from 10:00 am to 8:00 pm every day.

3. Name of Operator

The business name is Air Reserve Collection TM. All inquiries can be directed to:

Danny Camele
604-518-2025

4. Relaxation Rationale

There are four dedicated parking stalls behind the building for customers to use. Customers will utilize the abundance of free street parking directly beside our buildings and additional parking on the opposite side of the street. Due to all of the free parking in the immediate area, parking will not be a concern. Parking stalls will be reflected in the drawings provided.

5. Projected Number of Clients

We estimate to service 500-750 patients per month.

6. Number of Staff

Air Reserve Collection TM will employ a total 6-9 staff members, with a minimum of 3 on-site during operating hours. Air Reserve Collection TM will be in compliance with city regulations pertaining to staff requirements. All staff will be adults, must provide a CRC and will be trained to provide the most informed and knowledgeable service to our patients.

We look forward to working with the City of Vancouver, our patients and our community, showcasing our professionalism and exemplary service. We will strive to be a lead example in this new industry.

If you have any questions or concerns, please do not hesitate to contact me.

Danny Camele

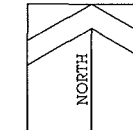
s.22(1)

Coquitlam BC s.22(1)

604-518-2025

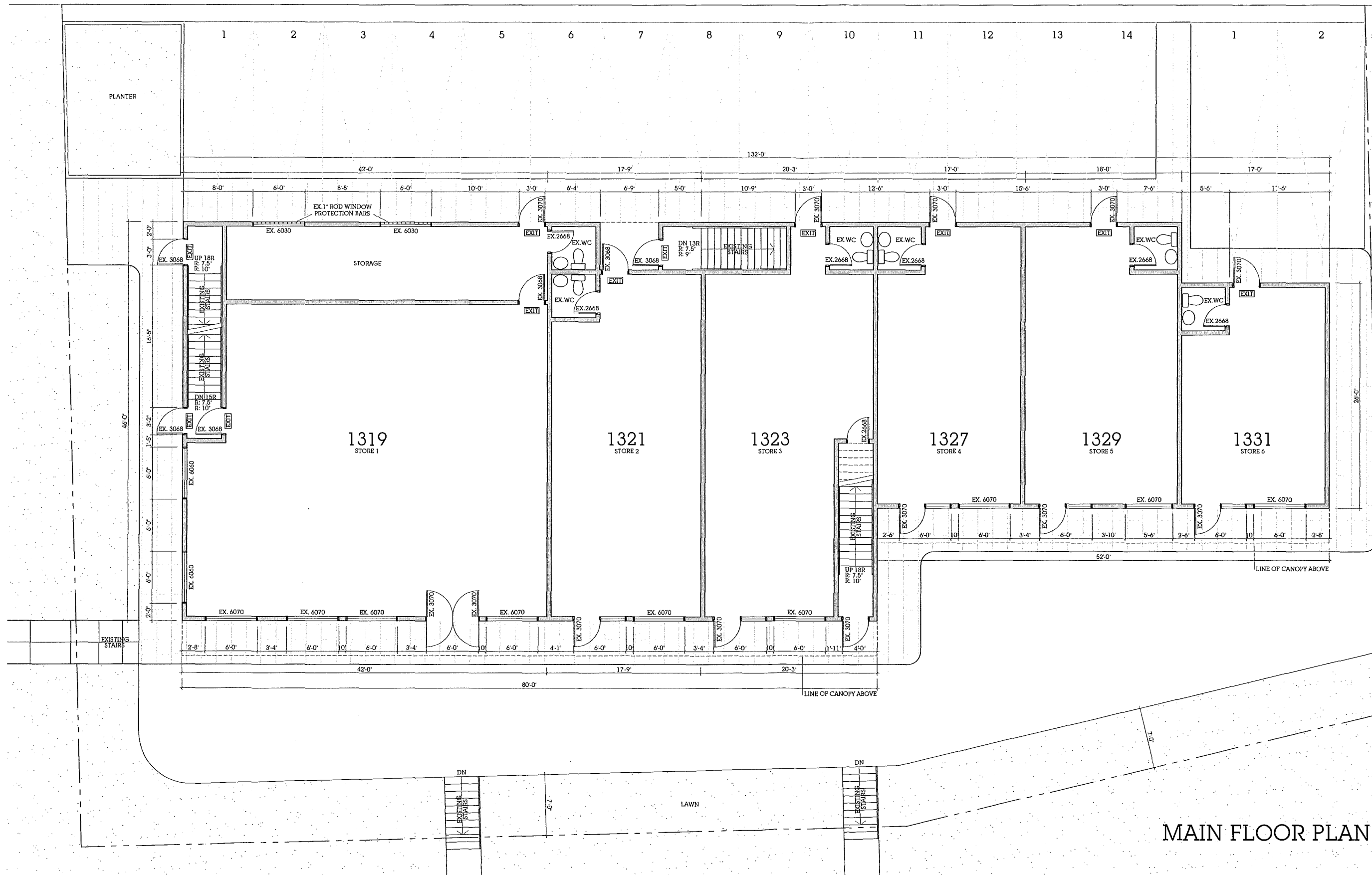
s.22(1)

LANE



LEGAL DESCRIPTION:
LOTS 3 & 4 OF SUBDIVISION 'B'
BLOCK 14, D.L. 200, GROUP 1
N.W.D. PLAN 7449

CIVIC ADDRESS:
1321 SE MARINE DRIVE



1321
SE MARINE
DRIVE

KC MOONEY
ARCHITECT
330 - 1026 DAVIE
VANCOUVER BC
V6E 1M3
604 736 2927

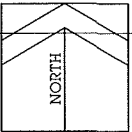
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DATE: SEPTEMBER 8 2017
SCALE: 1/4" = 1'-0"

A101

MAIN FLOOR PLAN

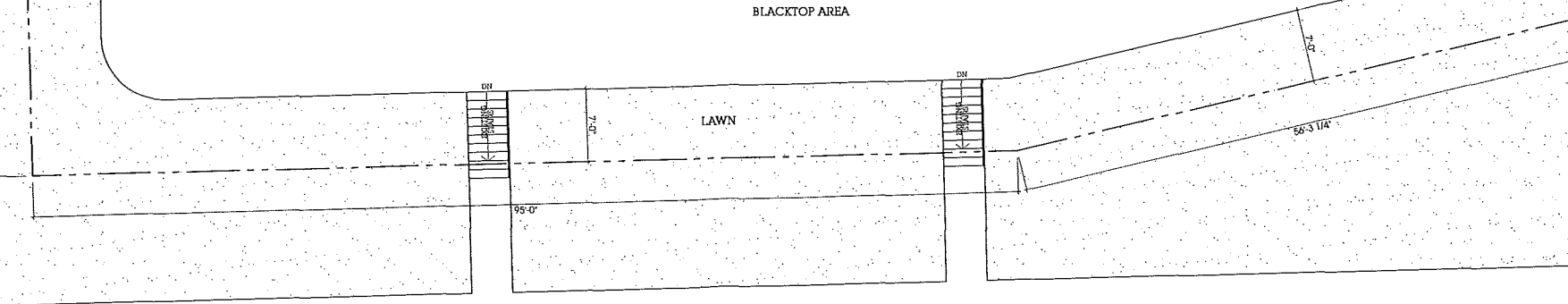
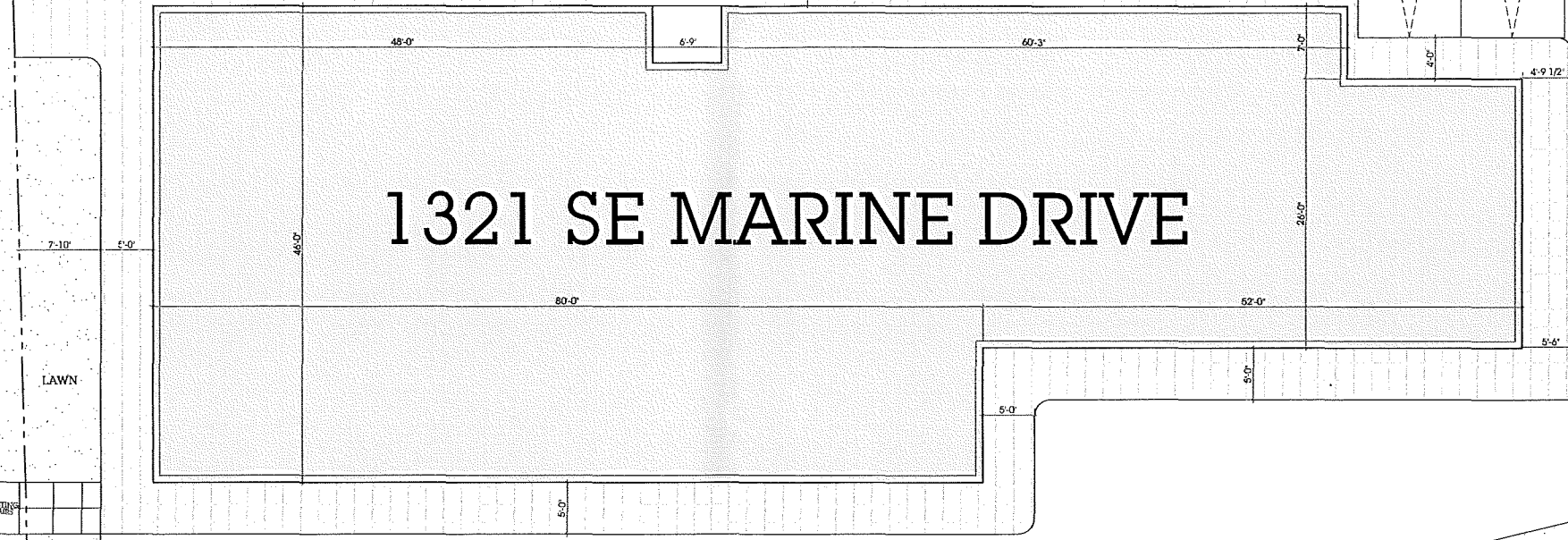
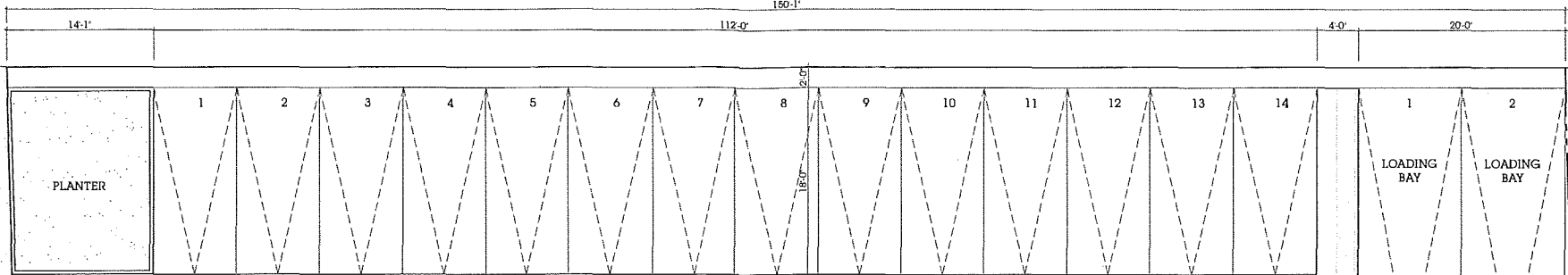
INVERNESS STREET

LANE



LEGAL DESCRIPTION:
LOTS 3 & 4 OF SUBDIVISION 'B'
BLOCK 14, D.L. 200, GROUP 1
N.W.D. PLAN 7449

CIVIC ADDRESS:
1321 SE MARINE DRIVE



1321
SE MARINE
DRIVE

KC MOONEY
ARCHITECT
330 - 1026 DAVIE
VANCOUVER BC
V6E 1M3
604 736 2927

DRAWN:
DATE: SEPTEMBER 8 2017
SCALE: 1/16" = 1'-0"

A100

MARINE DRIVE

SITE PLAN

NOTICE OF DEVELOPMENT APPLICATION

1319 SE Marine Drive
DP-2017-00983



October 11, 2017

Air Reserve Collection has applied to the City of Vancouver for permission to change the use, at the above-noted address, to a Medicinal Marijuana-Related use. The proposal includes the following:

- change of use from Retail Store to a Medical Marijuana-Related use;
- proposed hours of operation are 10:00 a.m. to 8:00 p.m., seven days a week; and
- proposed floor area of approximately 1,800.0 square feet.

Under the site's existing C-1 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 **October 27, 2017**. For more information and updates, visit: vancouver.ca/devapps

Or contact **Claudia Hicks**, Project Coordinator at 604.871.6083 or claudia.hicks@vancouver.ca

Date: 17/09/06 TITLE SEARCH PRINT Time: 14:49:27
Requestor: (support@landcor.com)
TITLE - CA5411512

VANCOUVER LAND TITLE OFFICE TITLE NO: CA5411512
FROM TITLE NO: BM251837

APPLICATION FOR REGISTRATION RECEIVED ON: 09 AUGUST, 2016
ENTERED: 18 AUGUST, 2016

REGISTERED OWNER IN FEE SIMPLE:

LISA DE GIORGIO
#204 - 7831 NO. 1 ROAD
RICHMOND, BC
V7C 1T7
PHILLIP TANG
#1 - 1325 S.E. MARINE DRIVE
VANCOUVER, BC
V5X 4L1
EXECUTORS OF THE WILL OF MAY TANG, DECEASED, SEE CA5411512

TAXATION AUTHORITY:

Vancouver, City of

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 010-617-183
LOT 3, EXCEPT; PART ON HIGHWAY PLAN 116 BLOCK 14 DISTRICT LOT 200 PLAN
7449

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE
CHARGE NUMBER DATE TIME

MORTGAGE

CA5613184 2016-10-31 09:32
REGISTERED OWNER OF CHARGE:
THE TORONTO-DOMINION BANK
CA5613184
REMARKS: INTER ALIA

ASSIGNMENT OF RENTS

CA5613185 2016-10-31 09:32
REGISTERED OWNER OF CHARGE:
THE TORONTO-DOMINION BANK
CA5613185
REMARKS: INTER ALIA

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28,
L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

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

Date: 17/09/06 TITLE SEARCH PRINT Time: 14:49:28
Requestor: (support@landcor.com)
TITLE - CA5411513

VANCOUVER LAND TITLE OFFICE TITLE NO: CA5411513
FROM TITLE NO: BF284414

APPLICATION FOR REGISTRATION RECEIVED ON: 09 AUGUST, 2016
ENTERED: 18 AUGUST, 2016

REGISTERED OWNER IN FEE SIMPLE:

LISA DE GIORGIO
#204 - 7831 NO. 1 ROAD
RICHMOND, BC
V7C 1T7
PHILLIP TANG
#1 - 1325 S.E. MARINE DRIVE
VANCOUVER, BC
V5X 4L1
EXECUTORS OF THE WILL OF MAY TANG, DECEASED, SEE CA5411513

TAXATION AUTHORITY:

Vancouver, City of

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 010-617-230
LOT 4 BLOCK 14 DISTRICT LOT 200 PLAN 7449

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE
CHARGE NUMBER DATE TIME

MORTGAGE

CA5613184 2016-10-31 09:32
REGISTERED OWNER OF CHARGE:
THE TORONTO-DOMINION BANK
CA5613184
REMARKS: INTER ALIA

ASSIGNMENT OF RENTS

CA5613185 2016-10-31 09:32
REGISTERED OWNER OF CHARGE:
THE TORONTO-DOMINION BANK
CA5613185
REMARKS: INTER ALIA

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28,
L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

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

As per their Website:

Khalsa Diwan Society

The Khalsa Diwan Society is a pioneer Sikh society formed on July 22nd, 1902 in Canada, America; it was formally established in 1906. In 1908, the Society purchased and built the first Sikh Gurdwara at 1866 West 2nd Avenue, Vancouver British Columbia (BC) in Canada. The Gurdwara was inaugurated on January 19th, 1908. This is believed to be the first Sikh Gurdwara in the whole of the American continent. This Gurdwara Sahib served the Greater Vancouver Sikh community until new Gurdwara Sahib was occupied on April 25th, 1970. The 2nd Avenue property was sold for \$100,000 to build a bigger (present) Gurdwara Sahib in Ross Street. It was very unfortunate to lose this historical Sikh monument.

As the population of Sikhs rose in BC, the society decided to build a new gurdwara in 1969. The society purchased a 2.75 Acres of Land in 1968 and construction of the gurdwara was completed in April 1970. The new Gurdwara Sahib's foundation stone was laid on March 30th, 1969 at 8000 Ross Street, Vancouver B.C. in the 2.75 acre lot at the corner of Ross Street and S.E. Marine Drive. The construction was completed in 1970 by the Haebler Construction Co. Ltd. at the cost of \$433,000.

The building of the Gurdwara Sahib was designed and built by a well known architect M/S Erickson and Massey. On November 30th, 1969, the 500th birthday of Guru Nanak Dev Ji, the opening ceremony of the present Gurdwara Sahib was performed. Although the building was not occupied until April 25th, 1970. The holy Sri Guru Granth Sahib was moved from the 2nd Avenue gurdwara to the new location at 8000 Ross Street on Vaisakhi day of 1970.

The Khalsa Diwan Society has played a major role in social and economic development of the British Columbia for over a century. The society has been a pioneer in raising Sikhi related issues and getting recognition for Sikhs in Canada. The Society plays a key role in the Komagata Maru affair in the early 1900's and other major events in BC and Canada.

The society continues to work to build a strong community based on Sikhi values and principles. Presently many Punjabi classes are offered in the temple and at various schools in Vancouver; training in kirtan and gurbani is organised for the youth at the temple complex. The society has setup a computer training centre for new immigrants to make them job ready. Many other computer courses are also offered for kids, youth and seniors. Every year the society arranges a Vaisakhi Nagar Kirtan Procession and it is witnessed by over 100,000 attendees. Every year the society organizes sports activities including soccer, kabadi and wrestling tournaments. Almost over 100 teams take part in this sports function.



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

Development Permit

DP-2017-00983

Issue Date: Nov 08, 2017

Status: Issued

Applicant

Danny Camele
s.22(1)
Coquitlam, BC s.22(1)

Location

1319 SE MARINE DRIVE
Vancouver, BC V5X 4L1

Related Permits:

Temporary Use Dates: Nov 08, 2017 - Nov 08, 2018

Specific Location:

Legal Description: LOT 4 BLOCK 14 PLAN
VAP7449 DISTRICT LOT 200
NEW WESTMINSTER LOT 3,
BLOCK 14, PLAN 7449, DISTRICT
LOT 200, NEW WESTMINSTER
LAND DISTRICT, EXC PART ON
HWY PLAN 116.

Land Coordinate: 83022607

Additional Contact Information

Name	Phone Number
------	--------------

Project Description

Including the Letter of Operation dated September 6, 2017, and the Letter of Assurance dated November 8, 2017, from Danny Camele of Air Reserve Collection, interior alterations and to change the use of approximately 1800.0 square feet from Retail store to a Retail Medical Marijuana-Related use, in this existing mixed-use building on this site, for a limited period of time expiring on November 8, 2018, unless extended in writing by the Director of Planning.

Uses

Type	Category	Specifics	Permitted / Required	Existing	Proposed	Units	Note
Retail Uses	Retail Store				1800	Sq. Feet	Medical Marijuana-Related Use

Terms and Conditions

- This Development Permit is valid for a period of 12 months from the date of issuance - unless otherwise validated by a Building Permit. You are further advised that this application has not been processed with regard to the requirements of the Building By-law. You must comply with any Building By-law requirements and obtain all the necessary relevant permits.
- 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.
- The approval is for a limited period of time expiring on November 8, 2018, unless extended in writing by the Director of Planning. It is the applicant's responsibility to apply for an extension on or before the expiry date, or a new development application may be required.



Development Permit

DP-2017-00983

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

- Hours of operation are limited to: 10:00 a.m. to 8:00 p.m., seven days a week.
- No translucent or opaque film, artwork, posters, shelving, display cases or similar elements are to be installed on or directly outside or inside of the approved glazing frontages and windows.
- Kitchen to be removed as per the Letter of Assurance dated November 8, 2017, from Danny Camele.

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
04(b) - Alt or Change Use Non 1/2 FD - Conditional	\$1,702.00		\$1,702.00	\$0.00	\$1,702.00	\$0.00
					Total:	\$0.00

Recipient Address

s.22(1)

101-7916 KNIGHT ST
VANCOUVER BC V5P 2X8
1018 51ST AVE E
VANCOUVER BC V5X 1E7

1033 39TH AVE E
VANCOUVER BC V5W 1K9

1080 62ND AVE E
VANCOUVER BC V5X 2G9
108-2910 PENDER ST E
VANCOUVER BC V5K 2C3

1107 63RD AVE E
VANCOUVER BC V5X 2L3
1110 63RD AVE E
VANCOUVER BC V5X 2L4
1122 62ND AVE E
VANCOUVER BC V5X 2H3
1122 62ND AVE E
VANCOUVER BC V5X 2H3
1122 62ND AVE E
VANCOUVER BC V5X 2H3
1122 62ND AVE E
VANCOUVER BC V5X 2H3
1127 63RD AVE E
VANCOUVER BC V5X 2L3
1130 63RD AVE E
VANCOUVER BC V5X 2L4
1130 63RD AVE E
VANCOUVER BC V5X 2L4
1-1325 MARINE DR SE
VANCOUVER BC V5X 4L1

Name

s.22(1)

Parcels	Recipient Responded	Email	Country Code
009-903-453	False		INTL
009-903-453	False		US
027-234-517	False		US
008-404-208	False		CAN
009-829-547	False		CAN
010-926-810			
014-290-332			
014-597-985			
025-973-916	False		CAN
004-792-998			
010-134-921			
019-018-649	False		CAN
025-973-886	False		CAN
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007-170-874			
013-597-507	False		CAN
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010-617-230	False		CAN

1134 62ND AVE E
VANCOUVER BC V5X 2H3

1146 62ND AVE E
VANCOUVER BC V5X 2H3

1146 62ND AVE E
VANCOUVER BC V5X 2H3

1149 63RD AVE E
VANCOUVER BC V5X 2L3

1150 63RD AVE E
VANCOUVER BC V5X 2L4

1164 62ND AVE E
VANCOUVER BC V5X 2H3

1167 63RD AVE E
VANCOUVER BC V5X 2L3

1170 63RD AVE E
VANCOUVER BC V5X 2L4

1176 62ND AVE E
VANCOUVER BC V5X 2H3

118 PEVERIL AVE
VANCOUVER BC V5Y 2L4

1185 63RD AVE E
VANCOUVER BC V5X 2L3

1190 63RD AVE E
VANCOUVER BC V5X 2L4

1196 62ND AVE E
VANCOUVER BC V5X 2H3

1201-510 HASTINGS ST W
VANCOUVER BC V6B 1L8

1203 63RD AVE E
VANCOUVER BC V5X 2L3

1203 63RD AVE E
VANCOUVER BC V5X 2L3

1204 63RD AVE E
VANCOUVER BC V5X 2L4

12040 CAMERON DR
RICHMOND BC V6V 2T3

1206 62ND AVE E
VANCOUVER BC V5X 2H3

1210 63RD AVE E
VANCOUVER BC V5X 2L4

1211 63RD AVE E
VANCOUVER BC V5X 2L3

s.22(1)

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012-796-018	False	CAN
007-505-132	False	CAN
012-989-444	False	CAN
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005-273-030	False	CAN
007-526-318	False	CAN
012-796-743	False	CAN

1211 63RD AVE E
VANCOUVER BC V5X 2L3
1211 64TH AVE E
VANCOUVER BC V5X 2N8
1215 64TH AVE E
VANCOUVER BC V5X 2N8
1216 62ND AVE E
VANCOUVER BC V5X 2H3
1216 63RD AVE E
VANCOUVER BC V5X 2L4
1216 63RD AVE E
VANCOUVER BC V5X 2L4
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VANCOUVER BC V5X 2L3
1225 63RD AVE E
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1225 64TH AVE E
VANCOUVER BC V5X 2N8
1231 63RD AVE E
VANCOUVER BC V5X 2L3
1231 64TH AVE E
VANCOUVER BC V5X 2N8
1231 MARINE DR SE
VANCOUVER BC V5X 2W2
1231 MARINE DR SE
VANCOUVER BC V5X 2W2
1232 64TH AVE E
VANCOUVER BC V5X 2N9
1234 62ND AVE E
VANCOUVER BC V5X 2H3
1237 64 AVE E
VANCOUVER BC V5X 2N8
1237 64 AVE E
VANCOUVER BC V5X 2N8
1237 MARINE DR SE
VANCOUVER BC V5X 2W2
1238 62ND AVE E
VANCOUVER BC V5X 2H3

1238 63RD AVE E
VANCOUVER BC V5X 2L4
1238 64TH AVE E
VANCOUVER BC V5X 2N9

s.22(1)

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012-795-658	False	CAN
007-505-175	False	CAN
007-505-175	False	CAN
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012-795-992	False	CAN
012-795-992	False	CAN
012-796-140	False	CAN
005-217-938	False	CAN
008-058-512	False	CAN
012-796-310	False	CAN
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025-837-273	False	CAN
007-009-267	False	CAN
012-796-123	False	CAN
012-796-123	False	CAN
012-796-271	False	CAN
012-795-682	False	CAN
026-027-950		
026-028-182		
026-028-191	False	CAN
025-837-281	False	CAN

1238 64TH AVE E VANCOUVER BC V5X 2N9	s.22(1)	025-837-281	False	CAN
1239 63RD AVE E VANCOUVER BC V5X 2L3		009-782-745	False	CAN
1242 64TH AVE E VANCOUVER BC V5X 2N9		025-837-290	False	CAN
1243 64TH AVE E VANCOUVER BC V5X 2N8		008-078-521	False	CAN
1243 MARINE DR SE VANCOUVER BC V5X 2W2		004-197-160	False	CAN
1245 62ND AVE E VANCOUVER BC V5X 2H2		012-396-761 012-795-712	False	CAN
1247 63RD AVE E VANCOUVER BC V5X 2L3		004-530-136	False	CAN
1250 63RD AVE E VANCOUVER BC V5X 2L4		012-796-069	False	CAN
1250 63RD AVE E VANCOUVER BC V5X 2L4		012-796-069	False	CAN
1251 64TH AVE E VANCOUVER BC V5X 2N8		012-796-107	False	CAN
1251 64TH AVE E VANCOUVER BC V5X 2N8		012-796-107	False	CAN
1251 MARINE DR SE VANCOUVER BC V5X 2W2		012-796-239 030-227-895	False	CAN
1252 63RD AVE E VANCOUVER BC V5X 2L4		008-759-499	False	CAN
1252 64TH AVE E VANCOUVER BC V5X 2N9		010-560-301	False	CAN
1255 63RD AVE E VANCOUVER BC V5X 2L3		010-563-008	False	CAN
1259 63RD AVE E VANCOUVER BC V5X 2L3		012-990-523	False	CAN
1259 MARINE DR SE VANCOUVER BC V5X 2W2		012-989-398	False	CAN
1260 63RD AVE E VANCOUVER BC V5X 2L4		012-990-370	False	CAN
1260 64 AVE E VANCOUVER BC V5X 2N9		006-644-333	False	CAN
1260 64 AVE E VANCOUVER BC V5X 2N9		006-644-333	False	CAN
1265 E 64TH AVE VANCOUVER BC V5X 2N8		012-990-311	False	CAN
1265 MARINE DR SE VANCOUVER BC V5X 2W2		012-989-363	False	CAN

1266 63RD AVE E
VANCOUVER BC V5X 2L4
1266 63RD AVE E
VANCOUVER BC V5X 2L4
1268 62ND AVE E
VANCOUVER BC V5X 2H3
1271 64TH AVE E
VANCOUVER BC V5X 2N8
1271 MARINE DR SE
VANCOUVER BC V5X 2W2
1271 MARINE DR SE
VANCOUVER BC V5X 2W2
1272 63RD AVE E
VANCOUVER BC V5X 2L4
1272 64TH AVE E
VANCOUVER BC V5X 2N9
1276 62ND AVE E
VANCOUVER BC V5X 2H3
1276 62ND AVE E
VANCOUVER BC V5X 2H3
1277 63RD AVE E
VANCOUVER BC V5X 2L3
1277 64TH AVE E
VANCOUVER BC V5X 2N8
1277 64TH AVE E
VANCOUVER BC V5X 2N8
1277 MARINE DR SE
VANCOUVER BC V5X 2W2
1277 MARINE DR SE
VANCOUVER BC V5X 2W2
1277 MARINE DR SE
VANCOUVER BC V5X 2W2
1278 63RD AVE E
VANCOUVER BC V5X 2L4
1278 63RD AVE E
VANCOUVER BC V5X 2L4
1282 63 AVE E
VANCOUVER BC V5X 2L4
1283 63RD AVE E
VANCOUVER BC V5X 2L3
1283 64TH AVE E
VANCOUVER BC V5X 2N8
1283 MARINE DR SE
VANCOUVER BC V5X 2W2

s.22(1)

012-990-469	False	CAN
012-990-469	False	CAN
012-795-739	False	CAN
006-792-065	False	CAN
012-989-321	False	CAN
012-989-321	False	CAN
012-991-201	False	CAN
013-119-591	False	CAN
012-795-755	False	CAN
012-795-755	False	CAN
012-990-515		
014-110-598	False	CAN
004-293-355	False	CAN
004-293-355	False	CAN
006-834-302	False	CAN
006-834-302	False	CAN
006-834-302	False	CAN
012-990-485	False	CAN
012-990-485	False	CAN
008-175-578	False	CAN
012-990-507	False	CAN
012-990-299	False	CAN
006-834-311	False	CAN

1283 MARINE DR SE
VANCOUVER BC V5X 2W2
1288 64TH AVE E
VANCOUVER BC V5X 2N9
1288 64TH AVE E
VANCOUVER BC V5X 2N9
1289 64TH AVE E
VANCOUVER BC V5X 2N8
1289 MARINE DR SE
VANCOUVER BC V5X 2W2
1290 63RD AVE E
VANCOUVER BC V5X 2L4
1290 64TH AVE E
VANCOUVER BC V5X 2N9
1290 64TH AVE E
VANCOUVER BC V5X 2N9
1291 63RD AVE E
VANCOUVER BC V5X 2L3
1295 MARINE DR SE
VANCOUVER BC V5X 2W2
1295 MARINE DR SE
VANCOUVER BC V5X 2W2
1296 64TH AVE E
VANCOUVER BC V5X 2N9
130 ENGLISH BLUFF RD
DELTA BC V4M 2M8
1302 62ND AVE E
VANCOUVER BC V5X 2H5
1306 64TH AVE E
VANCOUVER BC V5X 2P1
1307 63RD AVE E
VANCOUVER BC V5X 2L5
1308 62ND AVE E
VANCOUVER BC V5X 2H5
1311 63RD AVE E
VANCOUVER BC V5X 2L5
1315 64TH AVE E
VANCOUVER BC V5X 2P2
1316 64TH AVE E
VANCOUVER BC V5X 2P1
1318 EAST 62ND AVE
VANCOUVER BC V5X 2H5
1319 63RD AVE E
VANCOUVER BC V5X 2L5

s.22(1)

006-834-311	False	CAN
012-990-248	False	CAN
012-990-248	False	CAN
007-317-301	False	CAN
003-486-079	False	CAN
011-905-905	False	CAN
012-990-256	False	CAN
012-990-256	False	CAN
012-990-493	False	CAN
007-805-641	False	CAN
007-805-641	False	CAN
012-990-272	False	CAN
012-990-345	False	CAN
012-825-603	False	CAN
009-678-131	False	CAN
010-172-441	False	CAN
012-825-646	False	CAN
010-117-601	False	CAN
009-659-277	False	CAN
009-611-550	False	CAN
012-990-639	False	CAN
009-712-275	False	CAN

1322 62ND AVE E
VANCOUVER BC V5X 2H5
1325 63RD AVE E
VANCOUVER BC V5X 2L5
1325 64TH AVE E
VANCOUVER BC V5X 2P2
1328 63RD AVE E
VANCOUVER BC V5X 2L6
1330 64TH AVE E
VANCOUVER BC V5X 2P1
1332 62ND AVE E
VANCOUVER BC V5X 2H5
1333 63RD AVE E
VANCOUVER BC V5X 2L5
1336 63RD AVE E
VANCOUVER BC V5X 2L6
1336 64TH AVE E
VANCOUVER BC V5X 2P1
1339 63RD AVE E
VANCOUVER BC V5X 2L5
1342 EAST 62ND AVE
VANCOUVER BC V5X 2H5
1344 63RD AVE E
VANCOUVER BC V5X 2L6
1344 63RD AVE E
VANCOUVER BC V5X 2L6
1345 64TH AVE E
VANCOUVER BC V5X 2P2
1346 62ND AVE E
VANCOUVER BC V5X 2H5
1347 63RD AVE E
VANCOUVER BC V5X 2L5
1352 EAST 63RD AVE
VANCOUVER BC V5X 2L6
1355 63RD AVE E
VANCOUVER BC V5X 2L5
1355 64TH AVE E
VANCOUVER BC V5X 2P2
1356 62ND AVE E
VANCOUVER BC V5X 2H5
1356 64TH AVE E
VANCOUVER BC V5X 2P1
1359 64TH AVE E
VANCOUVER BC V5X 2P2

s.22(1)

008-320-268	False	CAN
005-589-703	False	CAN
009-659-251	False	CAN
010-129-171	False	CAN
009-611-916	False	CAN
012-990-647	False	CAN
010-172-459	False	CAN
002-453-061	False	CAN
007-552-335	False	CAN
015-080-340	False	CAN
012-990-744	False	CAN
010-129-227	False	CAN
010-129-227	False	CAN
009-659-226	False	CAN
005-955-238	False	CAN
008-768-315		
018-941-061	False	CAN
010-129-286	False	CAN
009-829-032	False	CAN
009-659-200	False	CAN
009-828-907	False	CAN
009-611-592	False	CAN
009-830-359	False	CAN

1360 64TH AVE E
VANCOUVER BC V5X 2P1
1360 E 63RD AVE
VANCOUVER BC V5X 2L6
1360 E 63RD AVE
VANCOUVER BC V5X 2L6
1367 KENT AVE NORTH E
VANCOUVER BC V5X 4T6
1368 62ND AVE E
VANCOUVER BC V5X 2H5
1369 63RD AVE E
VANCOUVER BC V5X 2L5
1371 64TH AVE E
VANCOUVER BC V5X 2P2
1372 64TH AVE E
VANCOUVER BC V5X 2P1
1376 62ND AVE E
VANCOUVER BC V5X 2H5
1377 63RD AVE E
VANCOUVER BC V5X 2L5

1381 36TH AVE E
VANCOUVER BC V5W 1E1
1383 64TH AVE E
VANCOUVER BC V5X 2P2
1384 62ND AVE E
VANCOUVER BC V5X 2H5
1384 63RD AVE E
VANCOUVER BC V5X 2L6
1384 63RD AVE E
VANCOUVER BC V5X 2L6
1392 62ND AVE E
VANCOUVER BC V5X 2H5
1411 63RD AVE E
VANCOUVER BC V5P 2L6
1411 63RD AVE E
VANCOUVER BC V5P 2L6
1411 64TH AVE E
VANCOUVER BC V5P 2M4
14116 59A AVE
SURREY BC V3X 1C7
1412 63RD AVE E
VANCOUVER BC V5P 2L7
1412 63RD AVE E
VANCOUVER BC V5P 2L7

s.22(1)

009-830-511	False	CAN
009-830-243	False	CAN
009-830-243	False	CAN
005-057-469	False	CAN
009-828-915	False	CAN
009-829-016	False	CAN
009-830-341	False	CAN
004-501-594		
006-080-804	False	CAN
009-828-923	False	CAN
009-829-008	False	CAN
003-576-469		
025-973-851		
025-973-878	False	CAN
009-830-324	False	CAN
009-828-940	False	CAN
009-830-278	False	CAN
009-830-278	False	CAN
002-606-445	False	CAN
009-562-362	False	CAN
009-562-362	False	CAN
009-562-711	False	CAN
025-973-941	False	CAN
009-564-101	False	CAN
009-564-101	False	CAN

1437 63RD AVE E
VANCOUVER BC V5P 2L6
1437 64TH AVE E
VANCOUVER BC V5P 2M4
1438 63RD AVE E
VANCOUVER BC V5P 2L7
1438 63RD AVE E
VANCOUVER BC V5P 2L7
1448 62ND AVE E
VANCOUVER BC V5P 2K7
1448 62ND AVE E
VANCOUVER BC V5P 2K7
1448 62ND AVE E
VANCOUVER BC V5P 2K7
1448 62ND AVE E
VANCOUVER BC V5P 2K7
1454 64TH AVE E
VANCOUVER BC V5P 2M5
1457 MARINE DR SE
VANCOUVER BC V5P 2R3
1461 63RD AVE E
VANCOUVER BC V5P 2L6
1461 64TH AVE E
VANCOUVER BC V5P 2M4
1462 62ND AVE E
VANCOUVER BC V5P 2K7
1462 64TH AVE E
VANCOUVER BC V5P 2M5
1477 MARINE DR SE
VANCOUVER BC V5P 2R3
1477 MARINE DR SE
VANCOUVER BC V5P 2R3
1478 62ND AVE E
VANCOUVER BC V5P 2K7
1478 62ND AVE E
VANCOUVER BC V5P 2K7
1487 63RD AVE E
VANCOUVER BC V5P 2L6
1487 63RD AVE E
VANCOUVER BC V5P 2L6
1487 64TH AVE E
VANCOUVER BC V5P 2M4
1488 63RD AVE E
VANCOUVER BC V5P 2L7

s.22(1)

009-562-371	False	CAN
004-375-840	False	CAN
009-564-063	False	CAN
009-564-063	False	CAN
009-829-610	False	CAN
009-829-610	False	CAN
009-829-610	False	CAN
009-829-610	False	CAN
009-829-610	False	CAN
009-564-993	False	CAN
009-830-570	False	CAN
009-562-401		
010-116-087	False	CAN
009-562-737	False	CAN
009-829-679	False	CAN
009-564-977	False	CAN
009-564-721	False	CAN
009-564-721	False	CAN
009-829-709	False	CAN
009-829-709	False	CAN
009-562-435	False	CAN
009-562-435	False	CAN
003-186-008	False	CAN
009-563-989	False	CAN

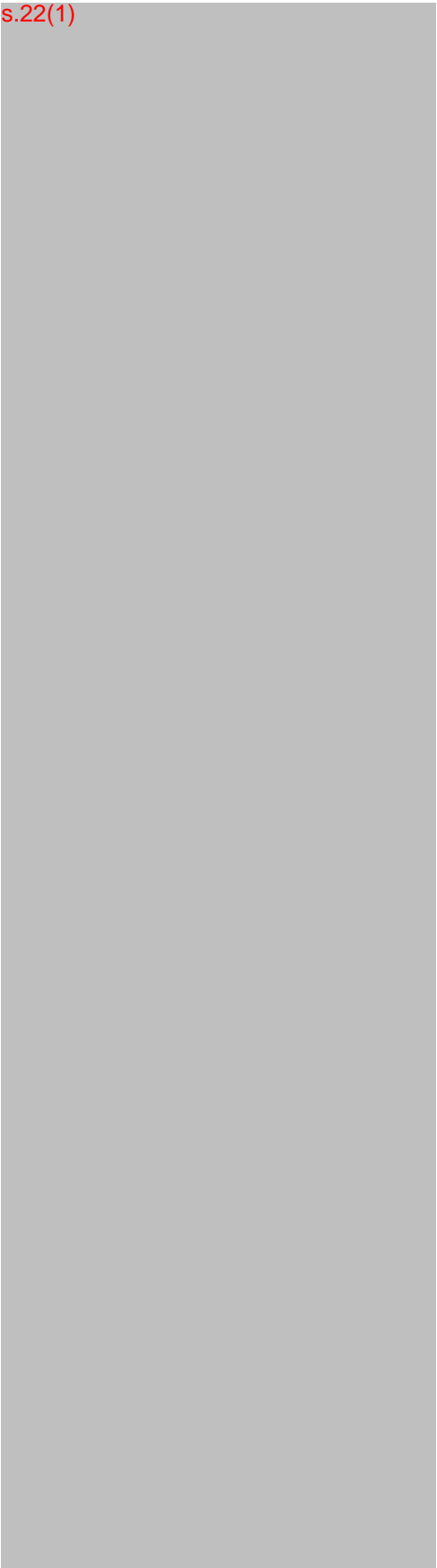
1488 64TH AVE E
VANCOUVER BC V5P 2M5
1492 62ND AVE E
VANCOUVER BC V5P 2K7
1492 62ND AVE E
VANCOUVER BC V5P 2K7
1507 MARINE DR SE
VANCOUVER BC V5P 2R3
1508 62ND AVE E
VANCOUVER BC V5P 2K7
1508 62ND AVE E
VANCOUVER BC V5P 2K7
1508 63RD AVE E
VANCOUVER BC V5P 2L7
1508 64TH AVE E
VANCOUVER BC V5P 2M5
1508 64TH AVE E
VANCOUVER BC V5P 2M5
1521 63RD AVE E
VANCOUVER BC V5P 2L6
1521 64TH AVE E
VANCOUVER BC V5P 2M4
1521 MARINE DR SE
VANCOUVER BC V5P 2R3
1522 63RD AVE E
VANCOUVER BC V5P 2L7
1522 64TH AVE E
VANCOUVER BC V5P 2M5
1524 62ND AVE E
VANCOUVER BC V5P 2K7
1535 63RD AVE E
VANCOUVER BC V5P 2L6
1535 64TH AVE E
VANCOUVER BC V5P 2M4
1536 63RD AVE E
VANCOUVER BC V5P 2L7
1536 63RD AVE E
VANCOUVER BC V5P 2L7
1536 64TH AVE E
VANCOUVER BC V5P 2M5
1536 64TH AVE E
VANCOUVER BC V5P 2M5
1542 62ND AVE E
VANCOUVER BC V5P 2K7

s.22(1)

009-564-951	False	CAN
009-829-717	False	CAN
009-829-717	False	CAN
007-312-857		
009-564-748	False	CAN
009-903-429	False	CAN
009-903-429	False	CAN
009-563-962	False	CAN
009-564-934	False	CAN
009-564-934	False	CAN
009-562-508	False	CAN
009-563-709	False	CAN
007-761-333	False	CAN
009-563-954	False	CAN
009-564-900	False	CAN
009-903-453	False	CAN
003-535-525	False	CAN
007-274-505	False	CAN
009-563-920	False	CAN
009-563-920	False	CAN
009-564-870	False	CAN
009-564-870	False	CAN
009-903-496	False	CAN

1549 63RD AVE E
VANCOUVER BC V5P 2L6
1549 64TH AVE E
VANCOUVER BC V5P 2M4
1549 MARINE DR SE
VANCOUVER BC V5P 2R3
1550 63RD AVE E
VANCOUVER BC V5P 2L7
1550 64TH AVE E
VANCOUVER BC V5P 2M5
1562 64TH AVE E
VANCOUVER BC V5P 2M5
1562 64TH AVE E
VANCOUVER BC V5P 2M5
1563 63RD AVE E
VANCOUVER BC V5P 2L6
1563 64TH AVE E
VANCOUVER BC V5P 2M4
1563 MARINE DR SE
VANCOUVER BC V5P 2R3
1568 64TH AVE E
VANCOUVER BC V5P 2M5
1573 60TH AVE E
VANCOUVER BC V5P 2H4
1576 62ND AVE E
VANCOUVER BC V5P 2K7
1577 63RD AVE E
VANCOUVER BC V5P 2L6
1577 64TH AVE E
VANCOUVER BC V5P 2M4
1577 64TH AVE E
VANCOUVER BC V5P 2M4
1577 MARINE DR SE
VANCOUVER BC V5P 2R3
1578 63RD AVE E
VANCOUVER BC V5P 2L7
1591 64TH AVE E
VANCOUVER BC V5P 2M4
1591 64TH AVE E
VANCOUVER BC V5P 2M4
1592 63RD AVE E
VANCOUVER BC V5P 2L7
1597 KENT AVE NORTH E
VANCOUVER BC V5P 4Y7

s.22(1)



009-562-516	False	CAN
009-563-733	False	CAN
009-564-781	False	CAN
009-563-890	False	CAN
008-283-826	False	CAN
009-564-861	False	CAN
009-564-861	False	CAN
009-562-567	False	CAN
009-563-768	False	CAN
009-564-802	False	CAN
009-564-845	False	CAN
009-564-039	False	CAN
008-171-823	False	CAN
008-500-231		
010-110-909	False	CAN
009-563-806	False	CAN
009-563-806	False	CAN
005-273-331	False	CAN
009-563-849	False	CAN
009-563-822	False	CAN
009-563-822	False	CAN
002-542-153	False	CAN
025-973-754	False	CAN

1636 64TH AVE E VANCOUVER BC V5P 2M6 1645 KENT AVE NORTH E VANCOUVER BC V5P 2S8 1708-7831 WESTMINSTER HWY RICHMOND BC V6X 4J4 1807 MARINE DR SE VANCOUVER BC V5P 2R7 204-7831 NO 1 RD RICHMOND BC V7C 1T7 2240-4871 SHELL RD RICHMOND BC V6X 3Z6 2256 20TH AVE W VANCOUVER BC V6L 1G3 228-5701 GRANVILLE ST VANCOUVER BC V6M 4J7 2316 ROSEDALE DR VANCOUVER BC V5P 2R1 2-3233 ST CATHERINES ST VANCOVUER BC V5V 4K6 2450 21ST AVE E VANCOUVER BC V5M 2V8	s.22(1)	002-777-851 009-564-829 009-706-801 False CAN 003-117-120 007-196-237 False CAN 009-829-571 False CAN 009-830-189 False CAN 010-617-183 010-617-230 False CAN 009-828-966 False CAN 009-829-016 010-819-100 013-123-394 False CAN 009-829-571 False CAN 025-973-860 False CAN 025-973-797 False CAN 006-871-691 009-830-197 False CAN 003-122-891 009-037-829 009-288-261 009-701-575 010-888-705 011-144-530 012-936-774 012-936-791 012-936-804 012-936-847 False CAN 009-563-873 False CAN
270 MARINE DR SE VANCOUVER BC V5X 2S6 29-8165 MAIN ST VANCOUVER BC V5X 3L2	s.22(1)	

		005-408-865		
		005-408-938		
		005-444-748		
		005-444-853		
		005-671-256		
		005-671-281		
		005-790-808		
		005-790-816		
		005-793-327		
		005-793-351		
		005-793-441		
		005-793-670		
		005-793-696		
		005-793-718		
		005-793-726		
		008-227-641		
300-4088 CAMBIE ST VANCOUVER BC V5Z 2X8 3188 BOWEN DR COQUITLAM BC V3B 5S7 3230 PARKER ST VANCOUVER BC V5K 2V8 328 56TH AVE E VANCOUVER BC V5X 1R3 332 53RD AVE E VANCOUVER BC V5X 1J1 355-1200 73RD AVE W VANCOUVER BC V6P 6G5 371 64TH AVE E VANCOUVER BC V5X 2M8 371 64TH AVE E VANCOUVER BC V5X 2M8	s.22(1)	008-227-659	False	CAN
		025-973-924	False	CAN
		009-565-019		
		014-562-286	False	CAN
		002-960-966	False	CAN
		009-828-974	False	CAN
		009-830-294		
		009-830-308	False	CAN
		009-564-764	False	CAN
		009-564-764	False	CAN
		013-925-806		
		025-432-419		
		025-973-771		
3949 35TH AVE W VANCOUVER BC V6N 2P1		025-973-789	False	CAN
		014-256-827		
398 49TH AVE E VANCOUVER BC V5W 2G6 4438 YUKON ST VANCOUVER BC V5Y 3X8		018-531-644		
		025-973-908	False	CAN
453 W 12TH AV VANCOUVER BC V5Y 1V4 453 W 12TH AV VANCOUVER BC V5Y 1V4	LUZ LAVAREZ CITY OF VANCOUVER CLAUDIA HICKS CITY OF VANCOUVER	009-829-512	False	CAN
				CAN

4749 PENDER ST
BURNABY BC V5C 2N4
4780 DEWSBURY CRT
RICHMOND BC V6X 2Z3

498 50TH AVE E
VANCOUVER BC V5X 1B1
504-5989 IONA DR
VANCOUVER BC V6T 2L7
5260 PRINCE ALBERT ST
VANCOUVER BC V5W 3C8
529 59TH AVE E
VANCOUVER BC V5X 1Y2
5368 ARGYLE ST
VANCOUVER BC V5P 3J3
554 61ST AVE E
VANCOUVER BC V5X 2B9
558 62ND AVE E
VANCOUVER BC V5X 2G4
5806 BEATRICE ST
VANCOUVER BC V5P 3P9
5936 INVERNESS ST
VANCOUVER BC V5W 3P7
6077 BERWICK ST
BURNABY BC V5H 1W3

6125 BRYANT ST
BURNABY BC V5H 1X8
688 TERMINAL AVE
VANCOUVER BC V6A 2M5
700-808 HASTINGS ST W
VANCOUVER BC V6C 3L3
718 60TH AVE E
VANCOUVER BC V5X 2A4
725E 56TH AVE
VANCOUVER BC V5X 1R8
7805 BORDEN ST
VANCOUVER BC V5P 3E4
7805 BORDEN ST
VANCOUVER BC V5P 3E4
7808 ROSS ST
VANCOUVER BC V5X 4C2

s.22(1)

003-758-982		
025-973-762	False	CAN
009-829-571	False	CAN
005-249-651		
007-730-543		
013-473-883	False	CAN
006-543-260	False	CAN
009-659-285		
015-385-001	False	CAN
003-701-549		
010-747-737	False	CAN
009-830-251	False	CAN
007-299-745	False	CAN
009-562-788	False	CAN
009-562-478	False	CAN
004-530-136		
010-560-548	False	CAN
009-903-453	False	CAN
025-973-801		
025-973-819		
025-973-827		
025-973-835		
025-973-894	False	CAN
025-973-673	False	CAN
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004-205-944	False	CAN
011-143-983	False	CAN
004-902-831	False	CAN
004-902-831	False	CAN
008-989-273	False	CAN

7809 BORDEN ST
VANCOUVER BC V5P 3E4
7825 INVERNESS ST
VANCOUVER BC V5X 4H5
7885 BORDEN ST
VANCOUVER BC V5P 3E4
7925 INVERNESS ST
VANCOUVER BC V5X 4H6
7950 INVERNESS ST
VANCOUVER BC V5X 4H7
7950 INVERNESS ST
VANCOUVER BC V5X 4H7
7960 INVERNESS ST
VANCOUVER BC V5X 4H7
7968 INVERNESS ST
VANCOUVER BC V5X 4H7
7972 INVERNESS ST
VANCOUVER BC V5X 4H7
7975 INVERNESS ST
VANCOUVER BC V5X 4H6

s.22(1)

KHALSA DIWAN SOCIETY

8000 ROSS ST
VANCOUVER BC V5X 4C5
8025 BORDEN ST
VANCOUVER BC V5P 3E6
806-8485 NEW HAVEN CLOSE
BURNABY BC V5J 0B7
8439 BEATRICE ST
VANCOUVER BC V5P 3S1
936 63RD AVE E
VANCOUVER BC V5X 2K8
965 INGLEWOOD AVE
WEST VANCOUVER BC V7T 1X8
996 54TH AVE E
VANCOUVER BC V5X 1L7

s.22(1)

3399 4TH AVE W
VANCOUVER BC V6R 1N6

s.22(1)

1503 KENT AVENUE SOUTH E
VANCOUVER BC V5P 4Y7

009-903-585	False	CAN
009-633-111		
012-795-917	False	CAN
009-600-256	False	CAN
010-155-627	False	CAN
009-653-945	False	CAN
009-653-945	False	CAN
010-128-921	False	CAN
010-128-981	False	CAN
009-659-307	False	CAN
012-990-281	False	CAN
011-807-946		
018-752-691	False	CAN
009-564-837	False	CAN
025-973-932	False	CAN
006-219-748		
009-659-234	False	CAN
009-830-251		
013-175-076	False	CAN
009-829-571	False	CAN
009-611-967		
013-236-881	False	CAN
009-828-958		
015-740-561	False	CAN
025-973-843	False	CAN

9 of 9 reviews completed.

--- Perform Development Permit Project Coordinator Review --- Accepted at Nov 02, 2017 09:41:03

No notes.

--- Perform Building Permit Project Coordinator Review --- No Review Required at Nov 02, 2017 09:39:47

No notes.

--- Perform Addressing Review --- No Review Required at Nov 01, 2017 11:31:02

No notes.

--- Perform Engineering Review --- Accepted at Oct 16, 2017 14:37:34

[Oct 16, 2017 14:37:27] - Conditional Approval Note by Ingrid Chen:

> Okay to clear if parking, loading and bicycle parking is provided as per Bylaw and the parking layout shown is previously approved for the site.

--- Perform NPT Review --- Accepted at Oct 13, 2017 12:30:19

[Oct 13, 2017 12:30:19] - Conditional Approval Note by Jennifer White:

> OK to Clear if Parking, Loading and Bicycle Parking is provided as per Bylaw and the parking layout shown is previously approved for the site.

>

> Note to Planning: If the parking and loading is not previously approved but proposed, then

>

> Applicant to provide updated drawings with all stalls dimensioned, utility poles and garbage and recycling shown on the drawings and all new parking, loading and bicycle parking will need to comply with requirements of the Bylaw.

--- Perform Survey Review --- Accepted at Oct 03, 2017 16:13:20

[Oct 03, 2017 16:13:20] - Conditional Approval Note by Jeffrey Scully:

> No Land Survey issues.

--- Perform Social Policy and Projects Review --- Accepted at Oct 03, 2017 09:27:20

No notes.

--- Perform Police Review --- Accepted at Oct 03, 2017 09:26:55

No notes.

--- Perform Licensing Review --- Accepted at Oct 03, 2017 09:26:46

No notes.