

File No.: 04-1000-20-2019-145

April 8, 2019

s.22(1)

Dear s.22(1)

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

I am responding to your request of March 1, 2019 for:

Appellant documents submitted to the Board of Variance for the appeal hearing, Appeal No. Z35453 for 1208 Davie Street (this appeal was filed when Development Permit Application DP-2018-01053 was denied), from January 1, 2019 to February 28, 2019.

All responsive records are attached.

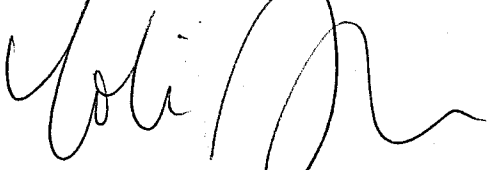
Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca 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 (#04-1000-20-2019-145); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

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

Yours truly,

Cobi Falconer, FOI Case Manager, for

A handwritten signature in black ink, appearing to read 'Cobi', followed by a large, stylized flourish.

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

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

*If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Encl.

:kt

APRIL 09/2019
* TUESDAY

SCHEDULE A

NOTICE OF APPEAL

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

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

The Property

Address: 1208 DAVIE STREET

Legal Description: LOT 1, BLOCK 33, DL 185 AND PLAN VAP 92-6

Type of Appeal

BOARD OF VARIANCE
Appeal for Variance

☒ Vancouver Charter, s. 573(1)(b)

Zoning and Development By-law, section(s) S 11.20

Sign By-law, section(s) _____

☐ Vancouver Charter
s. 573(1)(f)(ii)

Private Property Tree By-law, s. _____

SEE ATTACHED VANCOUVER CHARTER PROVISIONS

* CANNABIS RETAIL - STORE
By-law 6

Appeal of Decision

☒ Decision of Director of Planning
Vancouver Charter, s. 573(1)(a)

Development Application No. DP-2018-01053

☒ Appealing refusal
☐ Appealing approval
☐ Appealing condition(s) of approval

REFUSED ON
FEB. 07/2019

☐ Decision of Development Permit Board
Vancouver Charter, s. 573(1)(e)

Development Application No. _____

☐ Appealing refusal
☐ Appealing approval
☐ Appealing condition(s) of approval

☐ Refusal of Tree Cutting/Removal Permit
Vancouver Charter, s. 573(1)(f)(i)

SEE ATTACHED VANCOUVER CHARTER PROVISIONS



Non-Conformity

- ☐ Extension of Discontinued Non-conforming Use
Vancouver Charter, s. 57(1)(c), s. 568(3)
- ☐ Additions/Structural Alterations to Non-conforming Building
Vancouver Charter, s. 573(1)(d), s. 568(4)(a)
- ☐ Fire Damaged Non-conforming Building
Vancouver Charter, s. 573(1)(d), s. 568(5)(a)

SEE ATTACHED VANCOUVER CHARTER PROVISIONS

PARKING VARIANCE BOARD

- ☐ Decision of Director of Planning
Building Board of Appeal By-law, s. 7.3

Parking By-law, Section(s) _____

SEE ATTACHED VANCOUVER CHARTER PROVISIONS

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

NOTE: YOU MUST STATE ALL GROUNDS OF APPEAL THAT YOU INTEND TO RAISE AT THE HEARING OF THE APPEAL. INTRODUCING NEW GROUNDS OF APPEAL AT THE HEARING MAY RESULT IN AN ADJOURNMENT OF THE HEARING BY THE BOARD.

The following material is attached and made part of this Appeal: see attached submissions (to follow)

NOTE: ALL WRITTEN MATERIAL YOU INTEND TO SUBMIT TO THE BOARD OF VARIANCE MUST BE ATTACHED TO THIS NOTICE OF APPEAL. YOU MAY PRODUCE OTHER SUPPORTING MATERIALS, INCLUDING PHOTOGRAPHS, PLANS OR DIAGRAMS AT THE APPEAL HEARING.

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

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



Signature(s) of Appellants: X Iman Seif

Name(s) of Appellant(s) (please print): Iman Seif

Name of Company (if applicable): Canadian Cannabis Media Corporation

Mailing address: 1208 Davie St.
Vancouver, BC
V6E 1N3

Telephone: (778) 999 8838

Fax: _____

Email: imanseifi@gmail.com



TO BE TO BE COMPLETED BY STAFF

DATE: _____

APPEAL: 235453

SIGNATURE: _____



February 7, 2019

Iman Seifi
1208 Davie Street
Vancouver, BC V6E 1N3

RE 1208 DAVIE STREET, Vancouver, BC
Development Application Number DP-2018-01053

Please be advised that the Director of Planning has Refused DP-2018-01053 on February 7, 2019, for the following reason(s):

- Refusal 1 – Non-compliance – Regulations; the proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;
- Refusal 2 – Unsatisfactory – Condition Use Design; the proposed design with regard to this conditional approval use is unsatisfactory at this location;
- Refusal 3 – Objections Received; objections have been received from neighbouring property owners.

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

Yours truly,
Jessica Blackmore
Project Coordinator II
E-mail: jessica.blackmore@vancouver.ca
Phone: 604.873.7216



March 6, 2019

Board of Variance
Vancouver City Hall
Room 112, 1st Floor
453 West 12th Ave
Vancouver, BC V5Y 1R3

RE 1208 DAVIE STREET, Vancouver, BC
Appeal To Board of Variance Re Development Application Number DP-2018-01053

We are writing to appeal the decision by the City of Vancouver of February 7, 2019, in which the Director of Planning Refused DP-2018-01053.

On behalf of the Applicant, Iman Seifi, we would like to present for the Board of Variance's consideration, an appeal based on grounds of hardship. We will elaborate during our presentation to the Board several grounds of hardship.

In particular, we will address the hardship regarding the non-compliance with the distance requirement for a cannabis store to not be within 300 meters of a Physical School Location. Iman Seifi has had two Surveys done, which will be presented to the Board, which show:

- (i) on one Survey, a distance, from 1208 Davie Street to Lord Roberts School Annex, of 305 meters
- (ii) on the second Survey, a distance, from 1208 Davie Street to Lord Roberts School Annex: front door to front door, walking: 452.5 meters, and
front door to front door, direct: 340.0 meters

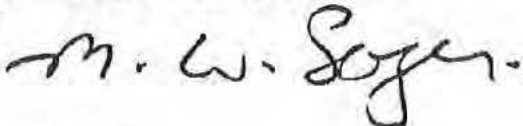
We would also like to point out that the school is scheduled to be replaced resulting in new boundaries which would render the 1208 Davie Street location in full compliance with distance.

With respect to the City of Vancouver's refusal based on objections received from neighbouring property owners, any opposition is no greater than the opposition received by every applicant.

Yours truly,

SAGER LEGAL ADVISORS LLP

Per



Mark W. Sager



Applicant: IMAN SEIFI

Operations: Ashley Hughes

Zoning BY-LAW Legal: Mark Sager

Cannabis Legal: Sarah Leamon

Canadian Cannabis Media Corp

Address: 1208 Davie Street Vancouver BC

RE: DP 2018-01053

Property Owner:

Davie and Bute Nominee Ltd., INC NO BC1172671

Change of use from BEAUTY SALON to CANNABIS RETAIL (permitted use area)

Legal description of property: Parcel Identifier: 015-740-765

Legal desc: THE NORTH 1/2 OF LOT 1 BLOCK 33 DISTRICT LOT 185 PLAN 92

- Dimensions and area of the site - *attached*
- Zoning of the site - *attached*
- Outline of decision or aspect being appealed - DP-2018-01053 Refusal

Notation of the Section(s) of the Vancouver Charter and bylaw(s) under which the appeal is to be considered (where applicable).

- **Regarding Vancouver Charter Section 573 (1) (b) re: 11.28.2 (a)**
- **Appeal Decision of Director of Planning**

Description of the grounds upon which appeal is based, including any hardship - **see attached**

Multiple Hardships:

Locations

Hardship #1 - Another Offer to Lease 1320 which clears distancing, but needs to be rezoned.

1208 Davie St zoned permitted use

Distance

Hardship #2 - Cannabis store may not be within 300 meters of *Physical School Location*

(relaxation rationale)

1208 Davie St Cannabis Store premises exceeds 300 meters walking distance (450)

- Hardship attached with land surveyor

SCHOOL BEING TORN DOWN - Section 11. 28. A will be n/a

Have to cross street and all k-3 children at school must be accompanied by adult

Distance to non-existing CANNABIS STORE

Hardship #3 - May not be within 300 meters of licensed Cannabis Store Establishment (NO

OTHER LICENSED CANNABIS STORES WITHIN 300 m as date of Feb 7, 2018

Define CANNABIS RETAIL STORE - means a licensed establishment that is authorized to sell

non-medical dried cannabis, cannabis oils, and cannabis for non-medical use in BC

SUPPORT LETTERS - Attached

Contains:

- Submission Letter
- Drawings
- Refusal Letter
- Support Letters
- Photo Evidence



February 7, 2019

Iman Seifi
1208 Davie Street
Vancouver, BC V6E 1N3

RE 1208 DAVIE STREET, Vancouver, BC
Development Application Number DP-2018-01053

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

Yours truly,
Jessica Blackmore
Project Coordinator II
E-mail: jessica.blackmore@vancouver.ca
Phone: 604.873.7216

[illegible]

Refused



Inspections

Related Information

Customer	Iman Selfi Phone: (778) 999-8838 Address: 1208 Davie st Vancouver, BC V6E1N3
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Fees

- 11.26.4 The site must be more than 800 metres from a commercial district, except that the Director of Planning may permit the use closer to a commercial district if the applicant can demonstrate that suitable commercial vacancy opportunities are not available.
- 11.26.5 The Director of Planning must consider the submission of any advisory group, property owner or tenant and all applicable policies and guidelines adopted by Council.
- 11.26.6 The site must be fully restored to its original condition immediately following the expiration of a development permit.

11.27 Micro dwelling

- 11.27.1 A micro dwelling must be part of a development which has a covenant or housing agreement registered against title restricting its use to secured market rental housing or social housing, for the longer of 60 years or the life of the building.
- 11.27.2 The floor area of a micro dwelling must be at least 29.7 m², except that the Director of Planning or the Development Permit Board may relax the permitted floor area of a micro dwelling to a minimum of 23.2 m² if:
 - (a) the Director of Planning or the Development Permit Board first considers all applicable Council policies and guidelines; and
 - (b) the micro dwelling is part of a development which has a covenant or housing agreement registered against title restricting its use to secured market rental housing or social housing, for the longer of 60 years or the life of the building.
- 11.27.3 A micro dwelling is only permitted in:
 - (a) the area of the FC-1 District north of National Avenue;
 - (b) the area of the RT-3 and RM-3A districts located north of Venables Street, Malkin Avenue and Prior Street, south of Hastings Street, east of Gore Avenue and west of Clark Drive;
 - (c) the HA-1 and HA-1A districts;
 - (d) the HA-2 district;
 - (e) the Downtown-Eastside Oppenheimer district;
 - (f) the area of the Downtown district denoted as C2 on Map 1 of the Downtown Official Development Plan; and
 - (g) the FC-2 district; and
 - (h) the area of the IC-3 district north of 2nd Avenue.
- 11.27.4 No more than one person shall occupy a micro dwelling.

11.28 Cannabis Store

- 11.28.1 Before granting a development permit, the Director of Planning shall:
 - (a) notify surrounding property owners and residents and have regard to their opinions;
 - (b) have regard to the liveability of neighbouring residents; and
 - (c) consider all applicable Council policies and guidelines.
- 11.28.2 A Cannabis Store is not permitted:
 - (a) within 300 metres of the nearest property line of a site containing another Cannabis Store;
 - (b) within 300 metres of the nearest property line of a site containing a School - Elementary or Secondary, Community Centre or Neighbourhood House;

Glossary

"the Branch" means the Liquor and Cannabis Regulation Branch, the provincial government agency that administers the private retail sales of non-medical cannabis.

Revised Feb. 2019 "cannabis retail store" or "non-medical cannabis retail store" means a licensed establishment that is authorized to sell non-medical dried cannabis, cannabis oil, and cannabis seeds for non-medical use in B.C.

Revised Oct. 2018 "federal producer, or federally licensed producer" means a person who produces cannabis under a licence under the Cannabis Act (Canada)

"general manager" refers to the general manager appointed under section 4 of the Cannabis Control and Licensing Act, who has legislative authority to make decisions regarding cannabis licensing in British Columbia.

Revised Feb. 2019 "licensee" refers to any individual, partnership, corporation or Indigenous nation that holds a British Columbia cannabis licence. Any person appointed by the licensee to act in the licensee's place or with the licensee's authority, such as a manager, authorized representative, or person in charge of the licensee's cannabis retail store will be required to ensure the requirements, terms and conditions of the licence are met and the licensee will be accountable for the actions of any such persons..

"marketer" refers to a person that holds a marketing licence and is hired by a cannabis producer to represent/promote their cannabis products, solicit/receive/take order for the sale or purchase of cannabis, or act as an agent for the sale or purchase of cannabis

"peace officer" means an officer as defined in the Police Act, or a member of the Royal Canadian Mounted Police who is deemed to be a provincial constable under section 14 (2) (b) of the Police Act;

Revised Oct. 2018 "security verification" means a verification provided by the general manager to an individual stating that the individual has passed a security screening under the Cannabis Control and Licensing Act.

Canadian Cannabis Media Corp (CCMC) intends to launch its Cannabis Showroom (The Honeypot Shop) at location 1208 Davie st in Vancouver.

Canadian Cannabis Media Corp markets the benefits of government approved HEMP and Cannabis (CBD/THC) in multiple varieties and mediums; by oils, creams, tinctures, teas, tarts, ointments, salves, soaks, menstrual products, massage oils, seeds, soaps, décor and all other possibilities with the flowers, leaves, stems, roots, fiber, paper and construction benefits. There is a need in the industry to ensure that the products sold are actually from the sources indicated, and customers deserve the opportunity to examine the items prior to purchasing or ingesting. This non-partisan retail environment is the perfect "testing" ground for emerging technology and data research in the cannabis industry. Licensed Producers can get feedback on the products they are bringing to market, while we host informative sales sessions by educators and doctors, dieticians and veterinarians in a relaxed, upscale environment to promote open minds, eager learning, and safe consumption practises.

CCMC's Retail Cannabis Store hours will be 10 am until 10 pm, 7 days a week. The retail showroom can handle upwards of 100 customers a day, and has created line up queues and identification checks, as well as a security upgrades and video monitoring. Staffing includes 10 full-time members, with part time "experts in their field" on call. The revolving "experts" provide knowledge from industry compliance, safe edible consumption, business best practices, and veterinary advice for ailing animals, mental health workers and elderly care workers. This open concept showroom was designed to be wheelchair accessible, and our knowledgeable, compassionate and educated staff are highly motivated to nurture and protect the ones that need it most. No minors or children are allowed in the store. Loitering is not permitted and the educational sessions would not impact any noise violations. The CCMC retail showroom has offsite secure garbage and recycling, a dedicated parking spot, as well as back doors opening onto the parking lot – for easy and secure loading and unloading. We have worksafe, and carry insurance for our premises.

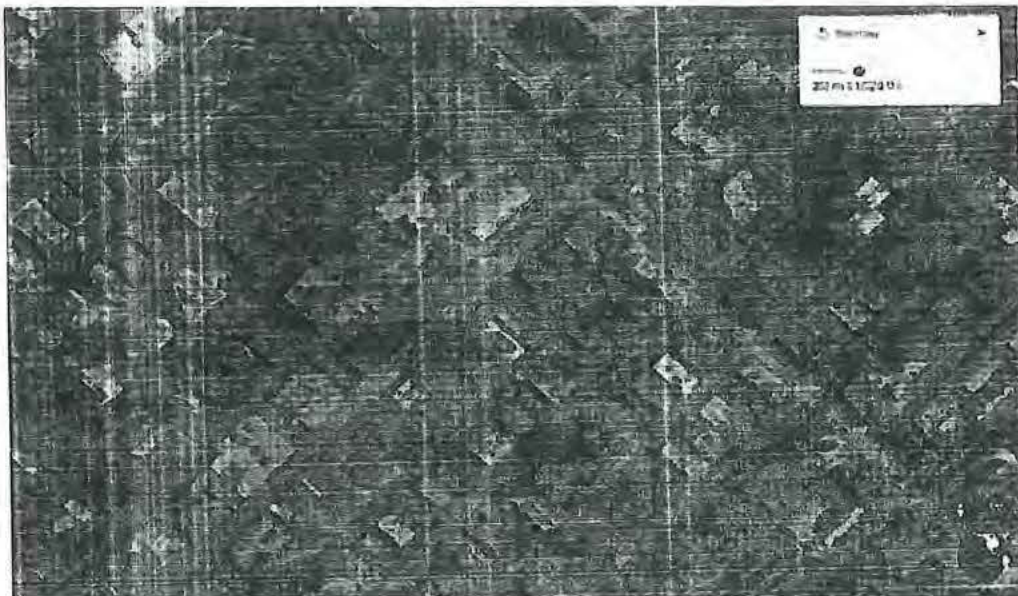
The cannabis showroom would sell rotating products, seasonal promotions or holiday décor, educational information and presentations, marketing and magazine development to assist in showcasing premium products, private educational sessions, heavy drug substitution educators, and health / wellness seminars. The retail display showcases are to be filled on a rotating basis, highlighting unique benefits, displaying educational materials, directions and usage questions answered, and allowing customers to actually see the product before they purchase from us. Brochures, marketing materials, social media campaigns, 3d printed items and magazines will be used to promote the unique benefits of these plants. We have wearable technology and OLED tvs to stream videos and online marketing / media, interactive demos and safety lessons. The diverse clientele varies from recreational users, disabled or chronic pain sufferers, tourists, recovering addicts, natural health practitioners, government workers, athletes treating pain, celebrities treating anxiety, pets (including dogs, rats, cats and horses) to elderly who can't afford pharmaceutical drugs.

CCMC is situated in the heart of the lively and internationally renowned Davie Street, seamlessly fitting into the community style and adding character to area like the groundbreaking and innovative neighborhood leaders before us. This brightly colored neighborhood takes pride on being independent, free of “big box” stores and large international chains and plays host to an array of groundbreaking shop ideas. The community has a chilled out vibe during the day, which quickly erupts into music and lights with a wide variety of entertainment for all adults at night, (providing us with a large quantity of support letters). The West End warmly welcomes CCMC - with its adult nightlife scene, community activism and outreach centers all working together to care for the neighborhood inhabitants. They even expressed gratitude for the progressive idea and execution of a responsible and informative, education based retail outlet like CCMC.

Away from playgrounds and parks, CCMC’s cannabis retail outlet coexists with a small group of businesses in a stand-alone non-strata building, with its own parking and loading and secure video monitored exits. There are no residents living above or in the commercial zoned area, and the bylaws treat this area as an entertainment district with adult-themed entertainment (sex shops, liquor stores, short term money lending, nightclubs). The closest school, Lord Roberts Annex is a kindergarten to grade three school annex - set to be demolished in the upcoming year for an underground substation - to be re-built in 2023. An annex is defined as a separate structure added to the School District, as it is not a formal Primary or Secondary School. All 160 children attending the school are all accompanied by an adult arriving and leaving the school from its main north facing school entrance.

Although the premise at 1208 Davie clears the property line in distance to the nearest schools, the City of Vancouver relies on the “as the crow flies” or property line to the adjacent business, versus the actual location of Canadian Cannabis Media Corp. As the crow flies is defined as the most direct path between two points (similar to a beeline), including going through ditches, hedges, buildings, fences, and walls.. We find an undue hardship to occur by proclaiming that these children will go through fences, buildings and walls to get to the “as the crow flies” distance from the front door of 1208 Davie st to the schools fully enclosed chained fence.

The walking distance from the location from 1208 Davie St to Lord Roberts Annex , is 452 meters +/- door to door. To eliminate human error for any distance questions, we utilized technology, and have attached google satellite images to show distancing and measuring of 312 meters +/-, and attached the 340 meters +/- “as the crow flies” door-to-door as per a BC Land Surveyor’s certificate of location. In the case of any distance misconceptions, CCMC is requesting a by-law relaxation and asks for the standing requirements clarification to be re-considered and approved on this case by case basis. There are a multitude of unnecessary hardships that occur from an Annex School (of kindergarten to grade 3 - where all children must be accompanied by an adult), that is set to be demolished, with a north facing entrance and door to door walking distance of 452 m +/-.



Front Door to Front Door Distance: DIRECT : 340 m WALKING : 452 m

***GOOGLE SATELLITE IMAGERY ATTACHED TO COMPENSATE FOR HUMAN ERROR**

CCMC is uniquely positioned as there are no other retail cannabis outlets approved yet in Vancouver, and there is one government approved store and one private store in the entire province as of the date of this letter. As per the city of Vancouver website dated November 1, 2018, compassion clubs are allowed to offer and advocate cannabis services, yet not sell the cannabis product on premise. We are a private, independently owned retail cannabis dealer that sells non-medical cannabis, with a different business model and type of clientele than a compassion club (i.e., medicine vs tourism). Our opportunity to set another precedent and make a little more history for the city - as it is almost a prerequisite to "fit in" on Davie St. - is unique and well suited.

Canadian Cannabis Media Corp has applied as a new member to join the Global Cannabis Partnership. This honor bears a large responsibility, and CCMC must demonstrate leadership within the cannabis industry - including a commitment to operating in a socially responsible manner and adhering to a Responsible Cannabis Framework, a worldwide social responsibility standard. This standard is developed by sharing of best practices, research, thought leadership and networking. CCMC does not take this duty lightly, and is grateful for the opportunity to create a safe, educational, and socially responsible environment for the community of the West End, Vancouver and Canada wide.

Thank you for your time and consideration.



Subject line: Referral of a Non-Medical Cannabis Retail Store Application - Canadian Cannabis Media Corp. Job #001421

Johns, Paige LCLB:EX <Paige.Johns@gov.bc.ca>
To: "Kathryn.Holm@vancouver.ca" <Kathryn.Holm@vancouver.ca>
Cc: "Imanseifi@gmail.com" <Imanseifi@gmail.com>

Wed, Jan 30, 2019 at 7:39 AM

Good Morning,

Please find attached a letter requesting the City of Vancouver consider the above-noted application and provide the Liquor & Cannabis Regulation Branch with a written recommendation with respect to the application.

Note that the "fit and proper" assessments referenced in the attached letter will only be initiated once the city has confirmed acceptance of this application for consideration.

Please reply to this email to confirm if the city is accepting this application for consideration.

Please contact me if you have any questions.

Thank you,

Paige Johns | Senior Licensing Analyst
Liquor and Cannabis Regulation Branch
645 Tyee Road | Victoria BC
P: 778-698-5417 | www.gov.bc.ca/liquorregulationandlicensing

Due to security concerns, Liquor Control and Licensing Branch will not accept electronically transmitted applications containing credit card information.



Job #001421

January 30, 2019

Kathryn Holm
City of Vancouver
Kathryn.Holm@vancouver.ca

Dear Kathryn:

Re: Application for a Non-Medical Cannabis Retail Store Licence
Applicant: Canadian Cannabis Media Corp.
Proposed Establishment Name: Canadian Cannabis media Corporation
Proposed Establishment Location: 1208 Davie Street

The Applicant, Canadian Cannabis Media Corp, has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a Non-Medical Cannabis Retail Store (CRS) licence proposed to be located at the above-noted address. The applicant is requesting operating hours from 10:00AM to 10:00PM, seven days a week. The applicant contact is Iman Seifi, and can be reached at 778 999 8838 or via email at Imanseifi@gmail.com.

Local governments and Indigenous nations are a crucial part of the licensing process. Section 33(1) of the *Cannabis Control and Licensing Act* prevents the LCRB from issuing a CRS licence without a positive recommendation regarding the CRS licence application from the local government or Indigenous nation.

The LCRB is requesting the City of Vancouver to consider the application and provide the LCRB with a written recommendation with respect to the application. To assist with your assessment of the application, a site map of the proposed cannabis retail store is attached. The following link opens a document which provides specific and important information and instructions on your role in the CRS licensing process, including requirements for gathering the views of residents.

Local Governments' Role in Licensing Non-Medical Cannabis Retail Stores

OR

Indigenous Nations' Role in Licensing Non-Medical Cannabis Retail Stores

The LCRB will initiate an applicant suitability assessment regarding this CRS application, also known as a "fit and proper" assessment, which is comprised of financial integrity checks and security screenings of the applicant and persons associated with the applicant. Once the

Liquor and Cannabis
Regulation Branch

Mailing Address:
PO Box 9292 Stn Prov Govt
Victoria BC V8W 9J8

Location:
645 Tye Road
Victoria BC V9A 6X5
Phone: 250 952-5787
Facsimile: 250 952-7066

Website:
[www.gov.bc.ca/cannabisregulation
andlicensing](http://www.gov.bc.ca/cannabisregulationandlicensing)

assessment is complete, you will be notified of the LCRB's determination. You may choose to withhold your recommendation until the LCRB has made a final decision regarding the applicant's suitability.

If you choose not to make any recommendation regarding this application, please contact the LCRB at the earliest convenience. Please note that a Cannabis Retail Store Licence cannot be issued unless the LCRB receives a positive recommendation from the local government or Indigenous nation. Similarly, if a local government or Indigenous nation decides not to make any recommendation, the LCRB will not consider the application any further.

If you have any questions regarding this application please contact me at 778 698 5417 or paige.johns@gov.bc.ca.

Sincerely,

Paige Johns
Senior Licensing Analyst

Attachment

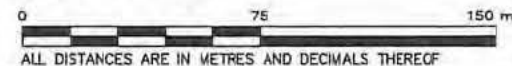
copy: Canadian Cannabis Media Corp



NOTE:
FEATURES AND DISTANCES DERIVED
FROM RTK GPS OBSERVATIONS -
ACCURATE TO 0.05m±

WALKING ROUTE DERIVED FROM
COMBINATION OF RTK GPS AND
GIS DATA - ACCURATE TO 2m±

SCALE 1 : 1500



**BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION OF SCHOOL ADJACENT TO
THE NORTH 1/2 OF LOT 1 BLOCK 38 DISTRICT LOT 185 PLAN 92**

THIS LOCATION CERTIFICATE IS CERTIFIED CORRECT THIS
11th DAY OF OCTOBER, 2018

DIMENSIONS DERIVED FROM FIELD SURVEY
PID NO. 015-740-755

PREPARED FOR: CANADIAN CANNABIS MEDIA CORP.

CMC ADDRESS: 1208 DAVIE STREET, VANCOUVER

© _____, B.C.L.S.
GARGY BANERJEE

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

THIS PLAN WAS PREPARED FOR MUNICIPAL AND OR MORTGAGE PURPOSES AND IS FOR THE EXCLUSIVE USE OF
OUR CLIENT. THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH
RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO
DEFINE PROPERTY LINES OR PROPERTY CORNERS. ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE,
TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF THE SIGNATORY. THE
SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD
PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

TERRA PACIFIC LAND SURVEYING LTD.

108 - 1661 WELCH STREET
NORTH VANCOUVER, B.C. V7P 1B7
PHONE: (604) 987-7772

JOB: NV18-159 FB: SEE FILE FILE: L171-26 COMP: NV18-159CERT_R3

DEVELOPMENT APPLICATION

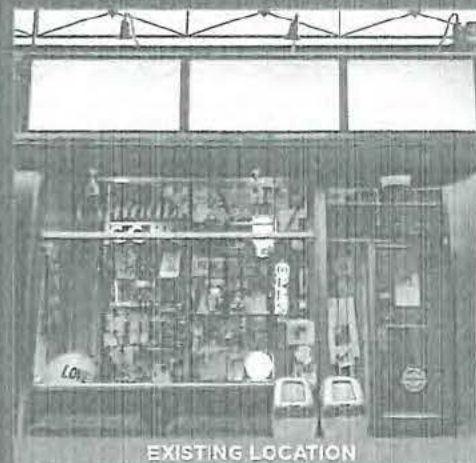
1208 Davie Street
DP-2018-01053

DETAILS

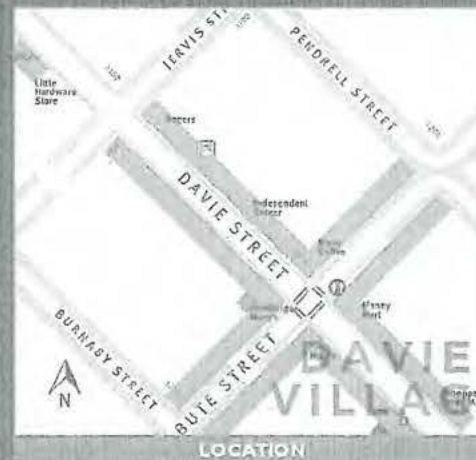
Under the site's existing C-5 zoning, the application is conditional to change the use to Retail Cannabis consisting of:

- Change the use from a Beauty Salon to a Retail Cannabis Store;
- Proposed hours of operation from 10:00 a.m. to 10:00 p.m., seven (7) days a week;
- Approximately 1040.0 square feet.

APPLICANT: Canadian Cannabis Media Corp.
1208 Davie Street
Vancouver, BC V6E 1N3



EXISTING LOCATION



What's happening:

Development application
submitted on November 19, 2018

Application review by
City staff

PUBLIC
INPUT

Decision by Director
of Planning

For details or to offer input:
vancouver.ca/devapps
or phone the Project Coordinator
at 604.871.6083



**LICENCE OFFICE**

515 West 10th Avenue

Vancouver, BC Canada V5Z 4A8

Within Vancouver, phone: 3-1-1

Outside Vancouver, phone: 604-873-7000

Canadian Cannabis Media Corporation
108 DAVIE ST
Vancouver, BC CAN V6E 1N3

2019

Licence # 19-140181

BUSINESS LICENCE

Issued December 04, 2018

Expires December 31, 2019

Licence Holder:

Canadian Cannabis Media Corporation

Business Type: OF - Office

Subtype: Other

Issued At: 1208 DAVIE ST

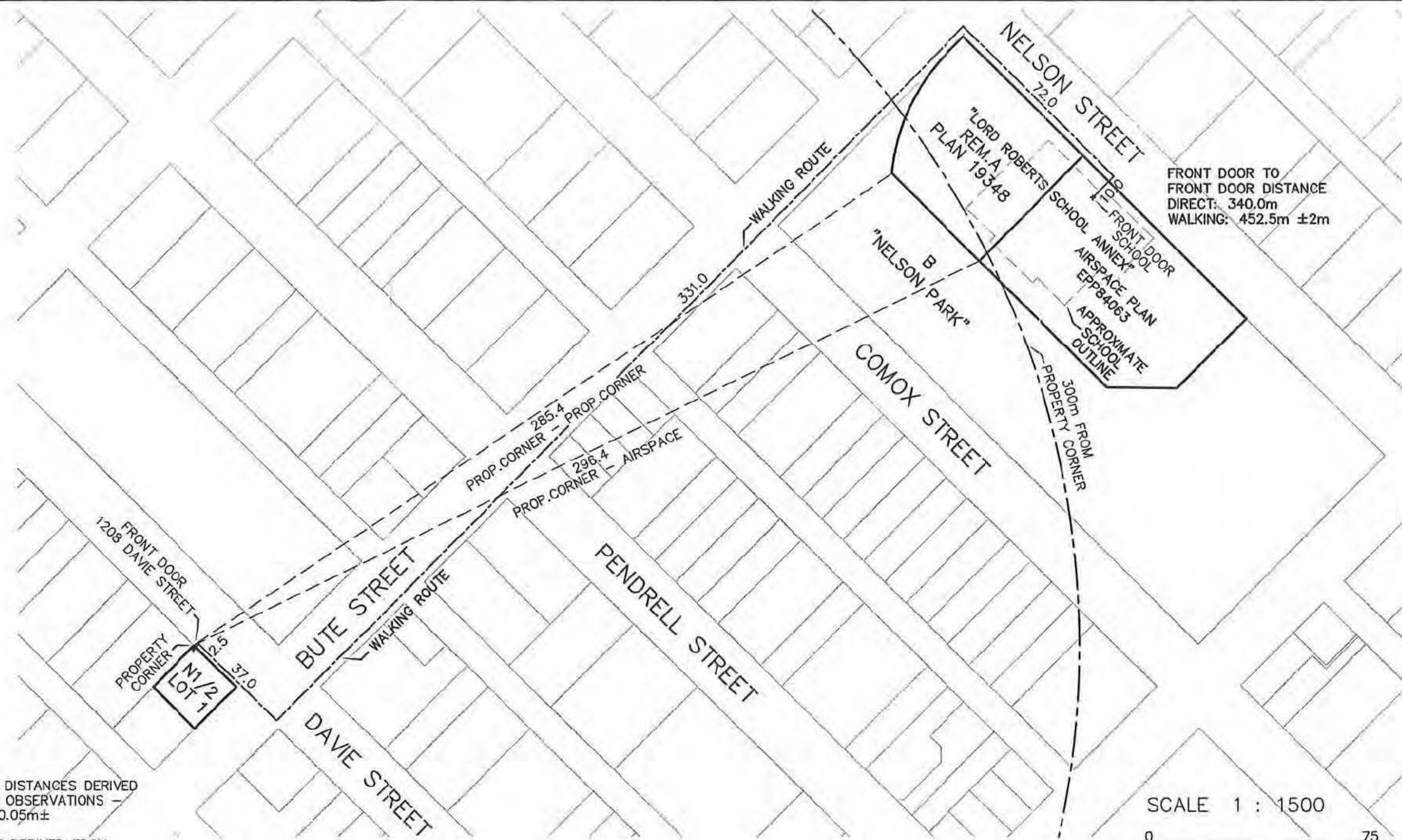
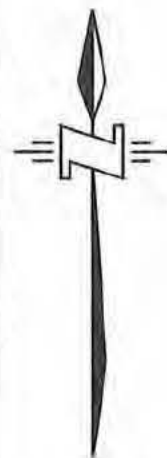
BL Renewal Fee	\$151.00
Total Fee Paid	\$151.00

OFFICE USE ONLY - SHARED SPACE

MARKETING & PROMOTION OF CANNABIS RELATED PRODUCTS ONLY.
RETAIL SALES NOT PERMITTED WITH THIS LICENCE TYPE.

SALES OF CANNABIS PRODUCTS NOT PERMITTED.

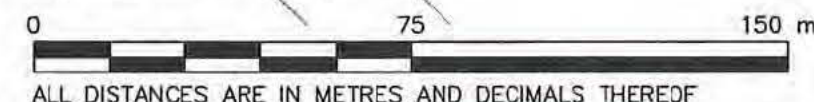
The person named is hereby licensed to carry on the business, trade, profession or other occupation stated herein. In issuing this licence the City does not represent or warrant compliance with other City of Vancouver by-laws. The licensee is responsible for ensuring compliance with all relevant laws of the City and additional approvals may be required provincially or federally. If this licence has been issued in conjunction with a time-limited Development Permit, this licence will not be valid if the Development Permit has expired and has not been extended. This licence must be used upon the licensed premise and is valid at this address only.



NOTE:
FEATURES AND DISTANCES DERIVED
FROM RTK GPS OBSERVATIONS -
ACCURATE TO 0.05m±

WALKING ROUTE DERIVED FROM
COMBINATION OF RTK GPS AND
GIS DATA - ACCURATE TO 2m±

SCALE 1 : 1500



BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION OF SCHOOL ADJACENT TO THE NORTH 1/2 OF LOT 1 BLOCK 38 DISTRICT LOT 185 PLAN 92

THIS LOCATION CERTIFICATE IS CERTIFIED CORRECT THIS
11th DAY OF OCTOBER, 2018

DIMENSIONS DERIVED FROM FIELD SURVEY
PID NO. 015-740-765

PREPARED FOR: CANADIAN CANNABIS MEDIA CORP.

CIVIC ADDRESS: 1208 DAVIE STREET, VANCOUVER

©

, B.C.L.S.

GARGY BANERJEE

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

THIS PLAN WAS PREPARED FOR MUNICIPAL AND OR MORTGAGE PURPOSES AND IS FOR THE EXCLUSIVE USE OF
OUR CLIENT. THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH
RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO
DEFINE PROPERTY LINES OR PROPERTY CORNERS. ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE,
TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF THE SIGNATORY. THE
SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD
PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

TERRA PACIFIC LAND SURVEYING LTD.

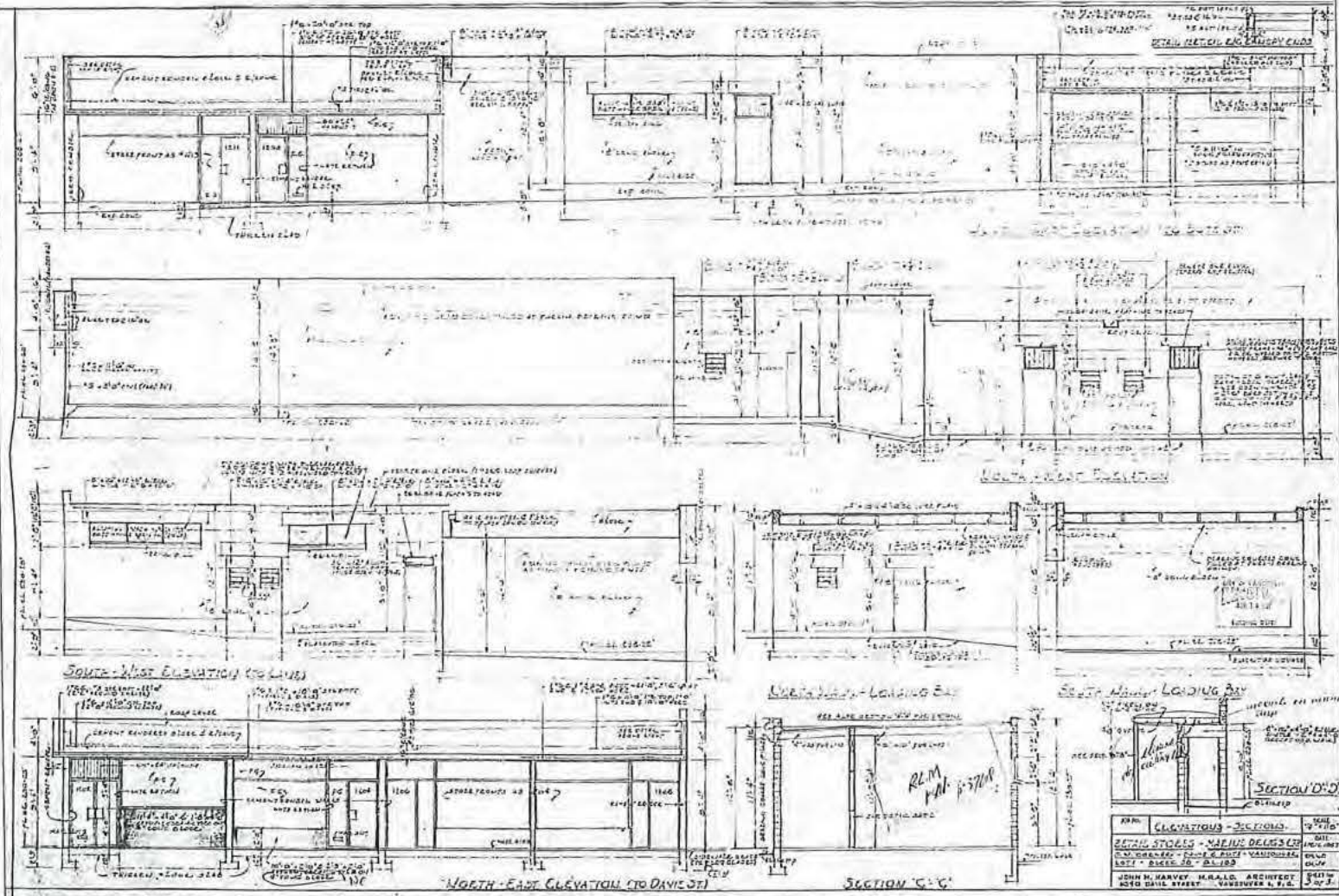
108 - 1861 WELCH STREET
NORTH VANCOUVER, B.C. V7P 1B7
PHONE: (604) 987-7772

JOB: NV18-159 FB: SEE FILE FILE: L171-26 COMP: NV18-159CERT_R2

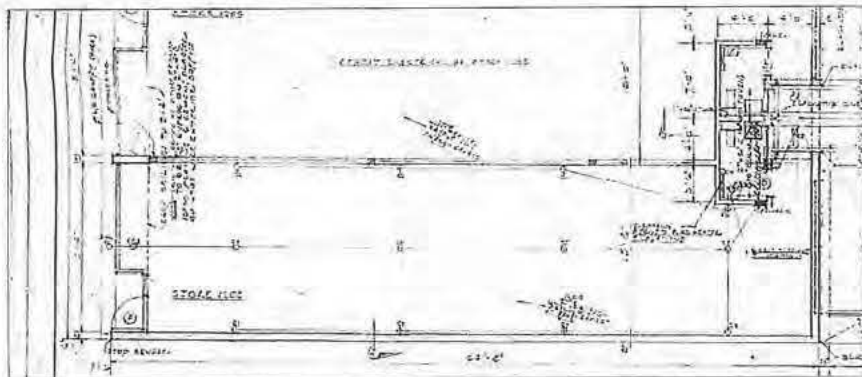
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REDUCTION RATIO 3
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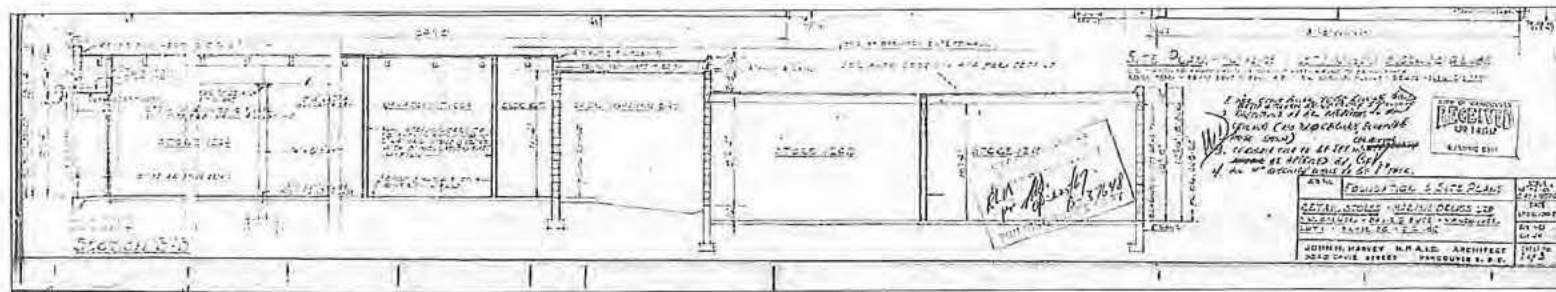
NO CHANGE TO LAST PERMITTED ELEVATIONS



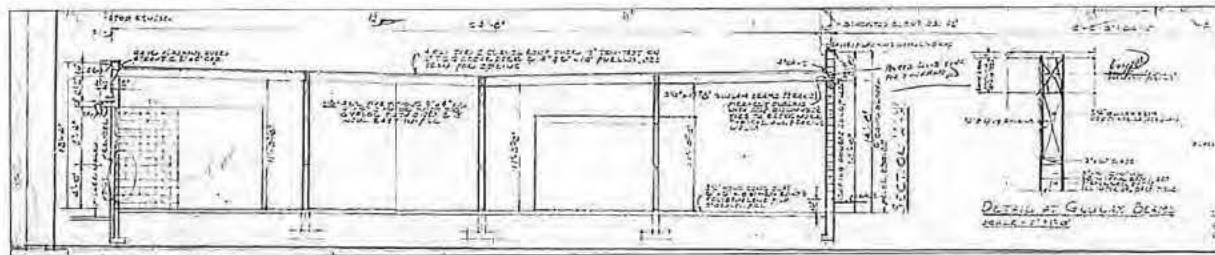
- GENERAL NOTES:
1. DRAFT ON SITE SERVICES INC. HEREBY CONFIRMS THESE DRAWINGS CONFORM TO VANCOUR BUILDING BYLAWS CURRENTLY IN EFFECT AS OF 11 MONTH 2018. DRAFT ON SITE CANNOT BE HELD RESPONSIBLE FOR CONFLICTS OR NON-COMPLIANCE ISSUES ARISING DUE TO CHANGING MODIFICATIONS AFTER THIS DATE.
 2. DRAFT ON SITE SERVICES INC. IS NOT RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THIS BUILDING. IN CASE OF ANY DISCREPANCY BETWEEN THESE NOTES AND STRUCTURAL ENGINEERING NOTES, THE ENGINEER'S NOTES WILL SUPERSEDE. ALL DISCREPANCIES ARE TO BE REPORTED TO THE CLIENT.
 3. ALL DIMENSIONS ARE TO FACE OF BRICK, CONCRETE, EXTERIOR FINISHING OR TO CENTER OF INTERIOR WALLS UNLESS NOTED OTHERWISE. CONTRACTOR MUST CONFIRM ALL CRITICAL DIMENSIONS AND OTHERWISE ASSURE HIMSELF OF THE ACCURACY OF DIMENSIONS. REPORT ALL DISCREPANCIES TO DRAFT ON SITE.
 4. CONTRACTOR SHALL CONFIRM ACTUAL DIVISION WITH SUPPLIER / MANUFACTURER AND SITE CONDITIONS. ALL HIDE DOORS AND DOORS ARE REPRESENTATIVE ONLY. ACTUAL MAKE AND MODEL AS PER CLIENT SPECIFICATIONS.
 5. WHEN DRAWINGS DO NOT SHOW SUFFICIENT DETAIL TO ALLOW COMPLIANCE WITH RELEVANT SPECIFICATIONS, THE CONTRACTOR SHALL PREPARE DETAILS FOR SUBMISSION TO THE APPROPRIATE CONSULTANT FOR APPROVAL, PRIOR TO CONSTRUCTION OR STARTING CONSTRUCTION.
 6. ALL MATERIAL AND WORKMANSHIP TO MEET THE REQUIREMENTS OF THE 2018 ISSUE OF THE VANCOUR BUILDING BYLAW AND / OR LOCAL BYLAWS AS APPLICABLE.



NO CHANGE TO LAST PERMITTED BUILDING FOOTPRINT



NO CHANGE TO LAST PERMITTED SECTION AND CONSTRUCTION DETAILS



DATE: 11/15/18 DESCRIPTION: 1208 DAVIE ST. VANCOUVER, BC

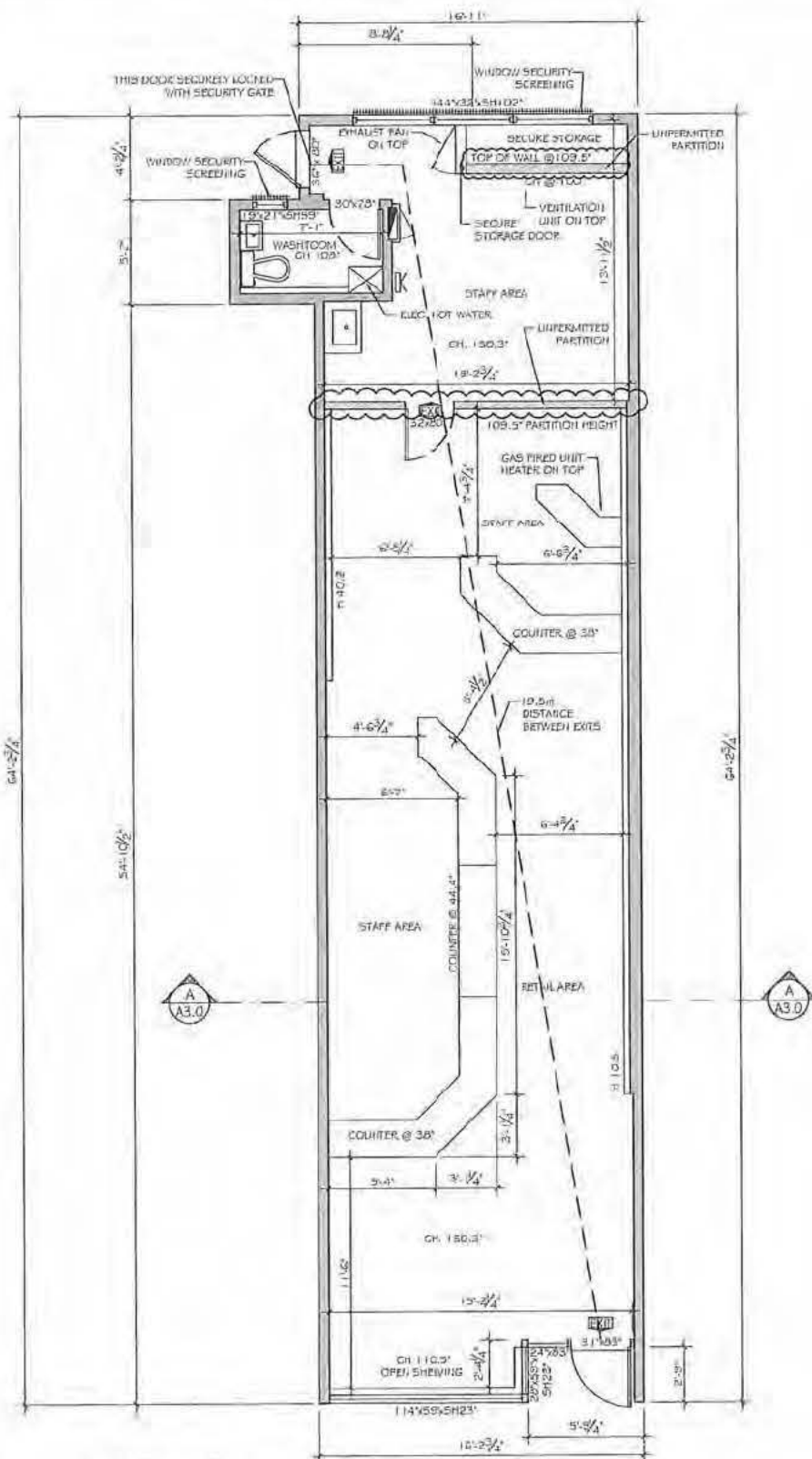
DraftOnSite

#110A, 81 GLENN DRIVE, COQUITLAM, B.C. V3K 6R2
OFFICE (604) 876-3735
EMAIL: info@DraftOnSite.com
www.DraftOnSite.com

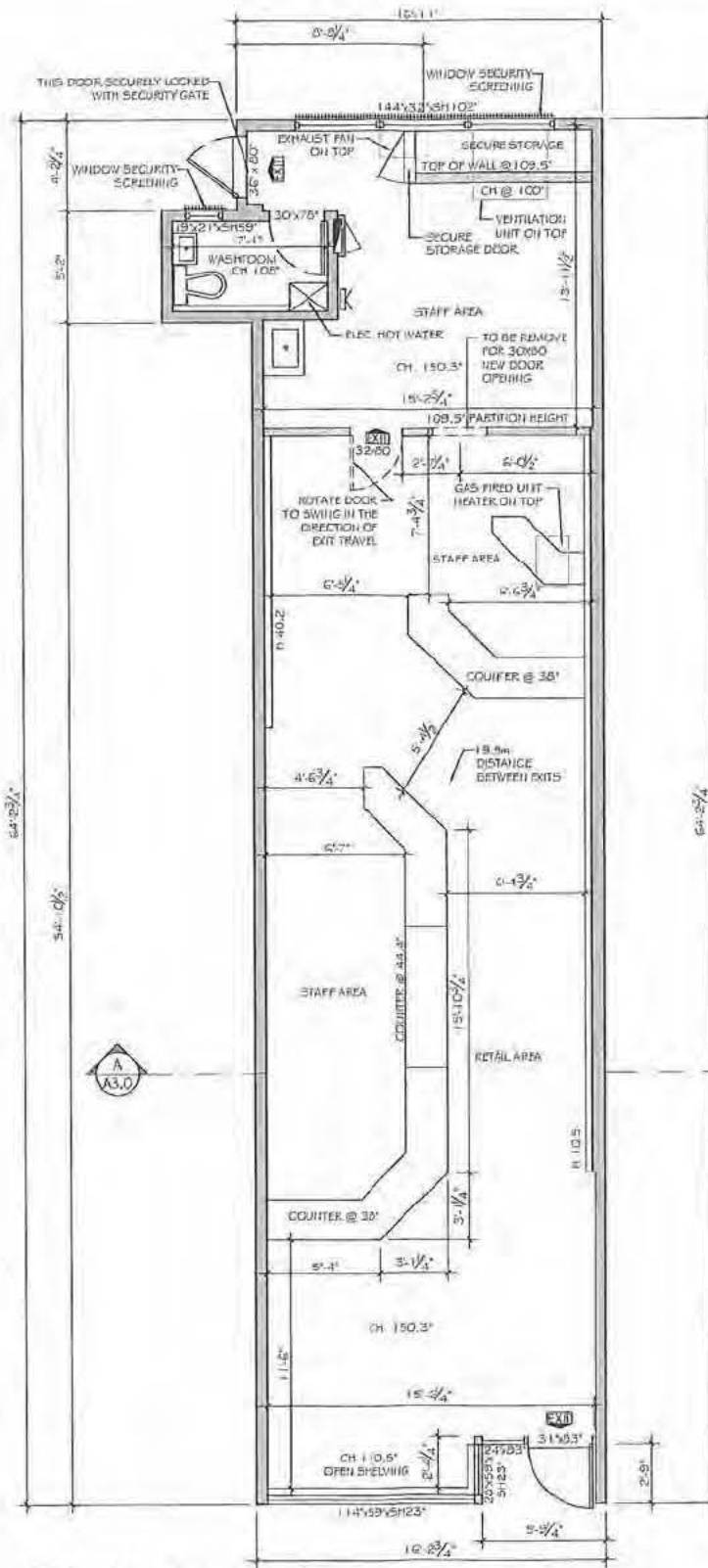
DRAWN BY: T.D.T. MEASURED BY: ABC
DATE: Nov. 2, 18 SCALE: 1/4" = 1'-0"
ORDER NUMBER: 10807 CHECKED BY: S.H.R.
SHEET TITLE: LAST PERMITTED DRAWINGS

ADDRES: 1208 DAVIE ST. VANCOUVER, BC

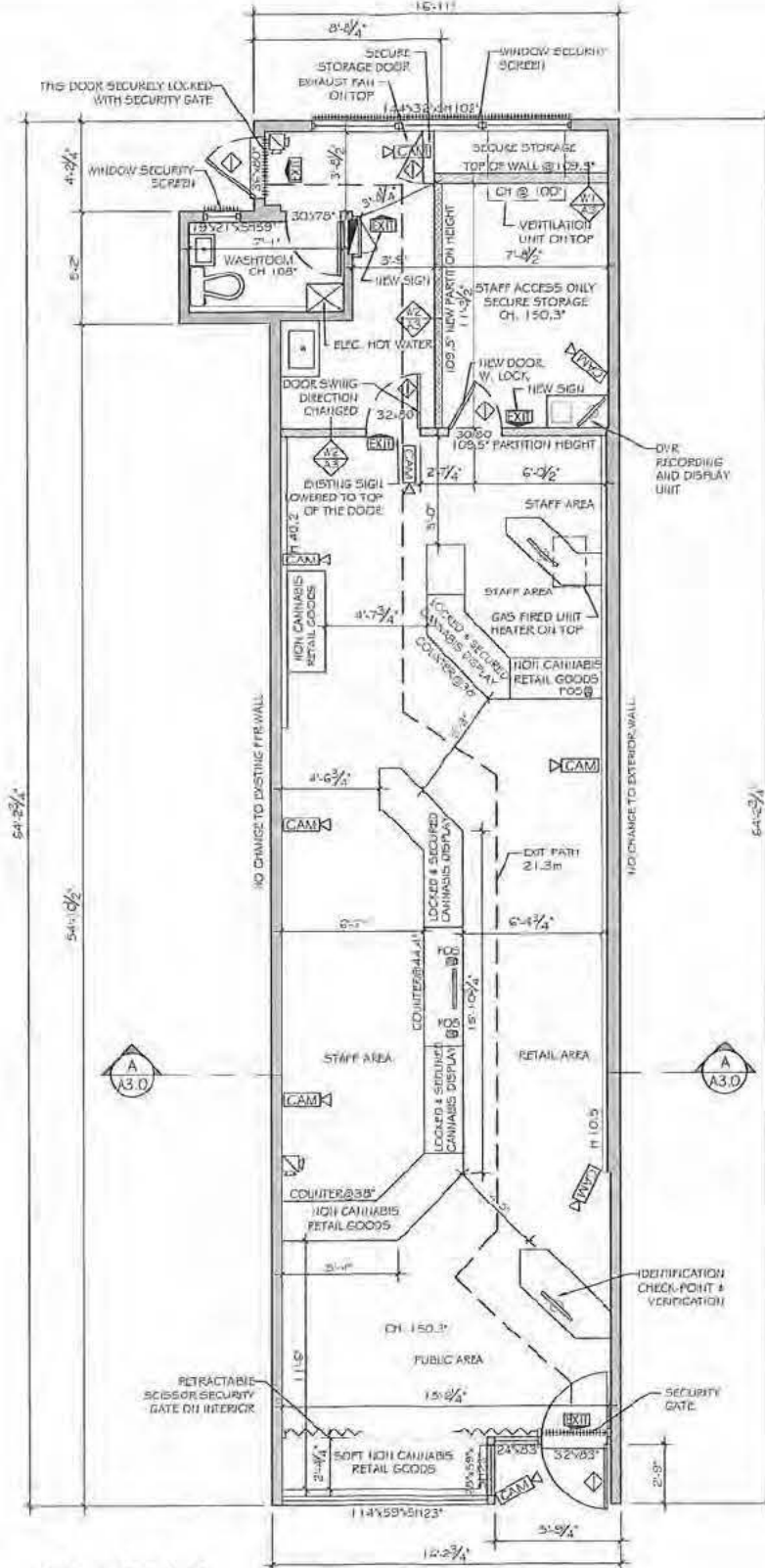
DRAWING: A2.0



EXISTING FLOOR PLAN



DEMOLITION FLOOR PLAN



PROPOSED FLOOR PLAN

VBLL CONSIDERATIONS									
1208 DAVIE ST	USE/OCCUPANCY	OCCUPANCY CLASSIFICATION	SPRINKLERED	FLOOR AREA	OCCUPANT LOAD	WATER CLOSET REQUIREMENT	MAX TRAVEL DISTANCE (VERTICAL PER 1.01)	NUMBER OF EXITS REQUIRED	MAXIMUM DIAGONAL DISTANCE
EXISTING	TANNING SALON	GROUP D	NO	PERSONAL SERVICES (500) STAFF WASHROOM AREA (17)	654.2-113	1	23m	2	19 m
PROPOSED	RETAIL CANNABIS STORE	GROUP E	NO	RETAIL STORE (REA- 600) STAFF WASHROOM AREA (17)	653.7-113	1	13m	2	NO CHANGE
									DISTANCE BETWEEN EXITS
									19.3 m
									NO CHANGE

- NOTES:
- BUILDING HAS FIRE ALARM SYSTEM
 - INTRUDER MONITORING ALARM WILL BE INSTALLED
 - SECURITY CAMERAS WITH FULL UNOBSTRUCTED VIEW OF THE RETAIL SALES AREA, LOCKED PRODUCT STORAGE AREA, INTERIOR AND EXTERIOR OF ENTRANCE AND EXIT
 - PRODUCT STORAGE AREA AND SECURITY OFFICE LOCKED AND SECURED WITH DOOR CONTACT SENSORS
 - ALL GLAZING ON EXTERIOR COVERED WITH TRANSPARENT FILM
 - ALL EXTERIOR GLAZING AND DOORS SECURED WITH RETRACTABLE SCISSOR SECURITY GATES ON INTERIOR
 - ALL CANNABIS DISPLAYS WILL BE LOCKED
 - NO CHANGE TO EXISTING FIRE RATED WALLS AND CEILING
 - NO CHANGE TO EXISTING SELF CLOSING FIRE RATED REAR EXIT DOOR
 - (3.4.5.1. Exit Signs) EXIST SIGNS AS PER VBLL WILL BE VISIBLE OVER OR ADJACENT TO EXIT, CONTINUALLY ILLUMINATED
 - (3.4.6.1 2.) DOORS SWING IN DIRECTION OF EXIT TRAVEL

LEGEND	
	POT LIGHT
	WALL SCONCE LIGHT
	PENDANT LIGHT
	PAUL LIVING WALL
	MOTION SENSOR LIGHT
	DOOR CONTACT SENSOR
	SECURITY CAMERA
	EXISTING FRAMING AND DRYWALL
	UNPERMITTED PARTITION WALLS
	REMOVED WALLS
	NEW PROPOSED WALLS
	EXHAUST FAN
	PHOTO-ELECTRIC SMOKE / CARBON MONOXIDE DETECTOR
	INTERCOMBINED PHOTO-ELECTRIC SMOKE / CARBON MONOXIDE DETECTOR
	SELF CLOSING, SOLID CORE DOOR, FIRE RATED 20MIN
	EXISTING ELECTRICAL PANEL
	HOT WATER TANK
	PARTITION TAG

- GENERAL NOTES:
- DRAFT ON SITE SERVICES INC. HAS NOT RESPONSIBILITY FOR THE STRUCTURAL DESIGN OF THIS BUILDING. IN CASE OF ANY DISCREPANCY BETWEEN THESE NOTES AND STRUCTURAL ENGINEERING NOTES, THE ENGINEER'S NOTES WILL SUPERSEDE. ALL DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT AS TO FACE OF DRAWING. CONCRETE, EXTERIOR, SKYLIGHT OR TO CENTER OF INTERIOR, WALLS, UNLESS NOTED OTHERWISE. CONTRACTOR MUST CONFIRM ALL CRITICAL DIMENSIONS AND OTHERWISE ASSURE BASED OF THE ACCURACY OF DRAWINGS. REPORT ALL DISCREPANCIES TO DRAFT ON SITE.
 - CONTRACTOR SHALL CONFIRM ACTUAL DIMENSION WITH SUPPLIER / MANUFACTURER AND SITE CONDITIONS.
 - ALL NEW WINDOWS AND DOORS ARE REPRESENTATIVE ONLY. ACTUAL MAKE AND MODEL AS PER CLIENT SPECIFICATIONS. WHEN DRAWINGS DO NOT SHOW SUFFICIENT DETAIL TO ALLOW COMPLIANCE WITH RELEVANT SPECIFICATIONS, THE CONTRACTOR SHALL PREPARE DETAILS FOR SUBMISSION TO THE APPROPRIATE CONSULTANT FOR APPROVAL, PRIOR TO CONSTRUCTION OR STARTING CONSTRUCTION.
 - ALL MATERIAL AND WORKMANSHIP TO MEET THE REQUIREMENTS OF THE 2014 ISSUE OF THE VANCOUVER BUILDING BYLAW AND / OR LOCAL BYLAW AS APPLICABLE.

DATE: 10/02/2024

DESCRIPTION: 1208 DAVIE ST. VANCOUVER, BC

DraftOnSite

#110A - 81 GOLDEN DRIVE, COQUITLAM, B.C. V3K 6R2

OFFICE (604) 676-3736

EMAIL: info@DraftOnSite.com

www.DraftOnSite.com

DRAWN BY: T.D.T.

DESIGNED BY: ABC

DATE: Nov. 2, 18

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

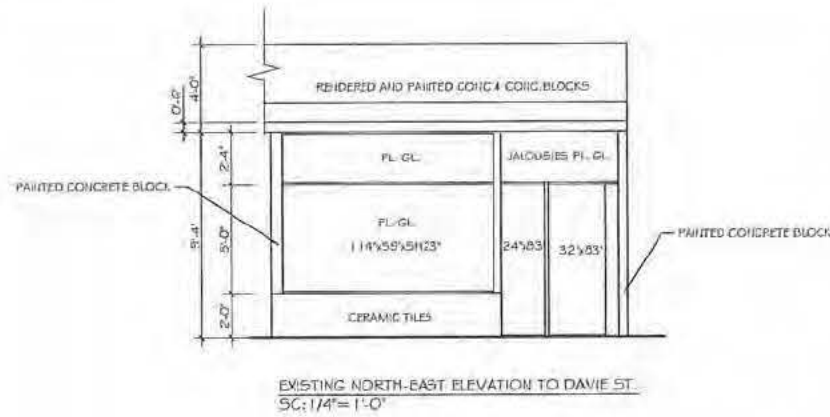
ORDER NUMBER: 10503

CHECKED BY: CH.R.

SHEET TITLE: EXISTING & PROPOSED FLOOR PLANS

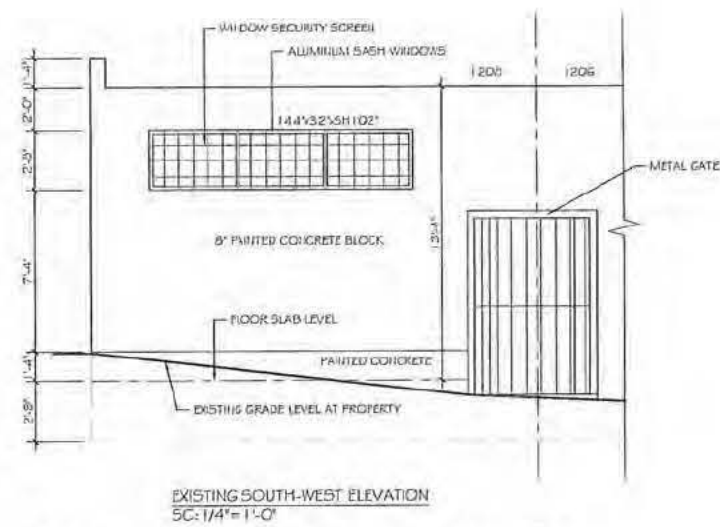
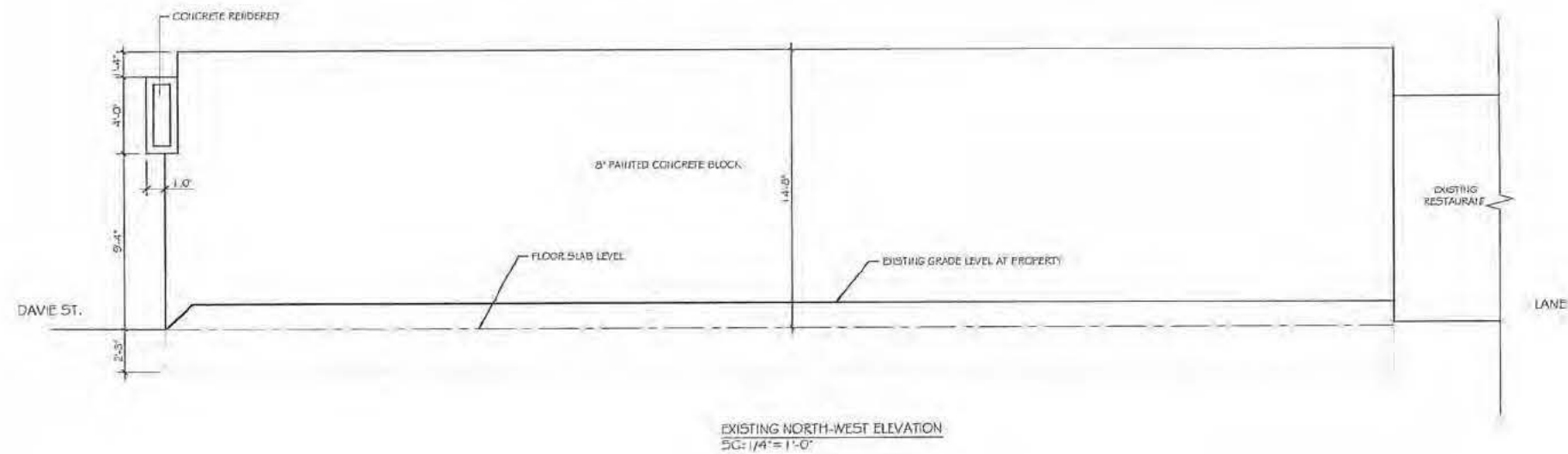
1208 DAVIE ST. VANCOUVER, BC

A2.1

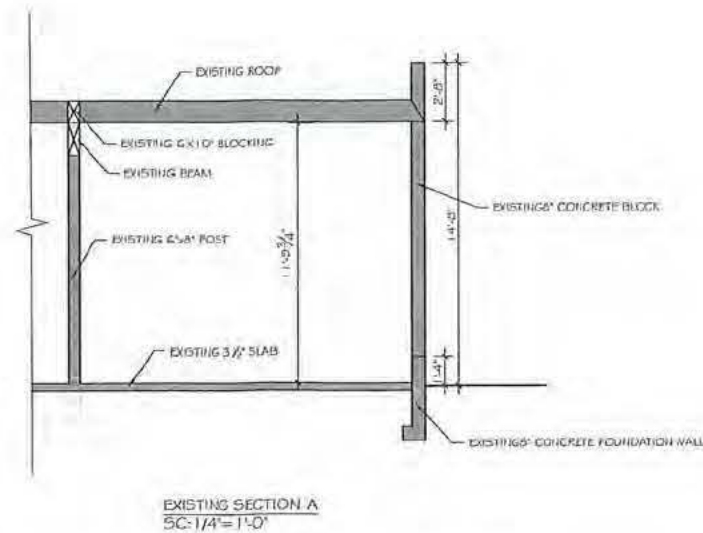


PROPOSED FRONT ELEVATION SIGNAGE

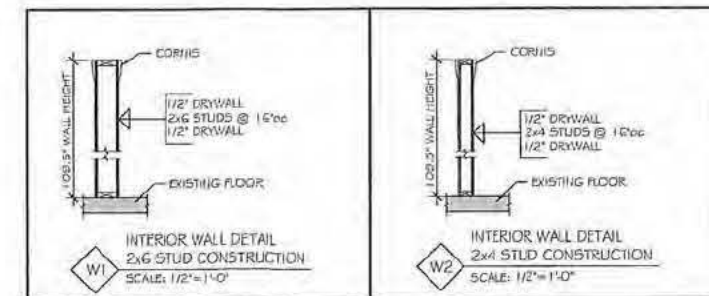
NO CHANGE TO EXISTING ELEVATIONS



NO CHANGE TO EXISTING ELEVATION



NO CHANGE TO EXISTING SECTION



- GENERAL NOTES:
1. DRAFT SCALE DRAWING.
 2. DRAFT ON SITE SERVICES INC. HEREBY CONFIRMS THESE DRAWINGS CONFORM TO VANCOUVER BUILDING BYLAWS CURRENTLY IN EFFECT AS OF 01 MARCH 2011. DRAFT ON SITE CANNOT BE HELD RESPONSIBLE FOR CONSEQUENCES OF NON-COMPLIANCE ISSUES ARISING DUE TO CHANGING MODIFICATIONS AFTER THIS DATE.
 3. DRAFT ON SITE SERVICES INC. IS NOT RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THIS BUILDING. IN CASE OF ANY DISCREPANCY BETWEEN THESE NOTES, THE ENGINEER'S NOTES WILL SUPERSEDE. ALL DISCREPANCIES ARE TO BE REPORTED.
 4. ALL DIMENSIONS ARE TO FACE OF DRYWALL, CONCRETE, EXTERIOR SHEATHING OR TO CENTER OF INTERIOR WALLS UNLESS NOTED OTHERWISE. CONTRACTOR MUST CONFIRM ALL CRITICAL DIMENSIONS AND OTHERWISE ASSURE HIMSELF OF THE ACCURACY OF DRAWINGS. REPORT ALL DISCREPANCIES TO DRAFT ON SITE.
 5. CONTRACTOR SHALL CONFIRM ACTUAL DIMENSION WITH SUPPLIER / MANUFACTURER AND SITE CONDITIONS.
 6. ALL NEW WINDOWS AND DOORS ARE REPRESENTATIVE ONLY. ACTUAL MAKE AND MODEL AS PER CLIENT SPECIFICATIONS.
 7. WHEN DRAWINGS DO NOT SHOW SUFFICIENT DETAIL TO ALLOW COMPLIANCE WITH RELEVANT SPECIFICATIONS, THE CONTRACTOR SHALL PREPARE DETAILS FOR SUBMISSION TO THE APPROPRIATE CONSULTANT FOR APPROVAL PRIOR TO CONSTRUCTION OR STARTING CONSTRUCTION.
 8. ALL MATERIAL AND WORKMANSHIP TO MEET THE REQUIREMENTS OF THE 2011 EDITION OF THE VANCOUVER BUILDING BYLAWS AND / OR LOCAL BYLAWS AS APPLICABLE.

DATE	DESCRIPTION
	DraftOnSite
	#110A- 81 GOLDEN DRIVE, COQUITLAM, B.C. V3K 6R2 OFFICE (604) 876-3738 EMAIL: info@DraftOnSite.com www.DraftOnSite.com
DRAWN BY:	MEASURED BY:
T.D.T	ABC
DATE:	SCALE:
NOV. 2, 18	1/4" = 1'-0"
ORDER NUMBER:	CHECKED BY:
10803	SH.R
SHEET TITLE:	
	EXISTING ELEVATIONS & SECTION
ADDRESS:	
	1208 DAVIE ST, VANCOUVER, BC
DRAWING:	
	A3.0