

File No.: 04-1000-20-2019-284

June 12, 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 April 30, 2019 for:

1. **All feedback received, including letters, petitions, etc. during the notification period related to DP-2019-00035, 1108 Richards Street, from March 8, 2019 to April 30, 2019.**
2. **Dates when the following Development Permits were submitted and approved: DP-2016-00821 and DE419528.**

For point one of your request, all responsive records are attached. Some information in the records has been severed, (blacked out), under s.15(1)(l), and s.22(1) of the Act. You can read or download this section here:

http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

For point two of your request, dates when the following development permits were submitted and approved are as follows:

- DE419528 was opened on August 20, 2015, refused on October 21, 2015, the refusal was rescinded on September 12, 2016 due to the Board of Variance overturning the refusal decision.
- DP-2016-00821 was opened on December 19, 2016 and issued on August 13, 2018.

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request 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 (#04-1000-20-2019-284); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,



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.

:pm

From: mail@changemail.org
To: [Sheikhakbari, Peivand](#)
Subject: 100 more people signed "Petition: Closure of Illegal Marijuana Store in Yaletown Residential Building"
Date: Monday, March 25, 2019 4:58:05 PM



New signatures

Peivand Sheikhakbari – This petition addressed to you on Change.org has new activity. See progress and respond to the campaign's supporters.

Petition: Closure of Illegal Marijuana Store in Yaletown Residential Building

Petition by Residents of Robinson Tower · 100 supporters



**100 more people signed
in the last 5 days**

[View petition activity](#)

RECENT SUPPORTERS



s.22(1)

Mar 25, 2019

I live in the neighbourhood and I think the store being in a residential building near parks and daycares is wrong



s.22(1)

Mar 25, 2019

I strongly opposed them getting there license because it is so close to where i live and emery barns park s.22(1) and a lot of other kids from different neighborhoods play. I am not against medicinal pot but they could definitely look for a different store location away from where kids usually hang out. The store owner is so inconsiderate to the people living in the area then why should we as a resident be considerate to him. Try

passing thru where this store is, looks like there is a chimney in front of the store let alone the people who cross to emery barnes park to smoke their weed.

 **s.22(1)** · Mar 22, 2019

I am agree with this concern. I support

 **s.22(1)** · Mar 25, 2019

 **s.22(1)** · Mar 25, 2019

[View all 100 supporters](#)

CHANGE.ORG FOR DECISION MAKERS

On Change.org, decision makers like you connect directly with people around the world to resolve issues. Respond to let the people petitioning you know you're listening, say whether you agree with their call to action, or ask them for more information. [Learn more.](#)

This notification was sent to peivand.sheikhakbari@vancouver.ca, the address listed as the decision maker contact by the petition starter. If this is incorrect, please [post a response](#) to let the petition starter know.

Change.org · 548 Market St #29993, San Francisco, CA 94104-5401, USA

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: 108 Richards (WEEDS Glass and Gifts Ltd.).
Date: Friday, March 15, 2019 11:01:53 AM

Hello,

I fully support 108 Richards (WEEDS Glass and Gifts Ltd.) variance application.

Regards,

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: 1088 Richards Development Application
Date: Friday, March 15, 2019 10:42:38 AM

Hi Peivand,

I am writing to you with respect to the Development Application for 1088 Richards (Weeds Glass and Gifts Ltd.). As a neighbourhood resident I do not support this application.

The City's own bylaws restrict the location of a Cannabis Store at that address. Furthermore, with the location of Emery Barnes Park and the children's playground right across the street the location does not reinforce a positive environment for children. Dozen of cannabis smokers regularly smoke in public and gather in front of the retail location directly across from the park. In contravention of other bylaws smoking of cannabis also occurs in the park. We would like to see this Cannabis Store/Retail Location relocated more than 300 metres from the park and play ground.

Best regards,

s.22(1)



From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: 1108 Richards (WEEDS Glass and Gifts Ltd.) - Do NOT Re-ZONE
Date: Monday, March 25, 2019 9:47:04 AM

I disagree with the prospect of allowing a variance. Do Not amend the zoning. I
reside s.22(1)
Regards: s.22(1)

From: Shawn SS. Smith
To: [Sheikhakbari, Peivand](#)
Cc: [s.22\(1\)](#)
Subject: 1108 Richards - Development Permit (LMS 1902)
Date: Thursday, March 28, 2019 1:14:12 PM
Attachments: [img-318075146-0001 \(000000003\).pdf](#)

Good Afternoon,

My client, the Owners, Strata Plan LMS 1902, wish to respond to this Notice of Application. Can they send their letter to you via email or do you require a hardcopy. Your notice says you welcome written comments on this application by March 29, 2019. Does that mean they can still send the letter to you tomorrow or do you require delivery / receipt by the end of the day today. My client is just finalizing their submission.



SHAWN SMITH, RCM
Strata Manager

200 Granville Street | Suite 700 | Vancouver, BC, Canada V6C 1S4
Office [604.683.8900](tel:604.683.8900) | Fax [604.689.4829](tel:604.689.4829)
Toll Free [1.855.683.8900](tel:1.855.683.8900) | Customer Care Centre [1.855.273.1967](tel:1.855.273.1967)
Email Shawn.R.Smith@fsresidential.com
www.fsresidential.com
Follow us on | [Facebook](#) | [Twitter](#) | [LinkedIn](#) | [YouTube](#)



453 West 12th Avenue
Vancouver, BC V5Y 1V4

Development,
Buildings & Licensing

MAR 13 2019

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

ਗੁਰੂ ਜੀਤਗੋਬੀ ਸਿਰਧਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਟ੍ਰਾਂਲਾ ਕਰਵਾਓ



OWNERS STRATA PLAN LMS 1902
C/O FIRSTSERVICE RESIDENTIAL B
700-200 GRANVILLE ST
VANCOUVER BC V6C 1S4

NOTICE OF DEVELOPMENT APPLICATION

1108 Richards Street
DP-2019-00035



March 11, 2019

WEEDS Glass and Gifts Ltd. has applied to the City of Vancouver for permission to develop on this site consisting of:

- Change of use from retail (limited food) to Cannabis Store with:
 - a floor area of approximately 1,410 square feet; and
 - operational hours of 9:00am to 11:00pm seven (7) days a week

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

We welcome your written comments on this application by **March 29, 2019**. For more information and updates, **visit:** vancouver.ca/devapps

Or contact **Peivand Sheikhabari**, Project Coordinator at **604.871.6001** or peivand.sheikhabari@vancouver.ca

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: 1108 Richards St -DP-2019-00035 -COMMENT from s.22(1)
Date: Tuesday, March 19, 2019 1:36:51 PM

Re: WEEDS Glass and Gifts Ltd. - DP-2019-00035

I would like to express my vote against this application, which is predicated on my belief that any cannabis-related business in Vancouver should be located in strictly commercially-zoned areas, for the following reasons:

- Residents of a neighbourhood, even mixed-use neighbourhoods, are entitled to non-exposure to commercial activity that involves substances that produce odors (both direct source and by travelling smoke in the air), and potential negative activity and crime invited by such commercial uses.
-
- Why can cannabis-related businesses not be zoned to be located only in commercial areas or on commercial streets (or with minimal residential use) such as Granville, Robson, Davie? Do we really need that many physical stores....does the City really need to issue so many licenses? Is not on-line purchasing the thing to do these days?
-
- This above expressed principle extends to proximity to schools, daycare, seniors facilities, parks and playgrounds, and the like (for obvious reasons!). Not to mention Covenant House, as an example.
-
- s.22(1) this specific business daily and therefore am familiar with the activity between 9 am and 6 pm. I do not enjoy walking past the odor of cannabis, nor do so many people that I know.

I am in no way against marijuana use, or medical cannabis, at all. However, I do not think it is fair or right to impose it in the daily living of residents who seek pleasant neighbourhood living, and who are entitled to "quiet enjoyment".

Thank you for the opportunity to comment on this application.

Sincerely yours,

s.22(1)



Virus-free. www.avast.com

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: 1108 Richards Street - DP-2019-00035
Date: Thursday, March 14, 2019 11:17:34 AM

Hi Peivand,

s.22(1) am strongly apposed to the rezoning application for the commercial unit s.22(1) I would like to point out that the current store, which is operating illegally, is right across the park from where children and young families frequently play and relax. The location is also within the 300m of our community center (yaletown roundhouse) which goes directly against the city of Vancouver bylaws.

On Sunday evenings, the store now runs a promotion called 4:20-7:20 where they have a sale similar to what you would see at a happy hour menu. This leads to long lineups outside the premises and is burdensome to residents above as the patrons are quite loud and disruptive. I've also seen clients illegally parked on the corner making it difficult to make left turns onto Helmcken St. They park right on the corner thinking it'll be a quick stop, which disrupts traffic and leads to vehicles honking and even more noise. The opening times are also quite excessive (9am to 11pm) especially on weekdays and Sunday evenings.

Furthermore, how has this dispensary been allowed to operate these past few months without a valid license? They never closed their doors once the provincial regulations came into effect, which I think is an unfair advantage when compared to businesses that followed the rules and closed while waiting for licensing and rezoning. Why should we reward those who break the rules and punish those that follow them?

Please feel free to contact me if you have any further questions.

Thank You

s.22(1)

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*****CONFIDENTIALITY NOTICE*****

The information and documents electronically transmitted herein may be confidential and may contain, confidential information intended only for the recipient(s) to whom it is addressed. Any review, re-transmission, distribution, copying, disclosure or other use, or taking any action in reliance upon this information by persons other than the intended recipient(s) is strictly prohibited. If you receive this electronic transmission in error, then please notify me by email, and delete this message without making a copy.

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: 1108 Richards Street - DP-2019-00035
Date: Wednesday, March 27, 2019 12:30:23 PM

Good Afternoon,

I am emailing you today regarding Weeds located at 1108 Richards Street, DP-2019-0035.

As a resident of the area s.22(1) I am in full support of the City of Vancouver / Province of British Columbia, issuing the necessary permits to allow Weeds to continue operating at this location, including the sale of Marijuana. This small business owner employs close to 20 people at a time where its hard for any small business to succeed, here is one!!

Now that the Federal Government has legalized the sale of marijuana, I see no reason for anyone person or any entity to stand in the way of an owners legal right to do business within the City of Vancouver. We as Vancouverites should be doing everything we can to support small businesses. The NIMBY attitude in Vancouver should never be the starting point as to whether or not a legal business can operate, bylaws within the municipality regarding distance to schools and community centers, besides making no sense, don't protect anyone, and it certainly doesn't consider the community if customers of Marijuana stores in Yaletown have to leave the community to purchase goods or services. Driving their cars, the entire time.

Please let me know if you require any further information.

Regards,

s.22(1)



***PLEASE NOTE: This e-mail and any attachment is for authorized use by the intended recipient(s) only. It may contain proprietary material, confidential information and/or be subject to legal privilege. It should not be copied, disclosed to, retained or used by, any other party. If you are not an intended recipient then please promptly delete this e-mail and any attachment and all copies and inform the sender. Thank you.

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: 1108 Richards Street - DP-2019-00035: Dell Balfour Votes Against the Application
Date: Thursday, March 21, 2019 9:48:33 AM

Hi Peivand,

I am writing in response to a postcard that was sent to our mailbox in regards to 1108 Richards Street - DP-2019-00035.

My position re DP-2019-00035 on 1108 Richards Street: OPPOSITION

My full name: s.22(1)

My home address: s.22(1)

Owner or Renter: s.22(1)

s.22(1)

I would like to express my very strong opposition to this application for the following reasons:

- I understand that the owner of Weeds **has a criminal background** and current charges are laid against him and his staff. The owner further stalls the application process through continuous litigation. Weeds continues to operate in defiance and is now trying to do so legally. **I strongly feel that the City of Vancouver and Vancouver Police Department should work together to deny the application and enforce the closure of the store.**
- The location 1108 Richards Street is in the middle of a residential community of law-abiding citizens, residents, families, children, senior citizens, and community support facilities such as daycares, youth and low income assistance housing, etc. It is across from a children's playground park. It goes without saying that Weeds, based on its model of business that is clearly evident by the products and services it currently, and illegally provides, can potentially invite unwanted behavior into this area.
- Currently, the store is set up to not only sell products but with the tables and chairs and people sitting as if they are enjoying a cup of coffee. It is obvious that the Owner intends to stretch his uses of this premises to also serve as a lounge and likely for social gatherings and likely serving of cannabis-laced digestible.

In summary, I herein voice my very strong opposition to this application and I would say that **I would like to see the provincial government, the City of Vancouver and the Vancouver Police work together to take more time to rethink the policies, zoning, and allowable uses in residential neighbourhoods.**

Thank you for the opportunity to comment on this application.

Sincerely yours,

s.22(1)

A large rectangular grey box redacting the signature and name of the person.

s.22(1)

A rectangular grey box redacting the signature and name of the person.

From: s.22(1)
To: Sheikhabari, Peivand
Subject: 1108 Richards Street - DP-2019-00035: s.22(1) Strongly Votes Against
Date: Thursday, March 21, 2019 2:37:31 PM
Attachments: Weed Stores in Yaletown.PNG

Hi Peivand,

I have yet to receive your response from my previous email. So I am re-sending this to you with additional comments. It will be greatly appreciated if you can please reply to this email to acknowledge the receipt of this message.

I am writing in response to a postcard that was sent to our mailbox in regards to 1108 Richards Street - DP-2019-00035. Below are my reasons for opposing this application.

My position re DP-2019-00035 on 1108 Richards Street: OPPOSITION

My full name: s.22(1)

My home address: s.22(1)

Owner or Renter: s.22(1)

SECTION 1: COMMENTS BASED ON CONDITIONALLY REGULATED ITEMS <300M (Meters)

Considerations for stated relaxation rationale (section 3)

11.28.2.(a) 604 Medicinals Cannabis Dispensary Vancouver (1167 Granville St, 229m)

Opens 8a-10p, 7 days a week

<http://vancouverdispensary.net/>

11.28.2.(a) Farmers Lab Seeds (280 Nelson Suite 259, 260m)

Retail location. Aside from providing therapeutic solutions to individuals globally that are seeking relief through the germination and harvesting of medical marijuana, Farmers Lab carries topical/ingested Marijuana products at this retail location such as Farmers Lab CBD Oil.

<https://farmerslabseeds.com/>

11.28.2.(b) The Gathering Place Community Center (609 Helmcken St, 115m)

The Gathering Place Community Centre offers programs and services to the Downtown South community. We primarily serve vulnerable populations, including people on lower income, people with disabilities, seniors, people of diverse ethnic backgrounds, the LGBTQ community, youth, and people who are homeless. Youth-oriented programs / facilities include:

- Martial Arts & Fitness classes
- A games room with a ping pong table, card tables, card decks, and board

games. There are also three Nintendo Cube stations, two Playstations, and a variety of games. (The games room is open daily from 10:00am — 2:30pm and from 3:30pm — 7:45pm)

11.28.2.(b) Roundhouse Community Centre (181 Roundhouse Mews, 277m)

Roundhouse community center is a key gathering place with significant programming for children/family and youths in Yaletown neighbourhood. The facility also operates as an after-school care. It operates the following youth sample programs:

- Arts, Dance & Culture - Introduction to Hip Hop (Age 10-18)
- Educational - Red cross Stay Safe! (Age 9-13)
- Educational - Red cross Baby sitting (Age 11-15)
- Social Recreation - #Girlsquad (Age 9-12)
- Open gym/Drop-in Sports - Pre-teen/Youth Open Gym (Age 8-18)
- Physical Recreation - Introduction to skateboarding: Beginners (Age 7-13)
- Leadership - Youth4Youth - Roundhouse Youth Council (Age 13-18)

<http://roundhouse.ca/programs/youth/>

11.28.2.(b) Covenant House Vancouver (575 Drake St, 300m)

Covenant House Vancouver serves Vancouver's homeless and at-risk street youth. ^{s 22(1)} help young people aged 16 to 24 who have fled physical, emotional and sexual abuse; those who have been forced from their homes; and those who have aged out of foster care.

Convent House provides the following care programs:

- Community Support Services: Providing an array of “as-needed” services (including access to an in-house addictions counsellor and programs focused on support and recovery) to street youth aged 16 to 24 including street outreach and drop-in.
- Crisis Program: We have 59 beds sheltering 16 to 24 year-olds in crisis. Trained staff and volunteers get them the help they need, without judgment.
- Rights of Passage: Through this program we provide youth with safe, affordable housing and support as they transition to independent living.

<https://www.covenanthousebc.org/>

11.28.2.(b) Westside Miniversity (211 Nelson St, 300m)

Miniversity is senior high school (Grade 10-12) re-imagined in the light of new knowledge about learning. Classes run 8:30am to 5pm Monday to Friday.

<https://www.thewestsideschools.ca/our-programs/miniversity-10-12-2/>

Other considerations

Future Daycare centre (1111 Richards St, 20m)

Per City of Vancouver development application DE419710 – CD-1 (562) for 1111 Richards St, the development will include a proposed commercial day care on ground

and second floors accomodate a maximum of 45 children

<https://vancouver.ca/files/cov/committees/dpb-report-1111-richards-street-appendixes.pdf>
<https://vancouver.ca/files/cov/committees/dpb-report-1111-richards-street-de419710.pdf>

Emery Barnes Park (1170 Richards St, 50m)

Directly across from proposed 1108 Richards Street is Emery Barnes Park. The Park featured an off-leash dog park, a children's playground, seating areas, and an open lawn space. The park is social gathering place for downtown residents. Signage from 1108 Richards Street is directly visible from the Children's play area in the park, which are frequented daily by young children of all ages.

<https://covapp.vancouver.ca/parkfinder/ParkDetail.aspx?inparkid=20>

Patterson High School (981 Nelson St, 461m)

The school offers full secondary education: Grades 8 to 12 and university preparation programs.

<http://www.pattisonhighschool.ca/>

SECTION 2: COMMUNITY PERSPECTIVES

1. The proposed location is in a residential area (at least majority is residential), not in a commercial area.
2. The proposed location is only 50 meters away from Emery Barnes Park where families and children gather and play. Having this cannabis business has actually been encouraging numerous cannabis users to smoke in the park due to plenty of seating and out of convenience, which creates a very unpleasant smell and safety concerns for young children. Young children and the residents in the neighbourhood should **deserve the basic human rights** to have clean air and to be able to enjoy a safety environment in the park.
3. The area this proposed location is in is considered high end in the real estate market. Having this cannabis business may de-value the properties in the area especially for those who have concerns over the use of cannabis.
4. The area this proposed location is in is consist of lots of young families and children. It is not a good idea to let young children have early exposure to marijuana. Evidence has been proven that early exposure to marijuana will cause brain damages to young children.

5. There are 7 other cannabis stores in Yaletown already, whether they are online or in a retail store. Please see attached a screenshot of the cannabis stores that were found on google maps in the area.
6. As far as I understand, the owner of Weeds has a criminal background and current charges are laid against him and his staff. The owner further stalls the application process through continuous litigation. Weeds continues to operate in defiance and is now trying to do so legally. **Therefore, I strongly urge the City of Vancouver and the Vancouver Police Department to work together to deny the application and enforce the closure of the store for the safety of the residents in the neighbourhood.**
7. The location 1108 Richards Street is in the middle of a residential community of law-abiding citizens, residents, families, children, senior citizens, and community support facilities such as daycares, youth and low income assistance housing, etc. It is across from a children's playground park. It goes without saying that Weeds, based on its model of business that is clearly evident by the products and services it currently, and illegally provides, **can potentially invite unwanted behavior into this area.**
8. Currently, the store is set up to not only sell products but with the tables and chairs as if it is a lounge or coffee shop for people to smoke even inside the store, not to mention we can see even the staff smoke inside the store. It is obvious that the Owner intends to stretch his uses of this premises to also serve as a lounge and likely for social gatherings and likely serving of cannabis-laced digestible.

In conclusion, I, one of the property owners in the neighbourhood, strongly oppose having this application approved. I would greatly appreciate the City of Vancouver would further evaluate the detrimental effects of having this cannabis business in our neighbourhood where is full of young children and families.

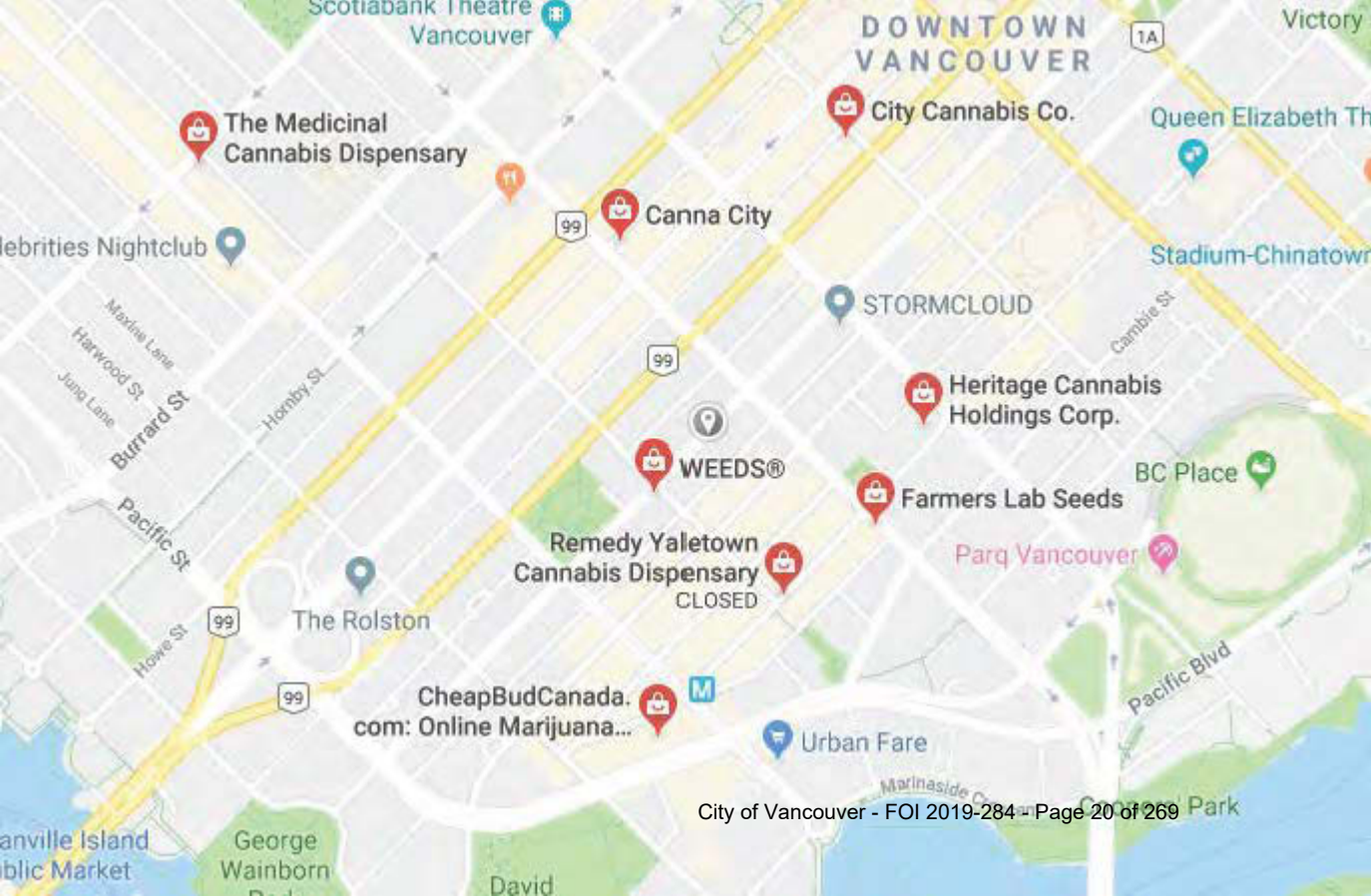
Sincerely,

s.22(1)

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s.22(1)





From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Cc: [Profili, Cody](#)
Subject: 1108 Richards Street - DP-2019-00035: OPPOSE
Date: Wednesday, March 20, 2019 3:47:00 PM
Attachments: [Weed Stores in Yaletown.PNG](#)

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<http://roundhouse.ca/programs/youth/>

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1. The proposed location is in a residential area (at least majority is residential), not in a commercial area.
2. The proposed location is only 50 meters away from Emery Barnes Park where families and children gather and play. Having this cannabis business has actually been encouraging numerous cannabis users to smoke in the park due to plenty of seating and out of convenience, which creates a very unpleasant smell and safety concerns for young children. Young children and the residents in the neighbourhood should deserve the basic human rights to have clean air and to be able to enjoy a safety environment in the park.
3. The area this proposed location is in is considered high end in the real estate market. Having this cannabis business may de-value the properties in the area especially for those who have concerns over the use of cannabis.
4. The area this proposed location is in is consist of lots of young families and children. It is not a good idea to let young children have early exposure to marijuana. Evidence has been proven that early exposure to marijuana will cause brain damages to young children.
5. There are 7 other cannabis stores in Yaletown already, whether they are online or in a retail store. Please see attached a screenshot of the cannabis stores that were found on google maps in the area.

In conclusion, I, one of the property owners in the neighbourhood, strongly oppose having this application approved. I would greatly appreciate the City of Vancouver would further evaluate the detrimental effects of having this cannabis business in our neighbourhood where is full of young children and families.

Sincerely,
s.22(1)

On Mon, Mar 18, 2019 at 3:17 PM Profili, Cody <Cody.Profili@vancouver.ca> wrote:

Hello s.22(1)

The basic information that we require is an email noting your support or opposition, and whether you are responding to either **(1) the postcard sent out to neighbours**, or **(2) the site sign**?

If you are replying to the **postcard**, it would be helpful for our analysis if you could please respond with your **full name, address, and whether you are an owner or renter**. Please note that this information is kept entirely confidential, and only used to help assess context based on your proximity and how you may be uniquely affected by the development.

Please note that the proposal is being reviewed based on **DD** zoning and other applicable by-laws; that our authority for any particular item, or aspect of the proposal depends whether it is **(1) permitted as outright approval, (2) conditionally regulated, or (3) not permitted**.

You can respond simply noting your support or opposition, or provide a more detailed description of your rationale if desired.

- Primarily we are seeking responses on (2) conditionally regulated items, and it most effective to have comments backed up with by-law, guideline or policy support where possible
- General information on your circumstance or specific area can also be helpful for us to gain community perspective to review and improve the effects of the development within the unique context and needs of your neighbourhood.

After you send your comments to your coordinator, we note your interest and you will then be informed of the decision and/or conditions (requested revisions) on the application. Please note that the assigned PC is still Peivand Sheikhabari, and she will be the one organizing notification comments and taking to review with the

Director of Planning.

Cannabis specific policies have been attached for your reference:

- Section 11.28 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Thank you,

Cody Profili | Project Coordinator – Development Review Branch

CITY OF VANCOUVER | West Annex, 515 West 10th Av

cody.profil@vancouver.ca

From: s.22(1)
Sent: Monday, March 18, 2019 2:36 PM
To: Profili, Cody
Cc: s.22(1)
Subject: Fwd: 1108 Richards Street - DP-2019-00035 Questions & Comments

Hi Cody,

Would you please reply to my email in Peivand's absence? Greatly appreciated. Thank you.

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

From: s.22(1)
Date: Mon, Mar 18, 2019 at 2:14 PM
Subject: 1108 Richards Street - DP-2019-00035 Questions & Comments
To: <peivand.sheikhakbari@vancouver.ca>
Cc: s.22(1)

Hi Peivand

We live in the neighborhood of 1108 Richards St. Our family and neighbors would like to vote against this application. Would you please advise what info./procedures we will need to

provide in our comments to the City for this reason?

Thank you

s.22(1)

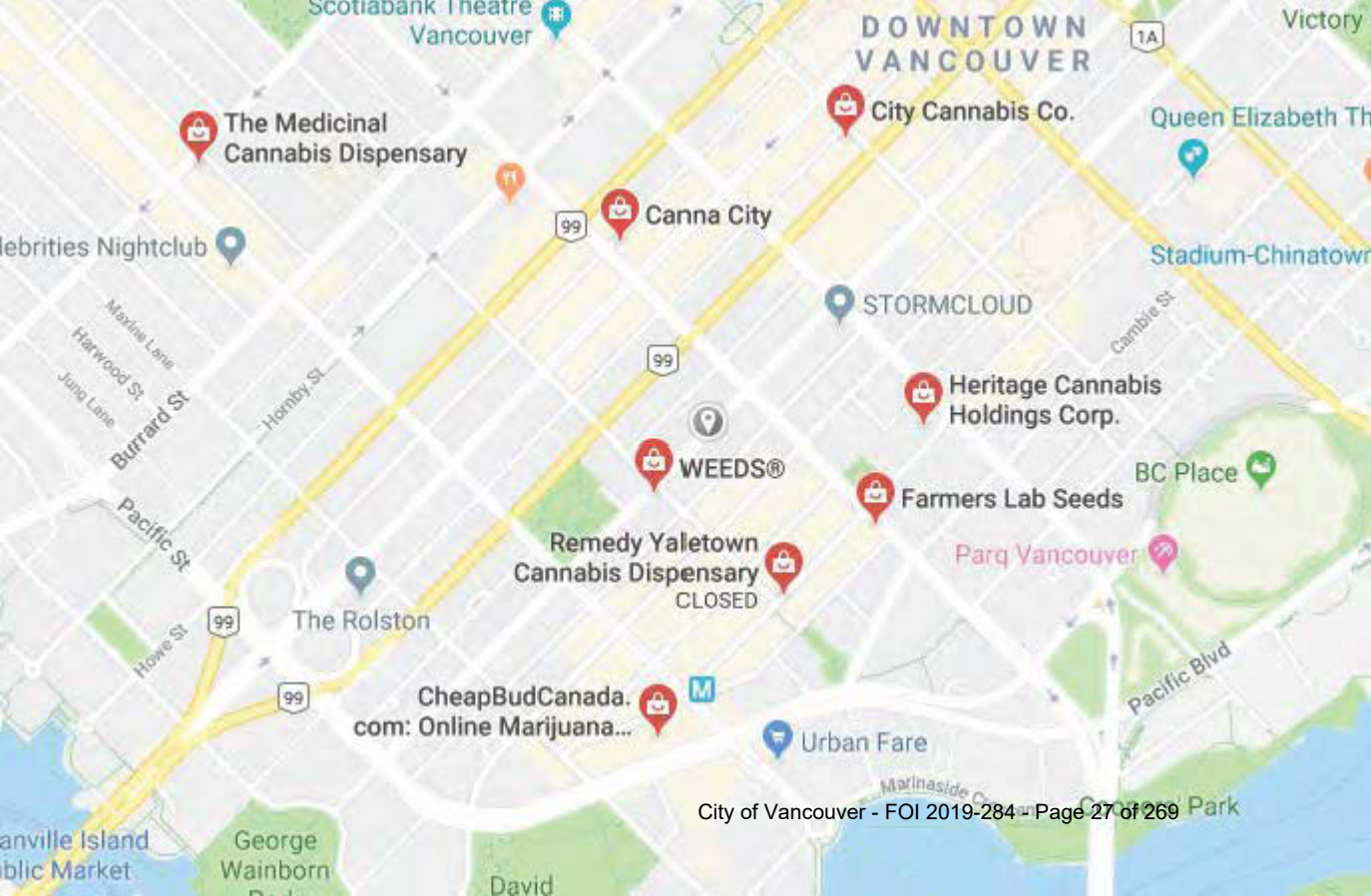
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s.22(1)

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s.22(1)

s.22(1)



From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: 1108 Richards-DP-2019-00035
Date: Wednesday, March 13, 2019 5:39:38 PM

Dear Sir/Madam,

I am writing in reference to the above mentioned Zoning application.

I have lived a little s.22(1) in this area and have found WEEDS to be a cordial, considerate and productive member of the neighbourhood. They have a strong following and their staff is not only knowledgeable but professional as well.

I am in favor of Weeds getting their license now that cannabis is legal and look forward to continuing to see them prosper in our neighbourhood.

s.22(1)

From: s.22(1) [REDACTED]
To: [Sheikhakbari, Peivand](#)
Subject: s.22(1) [REDACTED]
Date: Wednesday, March 13, 2019 1:50:31 PM

I absolutely do NOT approve a Cannabis store to go in at 1108 Richards st. This area is not a good fit and those hours are not acceptable.

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Cc: s.22(1)
Subject: Against Notice of Development application for WEEDS Glass and Gifts Ltd
Date: Monday, March 18, 2019 10:05:31 PM

Dear Peivand,

We have received the notice of development application for WEEDS Glass and Gifts Ltd on 1108 Richards Street (DP-2019-0035)

We understand that Cannabis is now legal but s.22(1) in the family and since this location is so close to a park we are very against it.

We have already been against it since the beginning and this new application is even more ridiculous.

People buying from there are already smoking them inside and outside, while walking on the sidewalk and at the park s.22(1)

Also as you know it's getting warmer, people and including us are opening their windows and even people who are against smoking them have no choice as they will come in from vents and windows already.

Please help protect our next generations to try and avoid inhaling this substance as much as you can.

Best regards,

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Comments on Weeds rezoning application in 488 Helmcken St
Date: Friday, April 05, 2019 11:10:04 AM

Hello Peivand,

Im writing in regards to Weeds rezoning application located in 488 Helmcken Street.

I'm sure you've already received lots of comments regarding the harms of Weeds store being located in this area - proximity to park, being located in a residential area, our lobby entrance filled with blazers hanging around at night, illegal parking for 'quick purchase'.

I urge you not to allow the rezoning. Please be compassionate towards the residents and children adversely affected by the store.

Regards,

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Concerns - 1108 Richards Street DP-2019-00035
Date: Tuesday, March 19, 2019 10:51:28 PM

Hi there,

I live in the neighbourhood and am uncomfortable that the WEEDS store is applying for changes that seem to make it more comfortable and accessible to hang out, buy and smoke weed at prolonged hours.

7 days a week morning until 11pm is quite excessive. Lots of people get rowdy on the corner of Helmcken and Richards historically. People fight, yell and drink walking up from Mainland and Hamilton in Yaletown. Adding in the weed store plus such long open hours and lots of hang out room - not sure it's benefiting the local community of young families and others who don't partake in usage of marijuana.

Thank you for considering my feedback.

I look forward to your response.

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Concerns about Cannabis store 1108 Richards Street
Date: Wednesday, March 06, 2019 3:22:06 PM

Hello Peivand

Thank you for discussing my concerns with me on the phone today. Below are the points I feel are important to consider before allowing the Weeds Glass and Gift Store to be allowed to have zoning adjusted for their presence at 1108 Richards Street.

- 1) The store is too close to a crowded childrens playground at Emery Barnes Park. It is filled with small children several times a day. Within 100 yards which I believe is a criteria for not granting a retail cannabis store license.
- 2) The store is a cannabis store and should be zoned on the same level as a liquor store belonging up on Granville street where these types of BC provincially supervised liquor and cannabis stores belong rather than in the middle of a residential area.
- 3) There is a lot of traffic in and out of the store until late at night with noise and intoxicated people making noise disturbances common especially on the weekend.

Considering the above points feel it is inappropriate to continue to have the Weeds Glass and Gifts store reside at 1108 Richards Street but rather should be moved to Granville Street area like other cannabis dispensaries.

Thank you

s.22(1)



From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: DP -2019-00035 - Please do not allow this development application
Date: Monday, March 18, 2019 10:25:49 AM

From s.22(1)

Regarding; The application of a Cannabis Shop
DP -2019-00035

Please! reject this application for placing a Cannabis shop in our neighborhood.

The sale of recreational Drugs (legal or not legal) do not improve our neighborhood

This type of business is better suited for Granville street, not Richards Street

Please reject this application!

Regards

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Cc: s.22(1)
Subject: DP 2019-00035 No- to Weeds Development application
Date: Monday, March 25, 2019 6:21:27 PM

As owners in the community this illegal pot shop continues to operate in we feel strongly you should NOT approve this development permit DP 2019-00035.

The company does not follow the law and therefore should be shuttered.

Reasons the permit application must be denied:

1. company has operated illegally with no repercussions
- 2 company sells edibles which are illegal
3. company is not in a retail area
4. location across for children's playground and daycare
5. business owner must not be permitted by city they demonstrate no respect for law or local community
6. this illegal business impacts safety and security of the community

They should be closed, fined and funds put towards substance abuse program and harm reduction.

This operator does not deserve the ability to continue to run their illegal operation.

s.22(1)

From: [Okell, Corrie \(DBL\)](#)
To: [Sheikhakbari, Peivand](#)
Subject: DP-2019-00035 - 1108 Richards Street - Case 101012611988
Date: Monday, March 11, 2019 10:51:55 AM
Attachments: [Mayor and Council Feedback-101012611988 - DP Application Feedback.rtf](#)
[image001.png](#)

Hi Peivand,

The attached feedback was received through 3-1-1 and directed to my complaint queue. I have closed the case and noted the information was forwarded to you as feedback on the DP.

If you have any questions, please let me know.

CORRIE OKELL | Manager – Business Services
Development, Buildings, & Licensing
City of Vancouver | 515 W 10th Ave
Phone: 604.871.6495 **Cell:** S.15(1)(l)
corrie.okell@vancouver.ca



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Mayor and Council Feedback

Case number: 101012611988

Case created: 2019-03-08, 11:23:00 AM

Incident Location

Address: s.22(1)

Address2: s.22(1)

Location name:

Original Address: s.22(1)

Contact Details

Name: s.22(1)

Address: s.22(1)

Address2:

Phone: s.22(1)

Email: s.22(1)

Alt. Phone:

Preferred contact method: Either

Request Details

1. Describe details (who, what, where, when, why):

Hi there, I'd like to file a complaint against a development application for a change of use to a marijuana store at 1108 Richards Street. Your site specifically says that a marijuana store "must" be 300m from a community centre yet this is only 130m from the gathering place community centre. I called someone at city hall and they said the 300m rule is a guideline not a hard rule which makes no sense.

<https://vancouver.ca/doing-business/canna-bis-retail-dealer-business-licence-applicants.aspx>

2. Type of feedback:

Negative

3. Department:

Mayor and Council

4. Were any other cases or service requests created as a result of this feedback?

No

6. (Don't ask, just record - did caller indicate they want a call back?):

Yes

7. Select category:

Licences and Permits

8. Select topic:

Marijuana Dispensaries

9.	Specific area of concern:	Change of Use Complaint
10.	Neighbourhood:	Downtown
11.	Original Client:	s.22(1)
12.	Original Email address:	s.22(1)
13.	Original address:	s.22(1)

Additional Details

Map and Photo

- no picture -

EN

FYA to:

FYI to:

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: DP-2019-00035 118 Richard St
Date: Thursday, March 14, 2019 12:50:35 PM

Dear Mr Sheikhakbari,

I am the s.22(1). I am strongly against the cannabis store in application. If it got established. The park nearby would not be safe for children any more. Please do not approve it.

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: DP-2019-00035
Date: Saturday, March 16, 2019 8:40:43 AM

Hello Peivand,

I write with my support for the application. It's our favourite store because of the product quality and selection, superb service, and it's wonderfully close.

Thanks,

s.22(1)

A large grey rectangular box redacting the signature of the sender.

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: DP-2019-00035
Date: Thursday, March 14, 2019 4:53:24 PM

I am not a pot smoker, but this store is always clean and quiet and I am more than happy for it to remain where it is on Richards Street.

s.22(1)

DP-2019-00035

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

operational hours of 9:00am to 11:00pm
seven (7) days a week

decision of the Director of Planning.

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: DP-2019-00035
Date: Thursday, March 14, 2019 12:58:00 PM

I have been a resident of s.22(1) and have seen Yaletown develop since then. I strongly support the Development Application for Weeds Glass and Gifts Ltd. to maintain its Cannabis store at 1108 Richards Street. I regularly use their location to purchase cannabis products for health-related reasons.

s.22(1) the neighbourhood. I regularly pass the location at all times of day and night, s.22(1). I've always been impressed at its cleanliness and orderliness, and never seen any disruptive behavior by either its staff or customers. The physical appearance from the street and sidewalk is low key and in keeping with the style and feel of the Yaletown neighbourhood. The staff are unfailingly helpful and respectful with customers from my experience.

In recent years, I've contrasted their operation with other cannabis retail outlets on Granville and Davie Streets. In those businesses, the feel was completely different with a sense of criminality both inside and from the street appearance. I avoided them since those outlets made the streets feel less safe. I've never had that concern with the Weeds outlet on Richards Street.

While Yaletown has a reputation for being a young population, there are an increasing number of older people. This reflects housing specifically for their needs, but also the reality that many people that s.22(1) to stores in the immediate area of Richards Street. Weeds is ideally located for s.22(1). Since the legalisation of cannabis, I've noted an increasing number of s.22(1) at the 1108 Richards Street location. If we lose the Weeds store, we'll be forced to look further afield.

I anticipate that some residents, and potentially the city itself, may have concerns that the location is across the street from the Emery Barnes Park including a children's playground. I don't believe that this should be a reason to discount use of the location for cannabis sales by Weeds. The location is screened from the playground by trees, and the parking and traffic on Richards Street. As someone that pressed the Parks Board to build the Park originally, I can say that the encampments of homeless people that the city allows in the Park during the Summer months is much more disruptive than Weeds to the neighbourhood and a greater disincentive to children using the park.

Finally, I'd note that the retail location at 1108 Richards has either stood empty for long periods or was occupied by a fresh fruit and vegetable business which appeared to struggle for clientele given that it was one block away from Choices. I'd much rather see Weeds occupy the location, than have it stand empty again. Empty storefronts are hardly a positive addition to any neighbourhood, whereas I see Weeds as a community amenity for Yaletown residents.

I'd be happy to respond to any questions about the above and can be contacted as set out below.

s.22(1)



From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: DP-2019-00035
Date: Wednesday, March 13, 2019 10:01:33 PM

Dear Sir/Madam,

I am writing to leave my comment as I am strongly against this application to have another cannabis store on this site. s.22(1). There are a lot of kids going through this intersection on Helmcken and Richards as they go to the park on Richards and Davie. These children do not need the extra exposure to another weed store.

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: DP-2019-00035
Date: Wednesday, March 13, 2019 9:47:32 PM

Regarding the application for WEEDS Glass and Gifts Ltd., I'm opposed to allow this permit.

s.22(1)

Thanks,

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Development Application - 1108 Richards St - DP-2019-00035
Date: Wednesday, March 27, 2019 6:07:59 PM

Hi Peivand,

I would like to object to the development application for 'WEEDS Glass and Gifts Ltd' at 1108 Richards St.

This store sells weed on the ground floor of a residential building surrounded by other residential buildings. There are children and families surrounding the shop.

s.22(1) t and strongly object to the continued operation of this store in my neighbourhood.

Regards

s.22(1)

s.22(1)



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communication by anyone other than the intended recipient is strictly prohibited. If you have received this communication in error please immediately delete the E-mail and notify the sender either at the above E-mail address or by telephone s.22(1) . Thank you.

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Development Application - Weeds
Date: Friday, March 29, 2019 12:59:39 PM

RE: 1108 Richards St / DP-2019-00035 - Notification

Dear Sir/Madam

s.22(1) I wish to make the following points in response to the above application.

a. The Strata Bylaws prohibited an illegal business from operating in the building. Weeds has always been and has continued to be illegally operating notwithstanding new Federal laws permitting some stores to operate as vendors of Marijuana.

b. A DP and any business entering within a Strata becomes one of the residents. While we can't control who becomes our individual unit's owners or residents ordinarily, a business is required to follow the rules, ie, the Bylaws, written to guide all interactions between parties in the building. Weeds has never asked nor been invited into the building, as a commercial tenant must, and by the 3/4 vote resolutions which the owners have held, all marijuana-related business operations were rejected!

c. s.22(1) in the activities within the building. There have been numerous complaints, including my own, about the smell of marijuana smoke which has permeated throughout the building. Anyone with access to the inner chase where plumbing is piped from floor to floor can smell the smoke emanating from within the Weeds location. This is not pleasant!

d. As a long time resident and owner, I believe the 3/4 vote resolutions to create Bylaws preventing use of a commercial location to sell marijuana should be adhered to as it is illegal by our Bylaws. I don't understand how Weeds can force themselves into a site that owners have expressly rejected as a sales location for Marijuana. Do we as owners relinquish our own property rights to someone wanting to open a pot shop? If it had been there at the time I was looking at property, s.22(1)

e. Likely because it has been indicated in research that use of the product is harmful to brain development to those under 25, sales are prohibited around schools and many other locations. Weeds is located closer than the designated distance from an already-existing marijuana sales operation, a daycare across the street (currently under construction), a park, a Community Centre, a gathering place (known as The Gathering Place), contrary to municipal and provincial laws.

f. While marijuana may be as legal to be sold and smoked as are cigarettes, it should as similarly be controlled as to where it is sold. While while this might be an excellent location for Weeds, this is a poor location for marijuana sales as designated by the owners of the building by 3/4 vote Bylaw, and by the licensing requirements of City!!!

Thank you for your consideration.

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Cc: s.22(1)
Subject: Development Application - Weeds: Petition Results
Date: Friday, March 29, 2019 3:41:41 PM
Attachments: [petition_signatures_jobs_8179334_20190329215426.pdf](#)

Hi Peivand

Attached is the signature list for the following petition that can also be found at:
<http://chnng.it/724Gb6M92t>

There are currently 449 signatures.

We kindly ask you to consider this petition and support the closure of Weeds; a store that is illegally dispensing marijuana from the commercial unit of a Yaletown residential building. In addition to the exposure to children living in this building, the store is across the street from Emery Barnes Park, and social housing and services for vulnerable adults. A child care facility may be built across from Weeds. The 35 story 8X residential tower is currently under construction.

This petition was first circulated in August of 2016 and has been updated due to the upcoming deadline of March 29, 2019. Please note, this is not an anti-marijuana petition. The concern is in regards to this specific store - Weeds (corner of Richards and Helmcken Streets).

In summary, the City of Vancouver has provided two weeks notice to welcome written comments (March 29, 2019) in regards to Weeds' application to legally change from a "retail (limited food)" to Cannibas Store operating 9:00am to 11:00pm daily. The notice states "the application is "conditional" so it may be permitted. Since 2014, the municipal, provincial, and federal governments, and the Vancouver Police Department, have been shifting the accountability and decision making of marijuana dispensaries to each other. In December of 2018, the BC Supreme Court ruled the City can determine locations of dispensaries and enforce its bylaws. Weeds continues to illegally operate and profit in our neighbourhood. Therefore, no definitive action has taken place since the store's February 2015 illegal opening.

A large and growing number of concerns are provided in this petition. The owner of Weeds has a criminal background and current charges are laid against him and his staff. The owner further stalls the application process through continuous litigation. Weeds continues to operate in defiance and is now trying to do so legally.

We ask for your assistance in pressuring the City of Vancouver and Vancouver Police Department to (1) deny the application and (2) enforce the closure of the store. We kindly ask that you please consider signing this petition below or email the City of Vancouver Project Coordinator directly at peivand.sheikhakbari@vancouver.ca

Background and Community Concerns:

In February of 2015, an illegal marijuana store "Weeds" opened at 1108 Richards Street in the commercial property of Robinson Tower at 488 Helmcken (Richards and Helmcken in Yaletown). Robinson Tower is home to over 90 residential units including children of all ages and seniors. The store was quickly opened without Strata Approval or any resident consultation, and has disregarded both the Strata and City of Vancouver's directive to close the "medicinal marijuana" location. Both have issued fines that continue to be ignored by Weeds as it is a small cost of doing business.

The City later developed criteria for the opening of limited such stores that needed to be 300 metres away from schools, community centres and vulnerable adults. This is one of the main reasons many residents are frustrated. Residents of Robinson Tower do not understand how the criteria did not include restrictions prohibiting retailers from selling in a residential building with children and why daycares were omitted. In addition, they are located within 300m zone of the City bylaws. Many illegal stores in Vancouver closed after these bylaws were created. Nonetheless, Weeds lost its appeal to stay open but continued to operate - waiting until the Federal government legalized marijuana on October 17, 2018. The store hoped the legalization would build them more of a case to defy the closure and challenge with an appeal.

Three days after the legalization, the newly elected municipal government were voted in on Oct 20, 2018; thus stalling this issue. The federal legislation addresses how marijuana is to be sold, providing strict enforcements. The province is now slowly implementing their plan to legalize select stores and distribute safe Canibas in the BC Liquor Stores. The City provided no response to this 2016 petition. In a conversation with Sam Sullivan, he quickly brushed aside the concern.

In December of 2018, the BC Supreme Court ruled in favour of the City to close down illegal cannibas stores ([City of Vancouver vs Karuna Health Foundation](#)), enforcing closure and payments of fines. Honourable Chief Justice Hinkson stated:

"[83] Retail cannabis dispensaries may well raise issues that touch upon health, safety, public nuisance, and youth exposure, but like every other business operating in a municipality, the operation of cannabis dispensaries may result in land-use conflicts, which will impact upon the local economy and character of a neighbourhood. As found by Gropper J. at para. 58 in the Abbotsford case, these are matters that legitimately raise regulatory issues that engage the Province's jurisdiction over land-use (being regulation of property and civil rights, as well as matters of a merely local or private nature). In that case, Gropper J. found at para. 53 that the provisions of the zoning bylaw that specifically prohibited the use of land and buildings for the cultivation, storage, or sale of marihuana were, in "pith and substance", the regulation of land and building use and therefore within provincial jurisdiction. In my view, the same conclusion follows in this case. [emphasis added]"

On March 14, 2019 the City has provided residents a "Notice of Development Application" stating: WEEDS Glass and Gifts Ltd [there is no mention of marijuana/cannibas being sold anyway] has applied to the City of Vancouver for permission to develop on this site consisting of:

Change of use from retail (limited food) to Cannibas Store with:

- a floor area of approximately 1,410 square feet;
- and operational hours of 9:00am to 11:00pm seven (7) days a week.

The City wrote "Under the site's existing DD zoning, the application is "conditional" so it may be permitted".

After years of trying to get attention and action regarding this store, the City has just now provided residents, many of whom are away on Spring Break, only two weeks notice to provide written comments. At this time, the City has not returned calls to obtain further information on why an application is even being considered and the likelihood the City will grant the license despite the December 2018 BC Supreme Court ruling.

The store has created a number of problems for the residents and community:

- It blatantly markets marijuana to youth. See below. This store proclaimed before the legalization of marijuana that it distributes for medicinal purposes (without a license), yet operated well into the late night - especially during weekends, until they finally complied with posting store hours. Still, a worker has been seen remaining on site well past their official closing hour with the lights on.
- The store prides itself on using neon lights, RCMP figurines, 6ft neon gas heating lamps, and other tacky advertising to attract business and lure tourists who also often stop and take pictures of themselves in front of the store. These gimmicks were used fully on the corner's sidewalk on evenings of the four summer fireworks nights when over 100,000 people ventured into downtown Vancouver. The store was incredibly busy on all of those nights. Again, this is prior to the legalization.
- If a liquor store was operating without a license it would have been quickly shut down. Residents do not understand why this is different. This petition is not about the legalization of marijuana - it is about where it is being dispensed, the loitering and smoking of marijuana in front of the building, and the hostile and uncooperative behaviour by the store in dealing with Strata's concerns.
- The store is across the street from Emery Barnes playground/park and the Jubilee House. It is also close (and within 300m) to the Gathering Place where vulnerable adults are treated and/or reside. Two daycares that have pre-schools are within 300m. Weeds clientele are seen taking their product to the park and smoking by the large playground. Needles and other drug paraphernalia are found in the park which is not safe for children to freely play on the grass.
- The location, which is in such close proximity to children and vulnerable adults in the community, is highly concerning - both as exposure to marijuana but also as a possible gateway to other drugs. The rising cases of fentanyl (which can be deadly) in BC being laced/mixed with other types of recreational and more harmful drugs is a serious public health issue.
- Why are the children of this residential building and playground of no real concern to all levels of government? "Marijuana hijacks normal brain functioning in teens, and many scientists believe the drug may have permanent effects on brain development.... [they] found structural changes in the brains of 18- to 25-year-olds who smoked pot at least once per week, compared to those of youth with little to no history of marijuana use." (2017, Barton A. Globe and Mail) Furthermore, researchers from Duke University ... found that the earlier and more frequently a person smoked pot, the greater the loss of intelligence by age 38."
- These types of [former] illegitimate medicinal marijuana stores claimed their product is solely for medicinal purposes yet customers state those without a prescription are linked with the "store's doctor" on Skype who prescribes marijuana for an "ailment" (CBC, 2019). <https://www.google.ca/amp/s/www.cbc.ca/amp/1.4984331> Any non-marijuana prescription prescribed by a physician, e.g. anti-inflammatories, is "converted" to what they believe is a marijuana equivalent. The owner fully admits they have sold marijuana recreationally prior to legislation. This was a major concern in the original petition but concerns were raised with the owner since 2014, and still

reflects how the store does not work with residents about their concerns. [://www.google.ca/amp/s/nationalpost.com/news/canada/the-tim-hortons-of-cannabis-63-year-old-king-seeks-franchisees-to-grow-his-marijuana-empire/amp](https://www.google.ca/amp/s/nationalpost.com/news/canada/the-tim-hortons-of-cannabis-63-year-old-king-seeks-franchisees-to-grow-his-marijuana-empire/amp)

- Often some of their clientele loiter outside the store smoking marijuana that then comes in through the windows. The clientele can become very loud and sometimes hostile with each other and others who pass by, especially late at night. The City had to remove a public bench to help address the loitering. It's still occurs.
- Over the past 20 years, the City has rezoned the neighbourhood as residential with limited commercial spaces. As per the City's objective, many of the bars and clubs moved centrally to the entertainment district of Granville Street. There were a number of visible prostitutes on the corners of Richards and Helmcken who are no longer there. A "massage parlour" which operated as brothel on the northeast corner was closed down. Moving legitimate marijuana stores to more commercial areas such as Granville St. is a clear resolve. In doing so, there is no shortage of the product for residents who wish to use it.
- The residents are worried about the devaluing of their property with such a store in the building. A number of condo buyers, particularly on the lower levels, will not purchase mainly due to the store. The smell of the marijuana has crept up to the floors above creating further devaluing of residential property.
- Home and building insurance for the residents may rise due to the commercial occupants who attract people prone to theft, vandalism etc. Insurance companies often ask Stratas and condo owners what type of commercial stores are in the building to assess risk.
- After marijuana was legalized in October 2018, the store no longer needed the guise of medicinal marijuana. Staff and customers are seen smoking marijuana within the store as though it were a cafe. The smell confirms it. Many people who purchase and leave the store, light up on the street corner in front of the building.
- Weeds now has 19 locations. The RCMP raided its Surrey stores and were shut down due to criminal activity. The owner of Weeds, has his own criminal background, serving seven years in prison. <https://www.google.ca/amp/s/nationalpost.com/news/canada/the-tim-hortons-of-cannabis-63-year-old-king-seeks-franchisees-to-grow-his-marijuana-empire/amp> The RCMP have current charges laid against him and his staff. However, the owner contends they are helping the opioid / fentanyl drug crisis by offering marijuana as an alternative. *Note, petition previously stated RCMP linked Weeds to organized crime; correction as Limelight is not owned by Weeds.
- Over years, the product has been laced with other illegal drugs such cocaine and heroin thus triggering addiction. Many illegal stores have been linked with organized crime. The City needs to review if Weeds is involved with any criminal activity. The owner speaks for himself about the RCMP raids in this interview: <https://cannabislifenetwork.com/don-briere-owner-of-weeds-on-getting-raided-the-rcmp-vs-vpd-suing-the-city/>
- The owners/workers and some customers have been hostile to the point of

threatening – legal and physical – to those who ask questions or challenge why they are still open. At times when they are asked questions, they simply provide their lawyer's business card. There is a reasonable fear of retribution for speaking out.

- Because of public concerns of criminal activity and safe product, the government has implemented a slow plan to distribute Cannabis legally to the public. Weeds is defiant to get by that process by ignoring all strata and City fines.
- The commercial space could easily be used for a pre-school, and due to licensing requirement, Emery Barnes Park (across the street) could be their outside play area. The northwest corner used to have a Montessori school. When the area was redeveloped it shut down and the city said more child care and school space is being planned. This was a blow to the number of growing families living in downtown condos because they cannot afford houses in Greater Vancouver.
- The southwest 8X residential building is under construction - another 35+ floors of many families with young children. It is unknown at this time if another child care facility will be in the commercial space. If so, it would be directly across the street.
- The community is desperately in need of child care, schools, youth/teen centres, homelessness, and other community services that are hard to come by due to space and the high cost of leases downtown. The City has an opportunity to work with Strata to open a place where its services are needed by the community.
- Unlike a neighbourhood small business, there is no financial hardship to Weeds, that has 19 stores, by closing this location.
- There are a number of nearby marijuana stores that comply with the bylaws and are not in residential buildings. Their neighborhood customers have other choices.

Again, this petition is not about anti-marijuana. The City needs to recognize the impact this store is having on the neighborhood. If the bylaws are too strict, fix it. If the bylaws are not reasonable, change it. But this store has been defying the Strata and City bylaws for 4 years, so enforce it.

In summary, Weeds continues to operate illegally and continues to be a growing concern to the residents of 488 Helmcken and the community at large. We ask the community to help petition the City of Vancouver to take immediate action. **Our City should not reward Weeds by accepting its application.**

Recipient: Kennedy Stewart, Gil Kelly, Adam Palmer, Peivand Sheikhabari, Sadhu Aufochs Johnston, Kaye Krishna, Paul Mochrie, Malcom Bromley, Patrice Impey

Letter: Greetings,
Close Illegal Marijuana Store in Yaletown Residential Building

Signatures

Name	Location	Date
s.22(1)		2016-09-14
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Name	Location	Date
s.22(1)		2019-03-29

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Development Application 1108 Richards
Date: Tuesday, March 19, 2019 2:07:08 PM
Attachments: [BN-2019-03-19-Notice of Development Application.pdf](#)

I disagree with this application. There is large public park across the street from this location which already attracts numerous smokers who find this to be the first convenient stop after making their purchases at the currently existing weed retailer. Hundreds of children play here in addition to which there are several condo buildings surrounding this location which attract the fumes from smokers.

NOTICE OF DEVELOPMENT APPLICATION

**1108 Richards Street
DP-2019-00035**



March 11, 2019

WEEDS Glass and Gifts Ltd. has applied to the City of Vancouver for permission to develop on this site consisting of:

- Change of use from retail (limited food) to Cannabis Store with:
 - a floor area of approximately 1,410 square feet; and
 - operational hours of 9:00am to 11:00pm seven (7) days a week

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

We welcome your written comments on this application by **March 29, 2019**. For more information and updates, **visit: vancouver.ca/devapps**

Or contact **Peivand Sheikhabari**, Project Coordinator at **604.871.6001** or **peivand.sheikhabari@vancouver.ca**

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Development Application DP-2019-00035 1108 Richards Street
Date: Friday, March 15, 2019 1:07:01 PM

Hi Peivand,

I would like to voice my opposition to the referenced Development Application at 1108 Richards Street. s.22(1)
for many years now and I do not think this application should be approved.

The establishment is too close to the playground at Emery Barnes Park for one; there is a children's playground in the park that is consistently used by families. The store attracts a lot of people by car that tend to park illegally at the corners on Richards and Helmcken due to the lack of available parking, often creating dangerous situations as Helmcken is quite narrow. There are always people outside the store smoking (cigarettes and marijuana) directly under condo owners above - which I'm sure the condo owners do not appreciate or foresaw as a problem when they moved in. Lastly, it creates a negative image in our neighborhood - our neighborhood is comprised of mostly professionals and families, and the clientele of this establishment (for the most part) do not mesh with the local atmosphere.

This establishment would be better located somewhere on Davie or Robson street, where it can blend in with other businesses. The city by-law should not be overturned due its proximity to the park; otherwise, what is the purpose of the by-law if an illegal business operation can have it overturned?

Thanks,

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Development Application DP-2019-00035
Date: Wednesday, March 13, 2019 5:26:03 PM

Dear Peivand,

I vehemently oppose ANY cannabis operation in the immediate vicinity of a children's park. This address is immediately across the street from Emery Barnes park, and there should not be any Cannabis or "limited retail" store (which currently transacts mainly with cannabis) there in the first place.

Regards,

s.22(1)

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Development Application, Weeds, 1108 Richards St.
Date: Friday, March 15, 2019 12:09:04 PM

To The Director of Planning:

I'm opposed to granting "Weeds" a license to operate at this location. It is too close to Emery Barnes Park where s.22(1).

I don't appreciate having to discuss the fine points of marijuana consumption, legal or not, with these young impressionable kids as we walk past the store to and from the playground. As well, there are already enough marijuana dispensaries in the neighbourhood. More than enough, in my opinion.

Thank you,

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Development application DP-2019-00035 Weeds store
Date: Sunday, March 24, 2019 6:31:26 PM
Attachments: [image001.png](#)

Hello:

I am writing to voice my concerns about the development application Weeds Glass & Gifts is putting forward to continue operating in our residential building.

s.22(1) This store opened a few years back, and I have been incredibly frustrated with the total nuisance it causes on a daily basis. Not only have they been illegally operating without a licence, but they had no strata approval for operating here and have been disrupting residents.

This store has attracted a lot of loitering and people smoking marijuana outside the store. The smoke from s.22(1)

s.22(1) And in the summertime s.22(1) control, s.22(1) There is constant noise outside from the customers of the store that goes well into the night. On top of that, after their customers use their marijuana, some of them get out of control and even vomit outside our building and in our planters. It got so unbearable that we had to have an emergency strata vote to remove our benches from outside to prevent the loitering. How is that fair to our residents? These were benches we had in place for our residents to enjoy over many years. So then we decided to put up no-smoking signs all around our building to discourage the smoking. Some people remove the signs. A lot of people ignore it. The smell isn't just from the smoking. Our hallways smell like the actual marijuana plants when it's warm outside. During warm stretches of weather the smell comes through the s.22(1)

I also have a concern about property value of my unit. I believe this business has devalued our units and deters potential buyers into this building.

On at least three occasions I have voiced complaints to the city. The city has done absolutely nothing to shut down this illegal business and has had complete disregard for the rights of residents that live here. Even after a Supreme Court of British Columbia ruling by Chief Justice Hinkson for the illegal stores to be shut down, the city has done nothing.

Legalization in Vancouver has been a step in the right direction, but this residential tower is not the right place for such a store to be operating, especially given the proximity to Emery Barnes park, Jubilee House, and the Gathering Place.

I sincerely hope the city will finally take our residents into account and close this store once

and for all.

s.22(1)

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s.22(1)

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s.22(1)

A large rectangular grey box redacting a significant portion of the page content.

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Dp-2019-00035 -1108 Richards St
Date: Thursday, March 28, 2019 7:34:29 AM

Hello,

s.22(1). I am writing to express my concerns of the development application for 1108 Richards St, Weeds Glass and Gifts Ltd to change use from retail to Cannabis Store.

s.22(1) have watched this store since it has opened it has been a cause of concern since day one. Since legalization it has become worse. We s.22(1)

s.22(1) We have noticed an increase of noise, groups of people "hanging out" smoking pot and most concerning what are obviously teenagers coming and going from the store and hanging around out front. The owners of this store have not taken actions to sell cannabis in a responsible manner.

I also have concern for the young families that need to pass by this store to get to the park across the street or grocery store down the road as this store is located under and around residences. This corner has turned into a "party hang out". The idea of this store having groups hanging out and people smoking pot and partying to 11:00 pm 7 days a week is disturbing.

I have no issues with the legalizing of pot and stores indeed need to be permitted. This Weeds is out of place on the street, it is not in an area that makes any sense. Careful consideration should be made for cannabis stores location and should not be granted to stores that are in such a residential forward area and that do not fit the street space and certainly not to store owners that are selling cannabis in a non-responsible manner.

Please do not grant this application.

Thank you,

s.22(1)

From: [Profili, Cody](#)
To: [Sheikhakbari, Peivand](#)
Subject: FW: 1108 Richards St (DP-2019-00035)
Date: Friday, March 22, 2019 11:32:32 AM

Hi Peivand - sorry missed you on below cc to Joe

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

From: Profili, Cody
Sent: Friday, March 22, 2019 11:31 AM
To: Bosnjak, Joe
Subject: 1108 Richards St (DP-2019-00035)

Hi Joe,

Regarding 1108 Richards St (DP-2019-00035) Cannabis Retail application (for Peivand):

Just an FYI, that below notification response was received/reply sent with councilors copied.

Thank you,

Cody Profili | Project Coordinator – Development Review Branch CITY OF VANCOUVER | West Annex, 515
West 10th Av cody.profil@vancouver.ca

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

From: Profili, Cody
Sent: Friday, March 22, 2019 11:27 AM
To: [s.22\(1\)](#) Sheikhakbari, Peivand
Cc: hedy.fry@parl.gc.ca; s.chandraherbert.mla@leg.bc.ca; sam.sullivan.MLA@leg.bc.ca; Fry, Pete; De Genova, Melissa; PB Commissioners
Subject: RE: Development Application - DP-2019-00035

Hello [s.22\(1\)](#)

Thank you for your comments, Peivand is the assigned PC on this project and please note that no decision will be made until she returns and has a chance to respond to the enquiries. When she returns, she will assemble all comments for a summary review and consideration by DOP (Director of Planning).

You have provided a very well-researched and composed letter to support your position, and as further reference please see the attached Cannabis specific policies for more information:

- Section 11.28 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Our authority to decide on aspects of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted, within the applicable zone and by-laws.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions).

Thank you again for taking the time in sharing your input, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Regards,

Cody Profili | Project Coordinator – Development Review Branch CITY OF VANCOUVER | West Annex, 515
West 10th Av cody.profil@vancouver.ca

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

From: s.22(1)

Sent: Thursday, March 21, 2019 10:19 AM

To: Sheikhabari, Peivand; Profili, Cody

Cc: hedy fry@parl.gc.ca; s.chandraherbert.mla@leg.bc.ca; sam.sullivan.MLA@leg.bc.ca; Fry, Pete; De Genova, Melissa; PB Commissioners

Subject: Development Application - DP-2019-00035

Hello,

I write to you as a very s.22(1) the unfortunate residential building that has the flagship Weeds store that has been operating for over three years without a business license prior to legalization of cannabis.

I saw the development application for the Weeds Glass and Gifts Ltd. at 1108 Richards Street which is a commercial unit within Robinson Tower.

The majority of the residents are apathetic (as I am) in nothing will be done so why bother complaining. Regrettably our strata bylaws at the time did not preclude this type of business to operate in our building - which has since changed by overwhelming resolution - but this store is grandfathered to the old bylaws so strata has no leverage and the Weeds store continues to operate. On a side note, the Weeds store has been fined for contraventions of strata by-laws for the past three years regarding their signage, etc, and they have never paid, nor have they entertained being a good neighbour in listening to the resident or strata concerns. They will provide you a business card of their lawyer instead.

I wrote to the City and sat and watched, and waited, for the City of Vancouver and its new bylaws that came into force to apply to this establishment. This store is not permitted by the city to operate in this location as per the new regulations that came into effect, but yet here it is still operating across the street from Emery Barnes Park, social housing, the Gathering Place and the new tower that is under construction with a planned daycare. And now after disregard of city regulations and non-compliance there is an application for rezoning, which I have no doubt will be approved by the City of Vancouver.

This is a teaching moment, you can disregard the law and complain your constitutional rights have been violated, wait it out and you can get your way legally by applying for a business license and never be held accountable for your non-compliance.

While I understand the City has no jurisdiction to regulate the sale of cannabis, it does have clear jurisdiction to regulate how and where businesses can operate.

s.22(1)

s.22(1)

this establishment with people smoking cannabis on the corner, the cannabis smell from the sales wafting through the lobby and the late night sales on Saturday nights (as late as 1am) in and out of the store. I do feel for those residents who live above Weeds. For reference the store is right next door to our building entrance - you just can't get away from it.

I am not anti-cannabis. I understand it is legalized just like alcohol and tobacco. However, I do take the position these stores should not be operating in a residential building. Think about the residents that make our communities vibrant and diverse.

I am disappointed in the City of Vancouver on many levels.

I implore you to not approve this development application and to close this store. Surely there are better commercial areas for this business to operate.

Regards,

s.22(1)

Sent from my iPhone

From: [Okell, Corrie \(DBL\)](#)
To: [Profili, Cody](#)
Cc: [So, Mandy](#); [Sheikhakbari, Peivand](#)
Subject: FW: DP-2019-00035 - 1108 Richards Street - Case 101012611988
Date: Friday, March 15, 2019 10:41:22 AM
Attachments: [Mayor and Council Feedback-101012611988 - DP Application Feedback.rtf](#)
[image001.png](#)
[Mayor and Council Feedback-101012628664 - Cannabis Retail Location - March 13.rtf](#)

Hi Cody,

I have only received two inquiries. One was just feedback and the other inquiry on March 13th was directed to Sarah Kirby-Yung. (attached) It was more of a question around the by-law and why there is a DP issued.

I'll let you know if I need assistance in coordinating a response.

CORRIE OKELL | Manager – Business Services
Development, Buildings, & Licensing
Phone: 604.871.6495 Cell: s.15(1)(l)
corrie.okell@vancouver.ca

From: Okell, Corrie (DBL)
Sent: Monday, March 11, 2019 10:52 AM
To: Sheikhakbari, Peivand
Subject: DP-2019-00035 - 1108 Richards Street - Case 101012611988

Hi Peivand,

The attached feedback was received through 3-1-1 and directed to my complaint queue. I have closed the case and noted the information was forwarded to you as feedback on the DP.

If you have any questions, please let me know.

CORRIE OKELL | Manager – Business Services
Development, Buildings, & Licensing
City of Vancouver | 515 W 10th Ave
Phone: 604.871.6495 **Cell:** s.15(1)(l)
corrie.okell@vancouver.ca



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Mayor and Council Feedback

Case number: 101012611988

Case created: 2019-03-08, 11:23:00 AM

Incident Location

Address: s.22(1)

Address2: s.22(1)

Location name:

Original Address: s.22(1)

Contact Details

Name: s.22(1)

Address: s.22(1)

Address2:

Phone: s.22(1)

Email: s.22(1)

Alt. Phone:

Preferred contact method: Either

Request Details

1. Describe details (who, what, where, when, why):

Hi there, I'd like to file a complaint against a development application for a change of use to a marijuana store at 1108 Richards Street. Your site specifically says that a marijuana store "must" be 300m from a community centre yet this is only 130m from the gathering place community centre. I called someone at city hall and they said the 300m rule is a guideline not a hard rule which makes no sense.

<https://vancouver.ca/doing-business/canna-bis-retail-dealer-business-licence-applicants.aspx>

2. Type of feedback:

Negative

3. Department:

Mayor and Council

4. Were any other cases or service requests created as a result of this feedback?

No

6. (Don't ask, just record - did caller indicate they want a call back?):

Yes

7. Select category:

Licences and Permits

8. Select topic:

Marijuana Dispensaries

9.	Specific area of concern:	Change of Use Complaint
10.	Neighbourhood:	Downtown
11.	Original Client:	s.22(1)
12.	Original Email address:	s.22(1)
13.	Original address:	s.22(1)

Additional Details

Map and Photo

- no picture -

EN

FYA to:

FYI to:



Mayor and Council Feedback

Case number: 101012628664

Case created: 2019-03-13, 09:06:00 AM

Incident Location

Address: 1108 RICHARDS ST, Vancouver, V6B 3E6

Address2:

Location name:

Original Address:

Contact Details

Name:

Address: ,

Address2:

Phone:

Email: s.22(1)

Alt. Phone:

Preferred contact method: Either

Request Details

1. Describe details (who, what, where, when, why):

From: s.22(1)

s.22(1)

Sent: Saturday, March 9, 2019 9:53 AM

To: Kirby-Yung, Sarah

Subject: Marijuana Store

Hi Sarah, how are you?

I came across this development application today (see attached)

This store is 130 m from a community centre (gathering place at 609 helmcken)

City bylaw states that cannabis stores cannot be within 300 m of a community centre

Also I see no dates for public consultation, etc on this sign

Can you please let me know whats up with

this?

Here is the bylaw

From

<https://bylaws.vancouver.ca/zoning/Sec11.pdf>:

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;

2.	Type of feedback:	Neutral
3.	Department:	Mayor and Council
4.	Were any other cases or service requests created as a result of this feedback?	No
6.	(Don't ask, just record - did caller indicate they want a call back?):	Yes
7.	Select category:	Licences and Permits
8.	Select topic:	Marijuana Dispensaries
9.	Specific area of concern:	1108 Richards St
10.	Neighbourhood:	Downtown

Additional Details

Please CC Councillor Kirby-Yung and BCC CouncilCorrespondence@vancouver.ca in the response. Thank you!

Map and Photo

- no picture -

EN

FYA to:

FYI to:

From: [Okell, Corrie \(DBL\)](#)
To: [Sheikhakbari, Peivand](#)
Subject: Feedback - 1108 Richards
Date: Wednesday, March 27, 2019 8:37:28 AM
Attachments: [Mayor and Council Feedback-101012660682 - 1108 Richards - Weeds Store - Feedback.rtf](#)
[image001.png](#)

Hi Peivand,

I received more feedback on this application through Mayor & Council. See attached.

I have concluded the LAGAN case on my end.

Corrie

CORRIE OKELL | Manager – Business Services
Development, Buildings, & Licensing
City of Vancouver | 515 W 10th Ave
Phone: 604.871.6495 **Cell** **s.15(1)(l)**
corrie.okell@vancouver.ca



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Mayor and Council Feedback

Case number: 101012660682

Case created: 2019-03-20, 04:35:00 PM

Incident Location

Address: 1108 RICHARDS ST, Vancouver, V6B 3E6

Address2:

Location name:

Original Address:

Contact Details

Name: s.22(1)

Address: N/A, Vancouver,

Address2:

Phone:

Email: s.22(1)

Alt. Phone:

Preferred contact method: Either

Request Details

1. Describe details (who, what, where, when, why):

I am writing to voice strong opposition to the application for a development permit for WEEDS Glass & Gifts to operate a Cannabis Store at 1108 Richards St. downtown s.22(1) s.22(1).

This application, if approved, would violate a number of City of Vancouver bylaws:
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;
(e) on any site other than a site located on a block where all or part of the street in that block has a painted center line;

a) There already is a Cannabis Store within 300 meters, operating illegally.

b) There is a Community Centre (The Gathering Place) within 300 meters, serving a vulnerable population.

e) The location is a site where there is no painted center line (Richards St.).

Emery Barnes Park, directly across the street from this site, has a playground that attracts large numbers of children daily. Children should not be directly exposed to a Cannabis Store in such close proximity. Why is this not part of the Cannabis bylaw?

In addition, the Brenhill development 8x on the Park, directly across the street from this location, was approved for bonus density because it promised to house a child daycare centre or Montessori school.

It shouldn't be necessary to point out that a Cannabis Store should not be approved to operate across the street from a child daycare centre.

It is also worth noting that WEEDS Glass and gifts is already operating a Cannabis Store at this location, illegally.

Such illegal operation should not be rewarded by being granted a development permit — especially when such a permit would itself explicitly violate City bylaws.

The very fact that such an application is being considered for approval is appalling. Under what conditions would a development permit be issued when such permit directly contravenes numerous city bylaws?

Respectfully,

s.22(1)

2.	Type of feedback:	Neutral
3.	Department:	Mayor and Council
4.	Were any other cases or service requests created as a result	No

	of this feedback?	
6.	(Don't ask, just record - did caller indicate they want a call back?):	No
7.	Select category:	Licences and Permits
8.	Select topic:	Marijuana Dispensaries
9.	Specific area of concern:	Weeds Glass and Gifts
10.	Neighbourhood:	Downtown

Additional Details

Please CC Councillor Hardwick and BCC CouncilCorrespondence@vancouver.ca in the response. Thank you!

Map and Photo

- no picture -

EN

FYA to:

FYI to:

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Feedback - DP-2019-00035
Date: Monday, March 18, 2019 11:13:35 AM

Hello,

I received the Notice of Development Application for WEEDS Glass and Gifts Ltd.

I am a little unclear as to what this change will entail in terms of what we experience day to day (if any), however, as a resident nearby, I do prefer that we do not have any business such as this in such resident populated areas.

I personally do not have any issue with Cannabis usage/users nor do I have any negative connotation towards Cannabis. However, I do see that that area has been definitely been attracting a lot of traffic (great for the business!) but with that also comes with smokers happily smoking outside the business and around our neighbourhood - I often find it quite crowded around there and it's not a 'great look' for our neighbourhood.

I think this should also be in consideration of the park where we have a lot of kids and with the new larger condo apartment being built just across this business, I anticipate that we will see more families in our neighbourhood.

Thanks for reaching out to us and hope that this feedback is useful.

Regards,

s.22(1)

From: s.22(1)
To: Sheikhakbari, Peivand
Subject: Fwd: 1108 Richards Street - DP-2019-00035: OPPOSE
Date: Wednesday, March 20, 2019 3:53:17 PM
Attachments: Weed Stores in Yaletown.PNG

re-sent as I did not receive an auto reply.

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

From: s.22(1)
Date: Wed, Mar 20, 2019 at 3:46 PM
Subject: 1108 Richards Street - DP-2019-00035: OPPOSE
To: <peivand.sheikhakbari@vancouver.ca>
Cc: <cody.profil@vancouver.ca>

Hi Peivand,

I am writing in response to a postcard that was sent to our mailbox in regards to 1108 Richards Street - DP-2019-00035. Below are my reasons for opposing this application.

My position re DP-2019-00035 on 1108 Richards Street: OPPOSITION

My full name: s.22(1)

My home address: s.22(1)

Owner or Renter: s.22(1)

SECTION 1: COMMENTS BASED ON CONDITIONALLY REGULATED ITEMS <300M (Meters)

Considerations for stated relaxation rationale (section 3)

11.28.2.(a) 604 Medicinals Cannabis Dispensary Vancouver (1167 Granville St, 229m)

Opens 8a-10p, 7 days a week

<http://vancouverdispensary.net/>

11.28.2.(a) Farmers Lab Seeds (280 Nelson Suite 259, 260m)

Retail location. Aside from providing therapeutic solutions to individuals globally that are seeking relief through the germination and harvesting of medical marijuana, Farmers Lab carries topical/ingested Marijuana products at this retail location such as Farmers Lab CBD Oil.

<https://farmerslabseeds.com/>

11.28.2.(b) The Gathering Place Community Center (609 Helmcken St, 115m)

The Gathering Place Community Centre offers programs and services to the Downtown South community. We primarily serve vulnerable populations, including

people on lower income, people with disabilities, seniors, people of diverse ethnic backgrounds, the LGBTQ community, youth, and people who are homeless. Youth-oriented programs / facilities include:

- Martial Arts & Fitness classes
- A games room with a ping pong table, card tables, card decks, and board games. There are also three Nintendo Cube stations, two Playstations, and a variety of games. (The games room is open daily from 10:00am — 2:30pm and from 3:30pm — 7:45pm)

11.28.2.(b) Roundhouse Community Centre (181 Roundhouse Mews, 277m)

Roundhouse community center is a key gathering place with significant programming for children/family and youths in Yaletown neighbourhood. The facility also operates as an after-school care. It operates the following youth sample programs:

- Arts, Dance & Culture - Introduction to Hip Hop (Age 10-18)
- Educational - Red cross Stay Safe! (Age 9-13)
- Educational - Red cross Baby sitting (Age 11-15)
- Social Recreation - #Girlsquad (Age 9-12)
- Open gym/Drop-in Sports - Pre-teen/Youth Open Gym (Age 8-18)
- Physical Recreation - Introduction to skateboarding: Beginners (Age 7-13)
- Leadership - Youth4Youth - Roundhouse Youth Council (Age 13-18)

<http://roundhouse.ca/programs/youth/>

11.28.2.(b) Convent House Vancouver (575 Drake St, 300m)

Covenant House Vancouver serves Vancouver's homeless and at-risk street youth. ^{s.22(1)} help young people aged 16 to 24 who have fled physical, emotional and sexual abuse; those who have been forced from their homes; and those who have aged out of foster care.

Convent House provides the following care programs:

- Community Support Services: Providing an array of “as-needed” services (including access to an in-house addictions counsellor and programs focused on support and recovery) to street youth aged 16 to 24 including street outreach and drop-in.
- Crisis Program: We have 59 beds sheltering 16 to 24 year-olds in crisis. Trained staff and volunteers get them the help they need, without judgment.
- Rights of Passage: Through this program we provide youth with safe, affordable housing and support as they transition to independent living.

<https://www.covenanthousebc.org/>

11.28.2.(b) Westside Miniversity (211 Nelson St, 300m)

Miniversity is senior high school (Grade 10-12) re-imagined in the light of new knowledge about learning. Classes run 8:30am to 5pm Monday to Friday.

<https://www.thewestsideschools.ca/our-programs/miniversity-10-12-2/>

Other considerations

Future Daycare centre (1111 Richards St, 20m)

Per City of Vancouver development application DE419710 – CD-1 (562) for 1111 Richards St, the development will include a proposed commercial day care on ground and second floors accommodate a maximum of 45 children

<https://vancouver.ca/files/cov/committees/dpb-report-1111-richards-street-appendixes.pdf>
<https://vancouver.ca/files/cov/committees/dpb-report-1111-richards-street-de419710.pdf>

Emery Barnes Park (1170 Richards St, 50m)

Directly across from proposed 1108 Richards Street is Emery Barnes Park. The Park featured an off-leash dog park, a children's playground, seating areas, and an open lawn space. The park is social gathering place for downtown residents. Signage from 1108 Richards Street is directly visible from the Children's play area in the park, which are frequented daily by young children of all ages.

<https://covapp.vancouver.ca/parkfinder/ParkDetail.aspx?inparkid=20>

Patterson High School (981 Nelson St, 461m)

The school offers full secondary education: Grades 8 to 12 and university preparation programs.

<http://www.pattisonhighschool.ca/>

SECTION 2: COMMUNITY PERSPECTIVES

1. The proposed location is in a residential area (at least majority is residential), not in a commercial area.
2. The proposed location is only 50 meters away from Emery Barnes Park where families and children gather and play. Having this cannabis business has actually been encouraging numerous cannabis users to smoke in the park due to plenty of seating and out of convenience, which creates a very unpleasant smell and safety concerns for young children. Young children and the residents in the neighbourhood should deserve the basic human rights to have clean air and to be able to enjoy a safety environment in the park.
3. The area this proposed location is in is considered high end in the real estate market. Having this cannabis business may de-value the properties in the area especially for those who have concerns over the use of cannabis.

4. The area this proposed location is in is consist of lots of young families and children. It is not a good idea to let young children have early exposure to marijuana. Evidence has been proven that early exposure to marijuana will cause brain damages to young children.
5. There are 7 other cannabis stores in Yaletown already, whether they are online or in a retail store. Please see attached a screenshot of the cannabis stores that were found on google maps in the area.

In conclusion, I, one of the property owners in the neighbourhood, strongly oppose having this application approved. I would greatly appreciate the City of Vancouver would further evaluate the detrimental effects of having this cannabis business in our neighbourhood where is full of young children and families.

Sincerely,

s.22(1)

On Mon, Mar 18, 2019 at 3:17 PM Profili, Cody <Cody.Profili@vancouver.ca> wrote:

Hello s.22(1)

The basic information that we require is an email noting your support or opposition, and whether you are responding to either **(1) the postcard sent out to neighbours**, or **(2) the site sign**?

If you are replying to the **postcard**, it would be helpful for our analysis if you could please respond with your **full name, address, and whether you are an owner or renter**. Please note that this information is kept entirely confidential, and only used to help assess context based on your proximity and how you may be uniquely affected by the development.

Please note that the proposal is being reviewed based on **DD** zoning and other applicable by-laws; that our authority for any particular item, or aspect of the proposal depends whether it is **(1) permitted as outright approval**, **(2) conditionally regulated**, or **(3) not permitted**.

You can respond simply noting your support or opposition, or provide a more detailed description of your rationale if desired.

- Primarily we are seeking responses on (2) conditionally regulated items, and it most effective to have comments backed up with by-law, guideline or policy support where possible

- General information on your circumstance or specific area can also be helpful for us to gain community perspective to review and improve the effects of the development within the unique context and needs of your neighbourhood.

After you send your comments to your coordinator, we note your interest and you will then be informed of the decision and/or conditions (requested revisions) on the application. Please note that the assigned PC is still Peivand Sheikhabari, and she will be the one organizing notification comments and taking to review with the Director of Planning.

Cannabis specific policies have been attached for your reference:

- Section 11.28 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Thank you,

Cody Profili | Project Coordinator – Development Review Branch

CITY OF VANCOUVER | West Annex, 515 West 10th Av

cody.profili@vancouver.ca

From: s.22(1)
Sent: Monday, March 18, 2019 2:36 PM
To: Profili, Cody
Cc: s.22(1)
Subject: Fwd: 1108 Richards Street - DP-2019-00035 Questions & Comments

Hi Cody,

Would you please reply to my email in Peivand's absence? Greatly appreciated. Thank you.

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

From: s.22(1)
Date: Mon, Mar 18, 2019 at 2:14 PM
Subject: 1108 Richards Street - DP-2019-00035 Questions & Comments
To: <peivand.sheikhabari@vancouver.ca>
Cc: s.22(1)

Hi Peivand

We live in the neighborhood of 1108 Richards St. Our family and neighbors would like to vote against this application. Would you please advise what info./procedures we will need to provide in our comments to the City for this reason?

Thank you

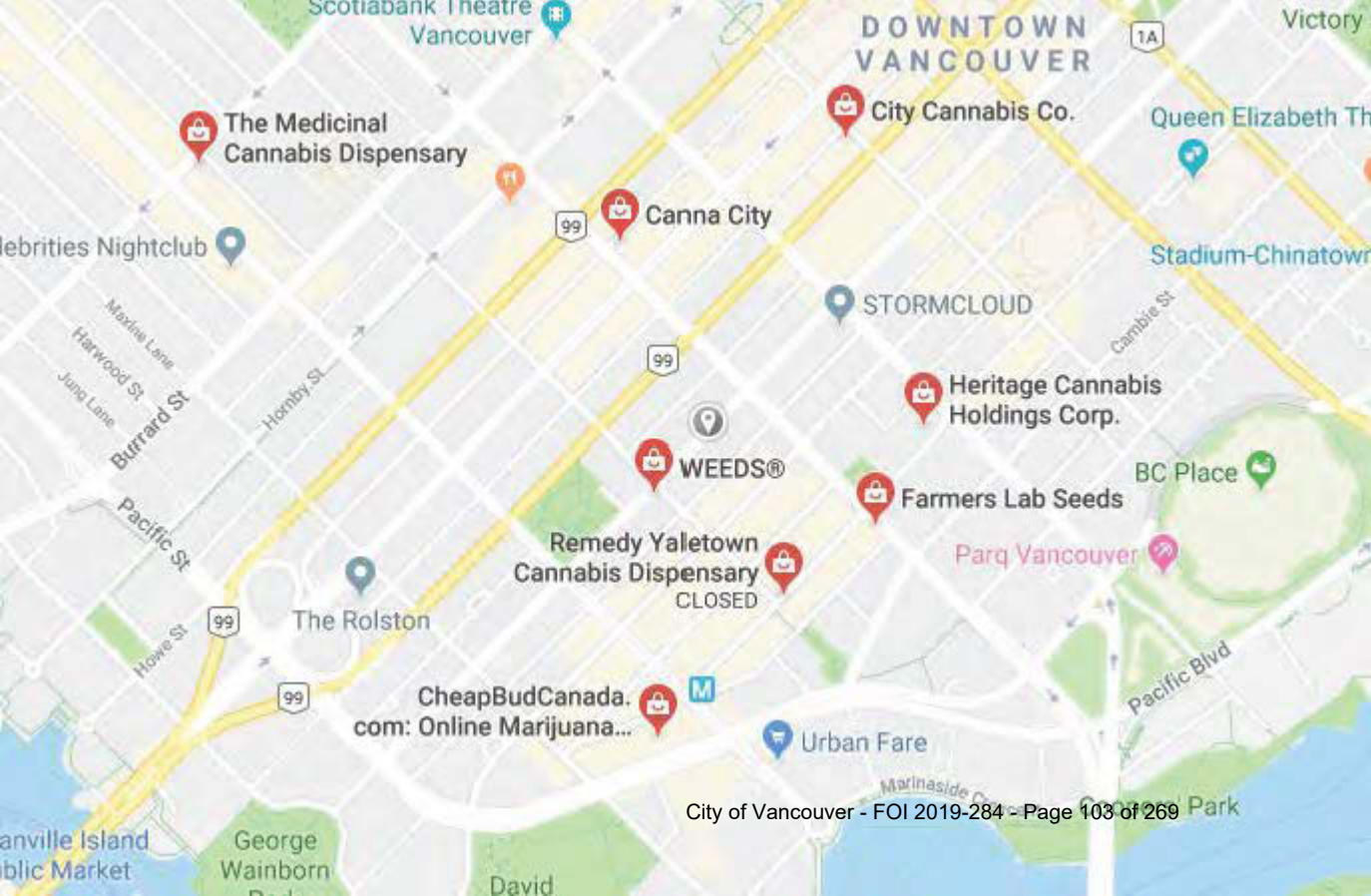
s.22(1)

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s.22(1)

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s.22(1)

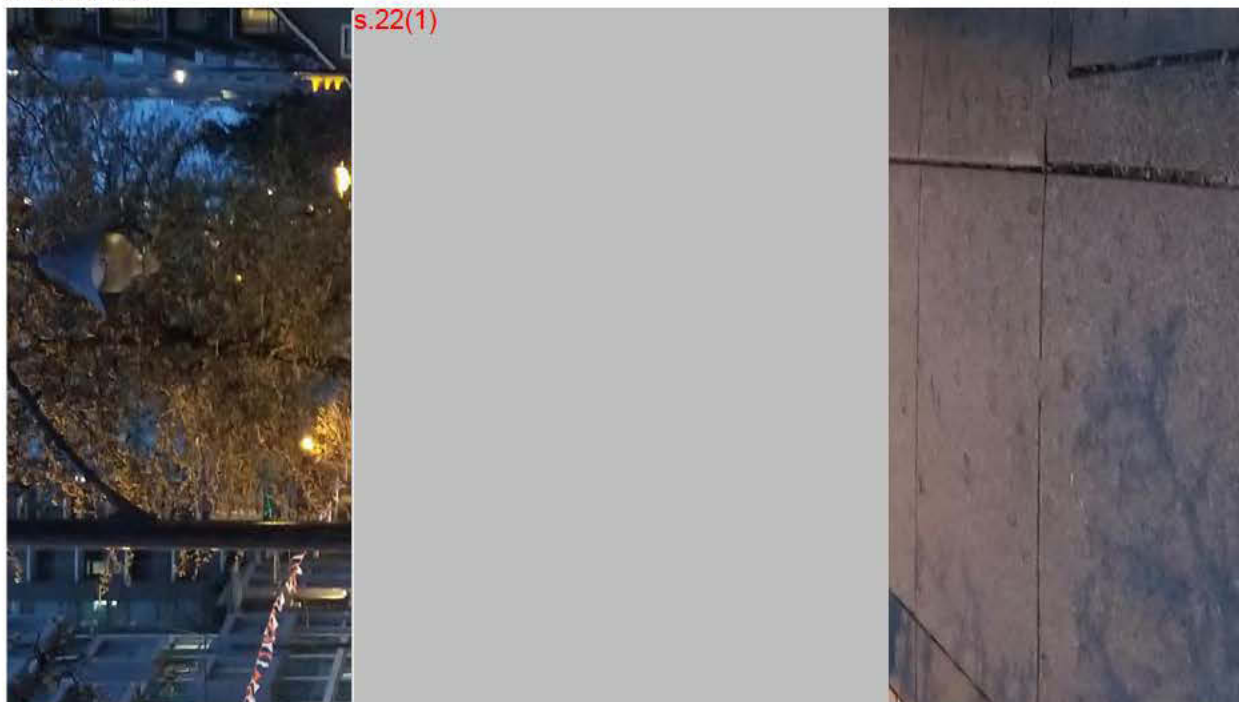
s.22(1)

s.22(1)



From: s.22(1)
To: s.22(1)
Subject: Development Application D-2019-00035 1108 Richards St W
Date: Mon Mar 12 2019 7:51:02 PM

Hi Pervand,
Case in point in the picture below:



I counted groups of 3 to 4 people hanging around outside the Weeds store - just your average Saturday evening. I could smell the smoke from Dave's street when I walked out of Choices.

I will continue to document and send photos of the hangouts outside this store until the application is denied.

Thanks,
s.22(1)

Get Outlook for Android

From: s.22(1)
Sent: Friday, March 15, 1:05 PM
Subject: Development Application DP-2019-00035 1108 Richards Street
To: pervand.sheikhalbar@vancouver.ca

Hi Pervand,
I would like to voice my opposition to the referenced Development Application at 1108 Richards Street, s.22(1) for many years now and I do not think this application should be approved.

The establishment is too close to the playground at Emery Barnes Park; for one, there is a children's playground in the park that is consistently used by families. The store attracts a lot of people by car that tend to park illegally at the corners on Richards and Helmcken due to the lack of available parking, often creating dangerous situations as Helmcken is quite narrow. There are always people outside the store smoking (cigarettes and marijuana) directly under condo owners above - which I'm sure the condo owners do not appreciate or foresee as a problem when they moved in. Lastly, it creates a negative image in our neighborhood - our neighborhood is comprised of mostly professionals and families, and the clientele of this establishment (for the most part) do not mesh with the local atmosphere.

This establishment would be better located somewhere on Davie or Robson Street, where it can blend in with other businesses. The city by-law should not be overturned due to its proximity to the park; otherwise, what is the purpose of the by-law if an illegal business operation can have it overturned?

Thanks,
s.22(1)

From: s.22(1)
To: Sheikhakbari, Peivand
Subject: Fwd: Development Proposal - DP-2019-00035. Petition City of Vancouver: Close Illegal Marijuana Store in Yaletown Residential Building
Date: Thursday, March 14, 2019 6:32:05 PM

Begin forwarded message:

From: s.22(1)
Subject: Development Proposal - DP-2019-00035. Petition City of Vancouver: Close Illegal Marijuana Store in Yaletown Residential Building
Date: March 14, 2019 at 6:23:11 PM PDT
To: cody.profilii@vancouver.ca, peivand.sheikhakbri@vancouver.ca
Cc: s.22(1)
s.22(1)
s.22(1) "shawn.r.smith@fsresidential.com"
<shawn.r.smith@fsresidential.com>, s.22(1)
s.22(1)
s.22(1) Katya
<shoppingdiva_diamondgirl@hotmail.com>, "Tips@globaltvbc.com "
<Tips@GlobalTVBC.com>, vcasselton@postmedia.com,
hmunro@postmedia.com, vantips@postmedia.com,
BCAssignment@bellmedia.ca, hedy.fry@parl.gc.ca,
s.chandraherbert.mla@leg.bc.ca, sam.sullivan.MLA@leg.bc.ca

Hello

This email is the first of my responses to development application form DP-2019-00035 to strongly protest the business licence for Weeds marijuana store in a **residential building**. s.22(1) and did not want to miss the deadline of March 29, 2019 to reply. I will also call you and find out which councillor this issue has been tasked to. For several years, I have contacted the City to no avail. They kept saying it was working on the legalities, but once the federal legalization passes they have a better chance to close them because the store will not be able to sell as a legitimate vendor.

We just got the **notice in the mail today** regarding the city's consideration to fully license Weeds, and I am incredibly frustrated and disappointed in what has transpired. One of their locations was raided and closed down in Surrey a few years ago and yet the VPD and City of Vancouver take no action.

The text in the online petition is copied for you below.

In February of 2015, an illegal marijuana store "Weeds" opened at 1108 Richards Street in the commercial property of Robinson Tower at 488 Helmcken (Richards and Helmcken in Yaletown). Robinson Tower is

home to over 90 residential units including children of all ages and seniors. The store was opened without Strata Approval and has disregarded both the Strata and City of Vancouver's directive to close the "medicinal marijuana" location. Both have issued fines that continue to be ignored by Weeds as it is a small cost of doing business. The City developed criteria for the opening of limited such stores that needed to be away from schools and community centres. Residents of Robinson Tower do not understand how the criteria did not include restrictions prohibiting retailers from selling in a residential building with children. Nonetheless, Weeds lost its appeal to stay open but continues to do so until the Federal government legalizes marijuana; with hope of giving them more of a case to defy the closure and challenge with an appeal.

The store has created a number of problems for the residents and community:

- It blatantly markets marijuana to youth. This store proclaims to be for medicinal purposes yet operated well into the late night, especially during weekends, until they finally complied with posting store hours. Still, a worker remains on site well past their official closing hour with the lights on.
- The store prides itself on using neon lights, RCMP figurines, 6ft neon gas heating lamps, and other tacky advertising to attract business and lure tourists who also often stop and take pictures of themselves in front of the store. These gimmicks were used fully on each evening of the four summer fireworks nights when over 100,000 people ventured into downtown Vancouver. The store was incredibly busy on all of those nights.
- The store is across the street from Emery Barnes playground/park and the Jubilee House. It is also close to the Gathering Place where vulnerable adults are treated and/or reside. Clientele are seen taking their product to the park and smoking by the playground.
- The location, which is in such close proximity to children and vulnerable adults in the community, is highly concerning - both as exposure to marijuana but also as a possible gateway to other drugs. The rising cases of fentanyl (which can be deadly) in BC being mixed with other types of recreational and more harmful drugs is a serious public health issue.
- These types of illegitimate medicinal marijuana stores claim their product is solely for medicinal purposes yet customers state those without a prescription are linked

with the "store's doctor" on Skype who prescribes marijuana for an "ailment". Any non-marijuana prescription prescribed by a physician, e.g. anti-inflammatories, is "converted" to what they believe is a marijuana equivalent.

- Often some of their clientele loiters outside the store smoking marijuana that then comes in through the windows. The clientele can become very loud and sometimes hostile with each other and others who pass by.
- The owners/workers have been hostile and threatening – legal threats and physical – to those who ask questions or challenge why they are still open. There is a fear of retribution for speaking out.
- The residents are worried about the devaluing of their property with such a store in the building.
- The smell of the marijuana has crept up to the floors above creating untenable living conditions and devaluing of residential property.
- Home and building insurance for the residents may rise due to the commercial occupants who attract people prone to theft, vandalism etc. Insurance companies ask what type of commercial stores are in the building to assess risk.

In summary, Weeds continues to operate illegally and continues to be a growing concern to the residents of 488 Helmcken and the community at large. We ask the community to help petition the City of Vancouver to take immediate action.

Begin forwarded message:

From: s.22(1) >
Subject: Fwd: City of Vancouver: Close Illegal Marijuana Store in Yaletown Residential Building
Date: September 15, 2016 at 9:54:01 PM PDT
To: s.22(1)

Hi everyone,
Please see below regarding a petition. This store is located in our building and we are becoming more and more frustrated with the City's lack of action.

If you can take a moment to read and sign if you agree, and then

forward to any contacts who will do the same that would be much appreciated!!!
thanks!

**Subject: City of Vancouver: Close
Illegal Marijuana Store in Yaletown
Residential Building**

Date: September 15, 2016 at 9:01:15
PM PDT

Hey,

I just signed the petition "City of Vancouver: Close Illegal Marijuana Store in Yaletown Residential Building" and wanted to see if you could help by adding your name. Please forward to any contacts you have who may sign or help distribute the petition via email, hard copy or social media.

Our goal is to reach 1000 signatures and we need more support. You can read more and sign the petition here:

https://www.change.org/p/city-of-vancouver-close-illegal-marijuana-store-in-yaletown-residential-building?recruiter=126817295&utm_source=share_petition&utm_medium=email&utm_campaign=share_email_responsive

Thanks!
Residents

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Fwd: WEEDS 1108 Richards Street - DP - 2019-00035
Date: Monday, March 25, 2019 8:15:04 PM

Hello Peivand,

I am reaching out in regards to the proposed rezoning at 1108 Richard Street. I live in the area and believe that the rezoning is detrimental to the neighbourhood because:

1. Too close to a children's playground and care facility thus impacting health issues such as asthma and respiratory illnesses and potentially causing permanent effect on executive function, memory and even IQ.
2. Patrons illegally park causing hazardous driving and pedestrian crossing conditions.

Thank you for your time and consideration.

s.22(1)
)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: I am against the Weeds store in Yaletown
Date: Friday, March 29, 2019 4:01:12 PM

It's Across the street from a children's park, just a bit over 100 meters from community centre. People smoking weed out front.

It's a family community and this business not only breaks the city's own bylaws but it attracts undesirable people.

Please do not allow this illegal business stay in our community.

Thank you

s.22(1)

Sent from my iPhone

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: I oppose the development application DP-2019-00035 1108 Richard Street
Date: Friday, March 15, 2019 9:28:15 AM

Dear Sir,

I am writing to oppose to Development Application DP-2019-00035 1108 Richard Street (WEEDS Glass and Gifts Ltd.)

WEEDS has submitted a development permit qualify to be a marijuana dispensary and to remain in the location.

s.22(1) the WEEDS store is located,

I witness a constant violation of city anti smoking by law by WEEDS customers.

Each time I pass by, people are smoking right next to the store entrance despite the signs forbidding so.

Also the proximity of the children's playground at Emery Barnes Park is a concern as the marijuana shop has become a location with many smokers loitering and consuming outside.

Never did I witness city take any actions against the violators.

Since the city has no intention or fails to observe it's by laws, expansion of the store activities will make to situation worse.

That is why I oppose the DP-2019-00035 1108 Richard Street development application.

Thank you,

Best

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Illegal Marijuana Shop - Weeds
Date: Friday, March 29, 2019 11:44:58 AM

Hello Peivend,

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

Over the last 4+yrs, Weeds has been operating illegally and I'm completely dumbfounded why the City of Vancouver and the VPD have been slow to act on shutting them down. I am not Anti-Marijuana and I've accepted the legalization; however, they still continue to violate the bylaws set forth by the city. The owner refuses to pay his fines and his landlord has been aware of what he is selling even before Weeds moved in. Unfortunately, strata and the families and tenants, who reside at 488 Helmcken Street, did not know Weeds was going to occupy that space. Since Strata did not have any bylaws set in place for such a business, bylaws were put it after the fact Weeds moved in. They've allowed their customers to smoke inside their store and outside throwing their butts on the ground in front of the building. They stay open late and on Fridays and Saturdays it's a continuous stream of people smoking up and loitering in front of our residential building.

Why hasn't the City of Vancouver gone after the landlord of that space? There are laws against landlords who are aware of illegally activity in their property which carries hefty fines and/or jail time!

They also lost their case to the Supreme Court of B.C. and yet the City of Vancouver continues to entertain their appeals and continue to operate illegally. The previous Municipal Government didn't do anything. The current Municipal Government has an opportunity to right the wrong that the previous Government failed to do. There is a community centre for vulnerable adults with ear shot of this store along with a park with a playground across the street and 2 other soon to be legal Marijuana shops within the 300m radius. The space occupied by Weeds can be used for other businesses that can support this growing community. The lack of daycare is just an example that comes to mind.

They should be denied with no appeal process moving forward. It's so frustrating to the people of 488 Helmcken Street because it feels like a losing battle every time this guy appeals and continues to operate illegally. Do the right thing and stop their application with no appeal and evict them once and for all.

Regards,

s.22(1)

Sent from my iPhone

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Illegal pot store
Date: Wednesday, March 27, 2019 8:10:25 AM

Hello,

s.22(1) who would very much like to see the illegal marijuana store at the corner of Helmcken and Richards closed.

No doubt you have seen the petition and are aware that there are many children in the building, as well as those enjoying Emery Barnes playground and park across Richards Street. You will also be aware of the other arguments against allowing Weeds to continue in business. Possibly you also have information on the criminal background of the owner of Weeds and charges against him and his staff.

We urge you to deny their application, and ensure the closure of this blight on our family neighbourhood.

Thank you for your attention to this very important matter.

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Marijuana Development Permit Variance Input
Date: Tuesday, March 19, 2019 4:40:44 PM

Hello,

Please be advised that I am completely against approving a development permit for WEEDS to remain in the current location at 1108 Richards St. This is right across the Emery Barnes Park where on any given day there are many children playing, running around the park. On many occasions, I have witnessed people smoking weed on that corner also at the park across the street. This is completely unacceptable.

Thank you,

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Marijuana store at Richards and helmcken
Date: Friday, March 15, 2019 1:20:59 PM

I would like to advise that I strongly oppose this store being licensed for marijuana sales at that location.

There is a children's playground across the street, and plenty of other similar stores within walking distance. It seems Vancouver is being swamped with cannabis outlets.

s.22(1) and it's an obvious loitering spot.

Thank you for your consideration.

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: NO to variance 1108 Richards Street
Date: Friday, March 29, 2019 10:07:06 AM

Hello

I'm writing to object to a variance to the marijuana license at 1108 Richards Street. This store is very close to a children's playground at Emery Barnes Park. It will also be near a new Montessori school which is under construction across the street. There is also a marijuana shop nearby at Davie Street.

Thank you

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Notice of Development Application DP-2019-0035
Date: Tuesday, March 19, 2019 1:27:51 PM

I absolutely strenuously object to this redevelopment at 1108 Richards Street. The current store is bad enough - traffic issues, parking in the alleyway illegally, the smell at all hours. Hours are currently 9 am to 10 p.m. Longer hours will only cause more disruption to the "neighborhood." If this business requires more square footage and longer hours, they should try Surrey not Yaletown.

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Notice of development application- 1108 Richards street, DP 2019-00035
Date: Saturday, March 30, 2019 8:09:25 PM

Notice of development:
1108 Richards Street.
DP - 2019-00035.

Dear Peivand,

Further to our conversation on the phone this week noted below are the reasons why I do not agree in allowing Weeds Glass and Gifts Ltd getting approval from the City of Vancouver to change from retail use to a Cannabis store :

s.22(1) Vancouver,
s.22(1)
weekend and walk around this area most weekends.

- This cannabis store has been operating and selling cannabis for approximately over 2 years now, illegally.
- The stench of cannabis smoke when you walk by the store is nauseating, my wife always complains to me about it when we walk past this store.
- To allow this operation to continue so close to a children's park is not desirable and should not be permitted, (approximately less than 100 yards from store)
- What kind of a poor message as adults are we sending to young children if we allow the selling and highly likely smoking of this cannabis product so close to the park where children play, exercise and hopefully gets some fresh air in one of the very few parks in the inner city.
- It will and does attract the wrong types of individuals to this park to smoke their recently purchased cannabis.
- It will make the park a very much less desirable oasis in the city for young children and mothers to visit and refresh themselves within the inner city area. They won't and probably don't feel safe in this park.
- This business does not deserve to be granted change of use permission by the City of Vancouver. More than that the City of Vancouver really needs to close this store down.
- This kind of cannabis selling store is not wanted, not desired and should not be allowed at this location. I am fairly sure that many people living and frequenting this area would be of the same opinion as well.

I hope my comments will be given serious consideration by the Director of Planning when he/ she is making the decision on this application. I will be very, very disappointed if the Director of Planning approves this application.

Best Regards
s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Objection for DP-2019-00035
Date: Tuesday, March 26, 2019 9:54:17 AM

Dear Peivand,

I strongly object Weeds Glass and Gifts Ltd (Weeds Glass) is located its illegal business on 1108 Richards Street, Yaletown. This is a residential area where children, youth and people who are living and enjoying their family life in Yaletown.

Again, I strongly against Weeds Glass or any other weeds business are located in Yaletown as the weeds will create the air pollution and bad smell in the city. More important, it will affect the development of the children and youth soon.

Regards,

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Opposition to Development Permit at 1108 Richards Street
Date: Saturday, March 23, 2019 5:00:44 PM

Hello:

I am writing to oppose the application from WEEDS Glass & Gifts for a development permit to operate a cannabis store at 1108 Richards Street. I live and work in the neighbourhood.

The company has already been illegally operating a cannabis store at this location. The store is very close to Emery Barnes Park, which has a city-run playground that's very well-used by neighbourhood children. A cannabis store, particularly one that's been operating illegally, should not be allowed to pollute the air with marijuana smoke so close to a children's play area.

Thank you for your consideration.

Regards,

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: PLEASE CLOSE THE WEEDS STORE at 488 Helmcken
Date: Thursday, March 21, 2019 9:10:19 AM

I am writing you this email with a strong sense of indignation. s.22(1)
s.22(1) I feel that my family and I have not had a voice that has been heard in concern with the Weeds store. As our country has made a move to legalize marijuana, I feel that the laws around this issue need to be updated and enforced in a more efficient manner. First of all, I believe that IF it is a medical need, it should be sold as other regulated medication is sold. It should be sold in the pharmacy. If we are going to have separate stores to sell marijuana for medicinal needs, then there needs to be some solid rules about where they can open, what hours they can be open, what they are able to sell, quantities they are able to sell, and to whom they are able to sell. Now, if we do have rules about all of these issues, THEY NEED TO BE ENFORCED. Examples need to be made. Lines drawn and those who cross them need to be punished... RIGHT... ??? Isn't that how it is supposed to be done? Isn't that how it is done for EVERYONE else? Why are these crooks being treated better than the person who gets a traffic ticket?

WEED STORES SHOULD NOT BE ALLOWED TO BE IN A RESIDENTIAL BUILDING. As someone who has been living with a Weed store for s.22(1), I can tell you that the stored weed smells in the parking garage, in the hallways, and in s.22(1).

Weed stores should not be allowed to SMOKE in the store. The smoked weed can be s.22(1), on the sidewalk, in the park, in the alley, s.22(1) etc. (EVERYWHERE... ALL THE TIME).

Weed stores should not be placed close to parks, schools, or daycares where children play. s.22(1) knows the smell of weed. He has grown up with it. s.22(1) to write this in this letter to you. That isn't right! I feel like a bad parent but yet I own and live here. s.22(1) – this store that is supposed to have been closed down last December. I awaited that day... and NOTHING happened. This guy is going to keep pulling tricks out of his bag. He needs to be physically removed. Our strata has a law that says that he can't be here. He lied about what kind of store he was to get in and now we can't get him out. Why do s.22(1) this is RIDICULOUS!!!!!!

Take a deep breath.

I think I have made my point and I am just ranting now. I feel very strongly that something needed to be done about this ages ago... and I really fear that this store will be here forever. I fear that my voice does not matter in this solipsistic world. I feel like the good people in the world, who try hard, will never succeed in this new world. I guess we might as well just get them all high so they don't notice ... so they don't fight. So that big businesses can keep making money and can continue to be more important than humanity. What's next, TRUMP?

s.22(1)

s.22(1)



From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Cc: s.22(1)
Subject: Pot shop
Date: Friday, March 15, 2019 11:50:38 AM

I agree, the shop is bad enough, compounded by some customers, lurking in corners giggling, one wonders just what they are doing

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: RE: 1108 Richards St DP-2019-00035
Date: Monday, March 25, 2019 2:01:05 PM

RE: 1108 Richards St DP-2019-00035

s.22(1) the subject property and oppose its change from retail to Cannabis Store.

Weeds Glass and Gifts has been operating in the building for several years with varying degrees of legality regarding proper permits and licencing.

When I walk by the subject property, there is always an ever present-marijuana odor. I feel sorry for those owners and tenants who live in the residential building above Weeds--that they are subjected to this smell, as well as likely dealing with lower property values due to living about the Cannabis store.

In addition to people smoking in front of the store, many also go down the street to Emery Barnes Park and smoke there, despite the park board's bylaw against public smoking of any substance there.

The operator of Weeds has operated in a grey area for many years, thumbing his nose at various bylaws. By allowing a change of use to Cannabis store, it would only be seen as rewarding him.

Thank you

s.22(1)

From: Shawn SS. Smith
To: [Sheikhakbari, Peivand](#)
Cc: s.22(1)
Subject: RE: 1108 Richards St / DP-2019-00035 - Notification
Date: Friday, March 29, 2019 11:21:03 AM
Attachments: [LMS 1902 - 1108 Richards - DP Ltr re DP-2019- copy.pdf](#)

Hi Peivand,

Please see attached. Submission from the Owners, Strata Plan LMS 1902.

Further to my voice mail we had little technical difficulties with having the client sign off with the necessary signatures on the attached letter as my s.22(1)



SHAWN SMITH, RCM
Strata Manager

200 Granville Street | Suite 700 | Vancouver, BC, Canada V6C 1S4
Office [604.683.8900](tel:604.683.8900) | Fax [604.689.4829](tel:604.689.4829)
Toll Free [1.855.683.8900](tel:1.855.683.8900) | Customer Care Centre [1.855.273.1967](tel:1.855.273.1967)
Email Shawn.R.Smith@fsresidential.com
www.fsresidential.com
Follow us on | [Facebook](#) | [Twitter](#) | [LinkedIn](#) | [YouTube](#)

From: Sheikhakbari, Peivand [mailto:Peivand.Sheikhakbari@vancouver.ca]

Sent: March 28, 2019 3:36 PM

To: Shawn SS. Smith <Shawn.R.Smith@fsresidential.com>

Cc: s.22(1) s.22(1)

s.22(1)

Subject: RE: 1108 Richards St / DP-2019-00035 - Notification

Dear Shawn Smith,

All comments can be sent to me by e-mail and I will make a record of the comments I receive. Please ask you clients to include their address in the e-mail they send to me. I would appreciate it if they can send the comments to me by end of today.
I hope this information helps.

Regards,

Peivand Sheikhakbari

Project Coordinator – Development Review Branch

Development, Building and Licensing

City of Vancouver

Tel: (604) 871 6001

Email: peivand.sheikhakbari@vancouver.ca

From: Shawn SS. Smith [mailto:Shawn.R.Smith@fsresidential.com]

Sent: Thursday, March 28, 2019 1:14 PM
To: Sheikhhakbari, Peivand
Cc: s.22(1)
Subject: 1108 Richards - Development Permit (LMS 1902)

Good Afternoon,

My client, the Owners, Strata Plan LMS 1902, wish to respond to this Notice of Application. Can they send their letter to you via email or do you require a hardcopy. Your notice says you welcome written comments on this application by March 29, 2019. Does that mean they can still send the letter to you tomorrow or do you require delivery / receipt by the end of the day today. My client is just finalizing their submission.



SHAWN SMITH, RCM
Strata Manager

200 Granville Street | Suite 700 | Vancouver, BC, Canada V6C 1S4
Office [604.683.8900](tel:604.683.8900) | Fax [604.689.4829](tel:604.689.4829)
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Email Shawn.R.Smith@fsresidential.com
www.fsresidential.com
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THE OWNERS, STRATA PLAN LMS 1902

March 28, 2019

VIA ELECTRONIC MAIL (peivand.sheikhakbari@vancouver.ca)

City of Vancouver, Development, Buildings & Licensing
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Attention: Peivand Sheikhakbari (Project Coordinator)

Dear Sir/Madame:

**Re: City of Vancouver Notice of Development Application 1108 Richards
Street DP-2019-00035**

The Owners, Strata Plan LMS 1902 (the “**Strata Corporation**”) writes in response to your notice of the abovementioned development application submitted by WEEDS Glass and Gifts (“**Weeds**”) for permission to develop on 1108 Richards Street consisting of change of use from retail (limited food) to Cannabis Store and to provide its written comments on this application.

Since WEEDS became a tenant in 1108 Richards Street, which is a commercial strata lot within the Strata Corporation, in 2015, the use of its rented strata lot as a medical or recreational cannabis company has not been in compliance with the Strata Corporation’s bylaws.

From the information that is publicly available, it appears that WEEDS was not in 2014 and since then has not been licensed for the sale of cannabis for medical or recreational purposes federally (as WEEDS is not listed as a licensed producer on Health Canada’s public database), provincially or municipally and the City of Vancouver’s zoning did and does not permit such a cannabis company to operate at this location. Accordingly, since WEEDS became a tenant in a commercial strata lot in the Strata Corporation it has been operating illegally and, therefore, not in compliance with the following bylaw of the Strata Corporation, which has been an enforceable bylaw of the Strata Corporation since well before 2014:

3 (1) *An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that*

...

(d) *is illegal*

...

Furthermore, in 2015, the Strata Corporation adopted and filed in the Land Title Office a more specific bylaw, which is still an enforceable bylaw of the Strata Corporation, as follows:

3 (37) *Notwithstanding the commercial strata designation, the following businesses or types of businesses are strictly prohibited;*

(a) *Any business whose purpose is the sale of second hand goods, insurance salvage stock, fire sale stock, bankruptcy stock, a smoke or marijuana shop; site for manufacturing, storing or distributing marijuana or any other controlled substance whether licensed or otherwise;*

Accordingly, whether licensed, WEEDS current use and change of use of the commercial strata lot it rents in the Strata Corporation are not in compliance with the Strata Corporation's current enforceable bylaws.

Yours truly,

The Owners, Strata Plan LMS 1902
by its authorized signatories

Authi  _____

Authorized Signatory

From: s.22(1)
To: [Sheikhakbari, Peivand](mailto:Peivand.Sheikhakbari@vancouver.ca)
Subject: RE: 1108 Richards St / DP-2019-00035 - Notification
Date: Wednesday, March 27, 2019 10:43:04 AM

s.22(1)

Input for this development application.
No to approval.

Why can a pot cannabis store be allowed to have so many opening hours?
A liquor store can't and a pot shop has popped up on every street corner?
Don't they have enough hours in a day to do business like any other that runs regular retail?

This is insane and ludicrous enough is enough.
There are enough business hours in a day as is if you need to go buy weed.

This is a family neighborhood. Put it somewhere in the entertainment district you can get high all you want when you want. And this is not a legal store to begin with regulated by the BC Cannabis Stores, this is a private store. I'm tired of s.22(1) and turning the walk into dodging pot smokers on vapes or pipes whatever. You can't drink on the street so why are we allowing open consumption of pot and it's offensive stink vapours.

So no to a store and extending it's hours. It only encourages more pot consumption and activity of it on the street around it.

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

From: Sheikhakbari, Peivand <Peivand.Sheikhakbari@vancouver.ca>
Sent: March 25, 2019 3:04 PM
To: s.22(1)
Subject: RE: 1108 Richards St / DP-2019-00035 - Notification

Hello,

Thank you for your e-mail. Please note that this application is still under review and we appreciate your comments on this application. I need you to send me your name and address so I can record your official comments and present them to senior staff before any decision is made on this application.

I look forward to hearing from you.

Regards,
Peivand Sheikhakbari
Project Coordinator - Development Review Branch Development, Building and Licensing City of Vancouver
Tel: (604) 871 6001
Email: peivand.sheikhakbari@vancouver.ca

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

From s.22(1)
Sent: Friday, March 15, 2019 11:21 AM
To: Sheikhabari, Peivand
Subject: No to DP-2019-00035

Input for this development application.

No to approval.

Don't they have enough hours in a day to do business like every other business that runs regular retail?

Why can a pot cannabis store be allowed to have so many opening hours?
A liquor store can't and a pot shop has popped up on every street corner?

This is insane and ludicrous enough is enough.
There are enough business hours in a day as is if you need to go buy weed.

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: RE: 1108 Richards St / DP-2019-00035 - Notification
Date: Tuesday, March 26, 2019 3:41:25 PM

Thank you Peivand for the confirmation.

Cheers,

s.22(1)

From: Sheikhakbari, Peivand <Peivand.Sheikhakbari@vancouver.ca>
Sent: Monday, March 25, 2019 2:50 PM
To: s.22(1)
Subject: RE: 1108 Richards St / DP-2019-00035 - Notification

Dear s.22(1)

Thank you for your e-mail and submitting your input on this application. Please note that your comments have been received and recorded. They will be presented to senior staff before any decision is made on this application.

Regards,

Peivand Sheikhakbari

Project Coordinator – Development Review Branch
Development, Building and Licensing
City of Vancouver
Tel: (604) 871 6001
Email: peivand.sheikhakbari@vancouver.ca

From: s.22(1)
Sent: Friday, March 15, 2019 9:12 AM
To: Profili, Cody
Cc: Sheikhakbari, Peivand
Subject: RE: 1108 Richards St (DP-2019-00035)

Thanks Cody for your email.

Dear Peivand,

s.22(1) and by the means of this email I would like to inform you that I am strongly opposing this application. This weed business and its activities have made the neighborhood unsafe for our kids and families. Thanks in advance for your consideration.

Cheers,

s.22(1)

From: Profili, Cody <Cody.Profili@vancouver.ca>
Sent: Thursday, March 14, 2019 2:12 PM
To: s.22(1)
Cc: Sheikhabari, Peivand <Peivand.Sheikhabari@vancouver.ca>
Subject: 1108 Richards St (DP-2019-00035)

Hello s.22(1),

In response to your phone call and concerns about retail cannabis application at 1108 Richards St (DP-2019-00035);

Please provide written record of your comments and support or opposition of the application, so the assigned project coordinator can officially record and track the response (I have cc'd Peivand on this email, and comments for this application can be directed to her email address "peivand.sheikhabari@vancouver.ca").

In response to your question about the requirement for strata approval, I have verified the following with a colleague more familiar with this type of application:

- For full approval, this application will require a development permit (current DP) followed by a building permit (BP);
- We do often ask for strata letters at DP stage (as supplementary information), however it is not an actual requirement until BP stage. This is because anyone has the ability to submit a DP application (since we are conceptual approval), while owner verification and authorization to actually perform the work is checked/approved at BP stage;
- At current DP stage, we would often note in our recommendation whether the applicant/tenant has strata approval, but it is not our requirement, or something that we have the authority to reject an application based on
- Please note that strata approval (and the need for it) is also contingent on the building ownership and your specific strata agreement/voting structure between the commercial and residential tenants

Thank you,

Cody Profili | Project Coordinator – Development Review Branch

CITY OF VANCOUVER | West Annex, 515 West 10th Av
cody.profili@vancouver.ca

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: RE: 1108 Richards St / DP-2019-00035 - Notification
Date: Monday, March 25, 2019 4:09:44 PM
Attachments: [image001.png](#)

Hi Peivand,

My address is s.22(1)
s.22(1)

From: Sheikhakbari, Peivand [mailto:Peivand.Sheikhakbari@vancouver.ca]
Sent: Monday, March 25, 2019 3:07 PM
To: s.22(1)
Subject: RE: 1108 Richards St / DP-2019-00035 - Notification

Hi s.22(1)

Thank you for your e-mail. Please note that your comments have been received and I will need you to send me your address(unit number) for me to be able to record your comments and present them to senior staff before any decision is made on this application.

I look forward to hearing from you.

Regards,

Peivand Sheikhakbari

Project Coordinator – Development Review Branch

Development, Building and Licensing

City of Vancouver

Tel: (604) 871 6001

Email: peivand.sheikhakbari@vancouver.ca

From: s.22(1)
Sent: Thursday, March 14, 2019 12:05 PM
To: Sheikhakbari, Peivand
Subject: 1108 Richards Street - DP-2019-00035 - Objection to DP Application

Hi Peivand,

s.22(1) and opposed to this DP Application by WEEDS Glass and Gifts.

I note that the City previously filed an injunction against WEEDS Glass and Gifts in May

2016, yet WEEDS continues to operate without a valid business license. This blatant disregard for the Court ordered-injunction, and city bylaws shows a pattern of abuse by WEEDS.

1108 Richards Street is located close to a community park and community centre. It is in the middle of a growing, young, and vibrant community. The presence of WEEDS has been incredibly disruptive to local residents like myself. WEEDS clients regularly loiter on the street at late hours of the night. The proposed DP asks for operational hours from 9am -11pm, 7 days a week. This is excessive and well beyond the regular hours of businesses in the area.

Once again, I strongly oppose this DP Application.

Please let me know if you have any questions.

s.22(1)



s.22(1)



s.22(1)



From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Cc: s.22(1)
Subject: RE: 1108 Richards St / DP-2019-00035 - Notification
Date: Friday, April 05, 2019 5:11:47 PM

What about the fact that I only received the notice a couple days before the cut-off and others did not receive it? I feel there has not been proper notice given to residents affected. Who do we need to speak with regarding filing a formal complaint about lack of proper notice?

s.22(1)



From: Sheikhakbari, Peivand [mailto:Peivand.Sheikhakbari@vancouver.ca]
Sent: April 5, 2019 5:05 PM
To: s.22(1)
Subject: RE: 1108 Richards St / DP-2019-00035 - Notification

Hi s.22(1)

Thank you very much for your e-mail. Please note that your e-mail has been received and recorded and will be presented to senior staff before the final decision is made on this application.

Regards,

Peivand Sheikhakbari

Project Coordinator – Development Review Branch

Development, Building and Licensing

City of Vancouver

Tel: (604) 871 6001

Email: peivand.sheikhakbari@vancouver.ca

From: s.22(1)
Sent: Wednesday, April 03, 2019 10:47 AM
To: Sheikhakbari, Peivand
Cc: s.22(1)
Subject: re- development application at 1108 Richards- DP-2019-0035

Hi Peivand,

I received this notice last week which given the deadline has not given me or others ample time to provide input. **I am 100% opposed to allowing any kind of Marijuana sales in our area.** This area is primarily residential with kid's playgrounds and daycares in the immediate vicinity of this location. Further, there are several drug treatment sites within a few blocks where it does not make sense to offer for sale drugs freely (and currently illegally) to people fighting addiction.

Frankly, I am shocked that the city would even consider allowing this application given they have been operating illegally for several years as a criminal organization. When is it right to allow certain entities to break the criminal

laws in Canada and still be allowed to operate *business as usual*?

I kindly ask that if this application is still being considered that there is an extension for comments by residents affected in the area. I also asked that you direct the VPD to shut down and arrest the operators for committing what is an illegal act.

s.22(1)



s.22(1)

s.22(1)



From: [Profili, Cody](#)
To: [s.22\(1\)](#)
Cc: [s.22\(1\)](#) [Sheikhakbari, Peivand](#)
Subject: RE: 1108 Richards Street - DP-2019-00035 Questions & Comments
Date: Monday, March 18, 2019 3:17:03 PM
Attachments: [ref_Cannabis Guidelines.pdf](#)
[ref_ZD bylaw Section 11.pdf](#)

Hello [s.22\(1\)](#)

The basic information that we require is an email noting your support or opposition, and whether you are responding to either **(1) the postcard sent out to neighbours**, or **(2) the site sign**?

If you are replying to the **postcard**, it would be helpful for our analysis if you could please respond with your **full name, address, and whether you are an owner or renter**. Please note that this information is kept entirely confidential, and only used to help assess context based on your proximity and how you may be uniquely affected by the development.

Please note that the proposal is being reviewed based on **DD** zoning and other applicable by-laws; that our authority for any particular item, or aspect of the proposal depends whether it is **(1) permitted as outright approval**, **(2) conditionally regulated**, or **(3) not permitted**.

You can respond simply noting your support or opposition, or provide a more detailed description of your rationale if desired.

- Primarily we are seeking responses on (2) conditionally regulated items, and it most effective to have comments backed up with by-law, guideline or policy support where possible
- General information on your circumstance or specific area can also be helpful for us to gain community perspective to review and improve the effects of the development within the unique context and needs of your neighbourhood.

After you send your comments to your coordinator, we note your interest and you will then be informed of the decision and/or conditions (requested revisions) on the application. Please note that the assigned PC is still Peivand Sheikhakbari, and she will be the one organizing notification comments and taking to review with the Director of Planning.

Cannabis specific policies have been attached for your reference:

- Section 11.28 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Thank you,

Cody Profili | Project Coordinator – Development Review Branch

CITY OF VANCOUVER | West Annex, 515 West 10th Av
cody.profili@vancouver.ca

From: [s.22\(1\)](#)
Sent: Monday, March 18, 2019 2:36 PM
To: Profili, Cody
Cc: [s.22\(1\)](#)
Subject: Fwd: 1108 Richards Street - DP-2019-00035 Questions & Comments

Hi Cody,

Would you please reply to my email in Peivand's absence? Greatly appreciated. Thank you.

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

From: s.22(1)

Date: Mon, Mar 18, 2019 at 2:14 PM

Subject: 1108 Richards Street - DP-2019-00035 Questions & Comments

To: <peivand.sheikhakbari@vancouver.ca>

Cc: s.22(1)

Hi Peivand

We live in the neighborhood of 1108 Richards St. Our family and neighbors would like to vote against this application. Would you please advise what info./procedures we will need to provide in our comments to the City for this reason?

Thank you

s.22(1)

s.22(1)

s.22(1)

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.

Section 11

Additional Regulations

Whenever any of the following uses are permitted in any district pursuant to any provision of this By-law, the following additional regulations shall apply:

- 11.1 Development in an RA, RS, RT or C-1 District**, on 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, shall provide:
- (a) in the case of the principal building, a setback from the flanking street of a distance not less than one half of the depth of the required front yard of the rear site, but which need not exceed the greater of 3.7 m or the minimum side yard of the District Schedule, or result in the reduction of the building width on the corner lot to less than 7.9 m so long as the minimum side yards of the district schedule are provided; and
 - (b) in the case of any accessory building, a setback of 7.3 m from the flanking street or as otherwise approved by the Director of Planning.
- 11.2 Development in an RS, RT or C-1 District** on a site which is less than 36.6 m deep may reduce the required depths as follows:
- (a) the front yard to 20 percent of the average depth of the site, except that the front yard shall in no case have a depth of less than 5.5 m;
 - (b) the rear yard to 30 percent of the average depth of the site, except that the rear yard shall in no case have a depth of less than 8.2 m or, where it abuts a lane, 8.2 m less the lane width between the rear property line and the ultimate centre line of the lane.
- 11.3 Development in an M or I (Industrial) District or a CD-1 (Comprehensive Development) District** where the site abuts any portion of the streets, lanes or other areas set forth in Schedule C to this By-law, shall be subject to the following:
- 11.3.1 A setback shall be provided and maintained at a depth as set forth in Schedule C.
- 11.3.2 No building or structure of any kind, or area for manoeuvring aisles, parking, loading or any other like purpose, shall be permitted within the setback area.
- 11.3.3 Except as provided for elsewhere in this section, the setback area shall be fully graded and landscaped with trees, shrubs and lawn to the satisfaction of the Director of Planning.
- 11.3.4 The following may be permitted within the landscaped setback area by the Director of Planning:
- (a) statuary, fountains and other objects of art;
 - (b) open ornamental fences if necessary for the protection and preservation of landscaping or permitted objects of art;
 - (c) walks or driveways which in the opinion of the Director of Planning may be required to provide direct access to any building or use on the site.
- 11.4 Bed and Breakfast Accommodation** -- subject to the following:
- 11.4.1 A maximum of two bedrooms accommodating a maximum of four bed and breakfast guests may be permitted in a dwelling unit.

11.4.2 The provision of bed and breakfast accommodation shall not be permitted coincidentally with the keeping of boarders and lodgers.

11.4.3 The operator of the bed and breakfast accommodation shall reside in the dwelling unit.

11.5 Riding Ring -- subject to the following:

11.5.1 No riding ring shall be used for the sale, whether by auction or otherwise, of horses or other animals.

11.5.2 In the granting of a development permit, the Director of Planning shall have regard to the size, siting and location of the proposed development, the type and hours of operation, whether operated privately or open to the public with or without payment, generation of traffic, parking facilities and any effect upon adjacent property and the amenity of the neighbourhood, and shall notify such owners of adjoining property as he deems necessary.

11.6 Homecraft -- subject to the following:

11.6.1 No person other than one resident member of the family occupying the dwelling shall be engaged in the homecraft on the premises;

11.6.2 Where located in an R district, there shall be nothing to indicate from the exterior of the dwelling unit or building that it is being used for any purpose other than its principal or approved use;

11.6.3 No products or material shall be sold from or within the dwelling unit;

11.6.4 No products or materials shall be stored outside of the dwelling unit, building or accessory building;

11.6.5 No offensive noise, odour, vibration, smoke, heat or other objectionable effect shall be produced.

11.7 Church -- subject to the following:

11.7.1 The site shall have a minimum frontage of 20.1 m.

11.7.2 The Director of Planning may permit a greater height than permitted by the district schedule, provided he first considers the effect of the additional height on the amenity of the neighbourhood.

11.7.3 Yards shall be provided in accordance with the district schedule except that interior side yards shall have a minimum width of 4.5 m plus an additional .3 m for every .6 m by which the height of the building exceeds 10.7 m.

11.8 School - Elementary or Secondary -- subject to the following:

11.8.1 The site shall have a minimum frontage of 20.1 m.

11.8.2 The Director of Planning may permit a greater height than permitted by the district schedule, provided he first considers the effect of the additional height on the amenity of the neighbourhood.

- 11.8.3 Yards shall be provided in accordance with the district schedule except that side yards shall have a minimum width of 6.0 m plus an additional .3 m for every .6 m by which the height of the building exceeds 10.7 m.

11.9 Hospital -- subject to the following:

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

- (a) be satisfied that the landscaping and open space provision is appropriate for the size and nature of the development;
- (b) have due regard to the design of all buildings, to the location and provision of off-street parking and loading, and to their effect on the amenity of the neighbourhood; and
- (c) prior to final consideration, notify adjacent property owners and any others that he deems necessary.

- 11.9.2 In the case of a specifically designed facility not being a conversion:

- (a) the site area shall not be less than 3 700 m² except as provided in clause (b) below;
- (b) the Director of Planning may permit a greater height than permitted by the District Schedule, provided he first considers the effect of the additional height on the amenity of the neighbourhood, and he may therefor require a site area of larger than 3 700 m²;
- (c) the floor space ratio shall not exceed the maximum permitted for any residential use in the particular district schedule.

- 11.9.3 In the case of a hospital resulting from the conversion of an existing building, the Director of Planning before granting a development permit shall be satisfied that the building is suitable for the conversion, having regard to the size of the site and building, open space on the site and the proximity of adjacent buildings.

11.10 Full Serve and Split Island Gasoline Stations -- subject to the following:

- 11.10.1 Yard Requirements:

In the case of a full serve or split island gasoline station located in a C-1 District, notwithstanding section 11.1 of this section and the front, side and rear yard regulations as set out in the C-1 Commercial District Schedule:

- (a) the minimum width of the side yard on a street which flanks a corner site shall be 4.5 m;
- (b) a rear yard with a minimum depth of 4.5 m shall be provided, except that where the rear property line of the site adjoins a dedicated lane, the minimum depth of the rear yard may be reduced by the width of that portion of the lane equal to the distance from the ultimate centre line of the lane to the rear line of the site;
- (c) pump islands shall be permitted in the front yard provided that they are set back a minimum distance of 4.5 m from the front property line;
- (d) canopies over the pump islands may be located to the satisfaction of the Director of Planning in the front and side yards as long as all such canopies are set back at least 1.5 m from the front or side property line of the site, as the case may be, and no canopy is longer than 33 percent of the length of the street boundary of the yard in which it is located, to a maximum of 12.2 m.

11.10.2 Outdoor Display of Merchandise:

Notwithstanding any other provisions of this By-law, no merchandise shall be displayed outdoors on any full serve or split island gasoline station site except for the following:

- (a) if located at a pump island, the small sample display of new tires, lubricating oils and automotive accessories;
- (b) if located adjacent to the principal building, tires and vending machines;
- (c) if located within an accessory building approved by the Director of Planning, other merchandise including fireplace logs, garden equipment, garden furniture and similar items.

11.10.3 Vehicles Parked or Stored on Site:

No truck, bus, utility or camper trailer, camper or similar vehicle shall be stored or parked at any time, other than the necessary waiting period for service, on a full serve or split island gasoline station site in a C (commercial) district except for the following:

- (a) in a C-1 District, trucks with a registered gross vehicle weight not exceeding 4 550 kg;
- (b) in all other C districts, trucks and small buses with a registered gross vehicle weight not exceeding 6 825 kg;
- (c) five utility trailers, provided that they do not exceed 1.5 m in width and 3.1 m in length and are located in the rear or side yards;
- (d) one service truck operated by the full serve or split island gasoline station;
- (e) trucks or equipment temporarily required for the construction, repair, servicing or maintenance of the premises.

11.10.4 Provision of Screening and Landscaping:

Full serve or split island gasoline stations in all districts shall be subject to the following:

- (a) except for points of access to and from the perimeter, every full serve or split island gasoline station site shall be screened to the satisfaction of the Director of Planning along those boundaries which adjoin or are across the lane from any R district or any residence in a C, M or I district;
- (b) the site of every full serve or split island gasoline station shall be properly landscaped and maintained with lawns, shrubs, trees or other suitable landscaping of a type and location to the satisfaction of the Director of Planning, such landscaping to constitute a minimum of five percent of the site subject to such minor variations as the Director of Planning may approve.

11.10.5 Vehicular Ingress and Egress (lanes):

The total width of vehicular access to a full serve or split island gasoline station from a lane in a C, M or I district shall not exceed an amount equal to 15 percent of the total length of the lane abutting the site; except that in no case shall the total width of vehicular access be restricted to less than 3.7 m.

- 11.11 [Reserved]
- 11.12 [Reserved]
- 11.13 [Deleted -- see Parking By-law.]
- 11.14 [Deleted -- see Parking By-law.]
- 11.15 [Reserved]
- 11.16 **Neighbourhood Grocery Stores and Dwelling Units in Conjunction with Neighbourhood Grocery Stores**
- 11.16.1 Neighbourhood grocery stores existing as of July 29, 1980 are permitted in any R district except the FM-1 district.
- 11.16.2 The maximum permitted frontage for a site is 15.3 m.
- 11.16.3 The maximum permitted floor area for all retail and storage space is 110 m².
- 11.16.4 The maximum permitted number of indoor and outdoor seats is 16.
- 11.16.5 Live entertainment is not permitted.
- 11.16.6 Before granting a development permit, the Director of Planning must:
- (a) notify surrounding property owners and residents;
 - (b) consider:
 - (i) the design of any proposed building addition;
 - (ii) the proposed solid waste program for collecting, storing and disposal of garbage and recycling; and
 - (iii) the impact on adjacent property owners and residents of a proposed building addition or solid waste program.
- 11.16.7 The Director of Planning may relax the provisions of this section 11.16 with regards to maximum frontage and the applicable zoning district regulations with regards to setbacks, floor space ratio or site coverage, in order to facilitate the rehabilitation of an existing neighbourhood grocery store or dwelling unit in conjunction with neighbourhood grocery store.
- 11.17 **Community Care Facility - Class B; or Group Residence; or Seniors Supportive or Assisted Housing** - subject to the following:
- 11.17.1 Before granting a Development Permit, the Director of Planning shall:
- (a) be satisfied that the landscaping and open space provision is appropriate for the size and nature of the development;
 - (b) have due regard to the effect of the design of all buildings and the provision and location of off-street parking and loading on the amenity of the neighbourhood;
 - (c) notify adjacent property owners and any others that he deems necessary; and
 - (d) consider all applicable policies and guidelines adopted by Council.

11.17.2 In the case of a specifically designed facility not being a conversion, the Director of Planning shall establish the minimum site area, having particular regard to:

- (a) the nature of the proposed facility in terms of type of service being provided and number of residents; and
- (b) the character of development within the adjacent neighbourhood.

11.17.3 In the case of a community care facility – class B, group residence, or seniors supportive or assisted housing resulting from the conversion of an existing building, the Director of Planning before granting a development permit shall be satisfied that the building is suitable for the conversion, having regard to the size of the site and building, open space on the site and the proximity of adjacent buildings.

11.18 Artist Studio

Where an artist studio is combined with a residential unit, the studio may only be used by the individuals residing in the residential unit associated with and forming an integral part of the artist studio.

11.19 Residential Unit Associated with an Artist Studio

11.19.1 The total minimum and maximum size of an Artist Studio when combined with a residential unit associated with and forming an integral part of an Artist Studio shall be 47 m² and 500 m², respectively.

11.20 Wedding Chapel

11.20.1 Subject to section 11.20.2, the size of a wedding chapel must not exceed 140 m².

11.20.2 The Director of Planning may permit a wedding chapel of a larger size having regard to the siting and location of the proposed development, the type and hours of operation, generation of traffic, parking facilities, and any effect upon adjacent property and the amenity of the neighbourhood, and will notify such owners of adjoining property as the Director of Planning deems necessary.

11.21 Farmers' Market

11.21.1 A Farmers' Market must be in:

- (a) open air stalls or booths;
- (b) stalls or booths partially or totally covered by tents or similar temporary structures; and
- (c) stalls or booths in a building approved for use as a Farmers' Market.

11.21.2 A Farmers' Market must have at least 11 stalls or booths, except that the Director of Planning may permit a lesser number of stalls or booths, if the Director of Planning first considers all applicable policies and guidelines adopted by Council.

11.21.3 The site area of a Farmers' Market must not exceed 2 323 m², except that the Director of Planning may permit an increase in site area, if the Director of Planning first considers all applicable policies and guidelines adopted by Council.

11.21.4 A vendor at a Farmers' Market must only sell: local fresh, dried or frozen fruit and vegetables; local dried or frozen meat and seafood; local eggs; local dairy products; local plants; local prepared foods; local ready-to-eat foods; local artisan crafts; or local wine, cider, beer or spirits.

11.21.5 No more than 40% of the total number of stalls or booths in a Farmers' Market may be used for the sale of local ready-to-eat foods and local artisan crafts.

11.21.6 There must be no more than three vendors selling or providing samples of local wine, cider, beer or spirits at a Farmers' Market.

11.22 Small-scale Pharmacy

11.22.1 A small-scale pharmacy must include at least 25 m² of publicly accessible space except that if the Director of Planning first considers all applicable guidelines and policies adopted by Council and potential impacts on the site and the surrounding properties, the Director of Planning may allow a lesser amount of space.

11.22.2 Any development permit for a small-scale pharmacy must be limited in time to two years from the date of issuance.

11.23 Live-Work Use

11.23.1 The size of a live-work unit must be at least 47 m².

11.24 Laneway House

11.24.1 In this section 11.24, "footprint" means the projected area of the extreme outer limits of a laneway house including carports, covered porches, and enclosed or covered accessory building areas but excluding steps, eaves, and such other projections as section 10.7 of this By-law may allow.

11.24.2 In this section 11.24, height is measured from the horizontal datum plane, which is the plane created by the average of the existing site elevations as measured at the intersections of the required setback lines from the ultimate rear property line, with the side property lines.

11.24.3 A laneway house is not permissible except in conjunction with a One-Family Dwelling or One-Family Dwelling with Secondary Suite on:

- (a) a site served by an open lane;
- (b) a site located on a corner served by an open or dedicated lane; or
- (c) a double-fronting site served by a street at both the front and rear of the site.

11.24.4 The width of a site on which a laneway house is situated must be at least 9.8 m, except that the Director of Planning may approve a laneway house on a site which is less than 9.8 m in width, if:

- (a) the site is at least 7.3 m in width; and
- (b) the Director of Planning first considers massing, overlook and impact on neighbourhood privacy and all applicable Council policies and guidelines.

11.24.5 A laneway house may have a basement.

11.24.6 For sites in the RS-3 and RS-3A Districts and the RS-6 District, and for sites 16.8 m or wider in the RS-5 District, the width of a laneway house, or a laneway house and an accessory building, must not exceed the permitted width for an accessory building under the applicable district schedule.

11.24.7 On east-west oriented sites, a laneway house must be located toward the south side of the site to reduce shadowing on the site to the north.

- 11.24.8 A laneway house may be one storey or one storey with a partial second storey.
- 11.24.9 Open balconies, sun decks, and roof decks are not permitted:
- (a) on a one storey laneway house; or
 - (b) above the partial second storey of a laneway house with a partial second storey.
- 11.24.10 The height of a one storey laneway house must not exceed 4.3 m in height measured to the highest point of the roof if a flat roof, or to the mean height level between the eaves and the ridge of a gable or hip roof, except that no portion of a one storey laneway house may exceed 5.2 m in height.
- 11.24.11 The location of a one storey laneway house must be:
- (a) within 10.7 m of the ultimate rear property line;
 - (b) at least 4.9 m, measured across the width of the site, from the one-family dwelling or one-family dwelling with secondary suite on the site;
 - (c) at least 0.9 m from the ultimate rear property line, except that the Director of Planning may relax the location to 0.6 m from the ultimate rear property line on sites less than 30.5 m in depth; and
 - (d) a distance from each side property line equal to at least 10% of the lot width, except that the Director of Planning may relax the location to:
 - (i) 0.6 m from one side property line for interior lots, and
 - (ii) 0.6 m from the inside side property line for corner lots.
- 11.24.12 Notwithstanding 11.24.11(a), where a site is 39.6 m or more in depth, the Director of Planning may permit a one storey laneway house to extend into a site to a maximum of 26% of the lot depth measured from the ultimate rear property line.
- 11.24.13 Site coverage must not exceed the permitted site coverage under the applicable district schedule, except that, for a one storey laneway house, the Director of Planning may permit an increase in the permitted site coverage of up to 7% to a maximum of 47% of the site area.
- 11.24.14 The height of a laneway house with a partial second storey must not exceed:
- (a) 6.7 m to the ridge of a gable or hip roof, with a minimum pitch of 7:12; or
 - (b) 5.8 m to the highest point of a roof with a pitch less than 7:12.
- 11.24.15 On a laneway house with a partial second storey and a roof pitch of:
- (a) at least 7:12, the height of the intersection of the exterior surface of the roof and the exterior wall surface of the building must not exceed 4 m from the horizontal datum plane; or
 - (b) less than 7:12, the walls of the partial second storey must be set back at least 0.6 m from the exterior walls of the floor below, except that there may be a single projection into the setback to a maximum of 35% of the width of the floor below.
- 11.24.16 The partial second storey of a laneway house must not exceed:
- (a) 60% of the footprint of the laneway house, if the roof has a minimum pitch of 3:12; or
 - (b) 50% of the footprint of the laneway house, if the roof has a pitch of less than 3:12,
- except that the calculation may exclude any floor area of the partial second storey that is not included in the calculation of floor area according to sections 11.24.24 and 11.24.25.
- 11.24.17 Dormers must be inset at least 0.6 m from the exterior walls of the floor below, except that there may be a single projection into the setback to a maximum of 35% of the width of the floor below.

11.24.18 The location of a laneway house with a partial second storey must be:

- (a) within 7.9 m of the ultimate rear property line;
- (b) at least 4.9 m, measured across the width of the site, from the one-family dwelling or one-family dwelling with secondary suite on the site;
- (c) at least 0.9 m from the ultimate rear property line, except that the Director of Planning may relax the location to 0.6 m from the ultimate rear property line:
 - (i) on sites less than 30.5 m in depth, or
 - (ii) for the width of an existing enclosed or covered parking area that forms part of the laneway house; and
- (d) a distance from each side property line which is at least equal to the required side yards for the site as prescribed by the applicable district schedule.

11.24.19 Notwithstanding 11.24.18(a), where a site is 39.6 m or more in depth, the Director of Planning may permit a laneway house with a partial second storey to extend into a site to a maximum of 21% of the lot depth measured from the ultimate rear property line.

11.24.20 The floor area of a laneway house must not exceed the lesser of:

- (a) 0.16 multiplied by the site area; and
- (b) 83.6 m².

11.24.21 Despite section 10.21, the floor area of a laneway house, excluding any floor area used for enclosed parking, must be at least 26 m², except that the Director of Planning may allow a reduction to not less than 19 m² if the Director of Planning first considers the design of the laneway house and all applicable Council policies and guidelines.

11.24.22 Except for a laneway house with no separate bedrooms, a laneway house must have:

- (a) one main habitable room that is not a bedroom, with a minimum size of 16.7 m² and a minimum dimension of 2.1 m measured between finished wall surfaces; and
- (b) at least one bedroom with a minimum size of 8.4 m² and a minimum dimension of 2.1 m measured between finished wall surfaces.

11.24.23 Computation of floor area for a laneway house must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building;
- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
- (c) the floor area of a basement;
- (d) floor area used for enclosed or covered parking; and
- (e) if the distance from a floor to the floor above or, in the absence of a floor above, to the top of the roof rafters or deck exceeds 3.7 m, an additional amount equal to the area of the floor area below the excess.

11.24.24 Computation of floor area for a laneway house must exclude:

- (a) areas of floors located:
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (b) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (c) covered porches if:
 - (i) their location is at the level of the basement or first storey,
 - (ii) they are open on at least one side or protected by guard rails, the height of which must not exceed the minimum specified in the Building By-law,

- (iii) the total excluded floor area does not exceed 3 m², and
- (iv) the ceiling height of the total excluded area does not exceed 2.75 m measured from the porch floor;
- (d) 3% of the total area, where the exterior walls include a minimum of 175 mm of thermal insulation in total.

Where floor area is excluded under section 11.24.24(d), the Director of Planning may vary section 11.24.11(a) and 11.24.18(a) no more than 30 cm.

11.24.25 Computation of floor area for a laneway house may exclude:

- (a) open balconies, sun decks, roof decks, or any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, if the open balconies, sun decks, or roof decks face the lane or, in the case of a corner site, the lane and flanking street or either of them;
- (b) patios and green roofs if the Director of Planning first approves the design of sunroofs, walls, and railings;
- (c) despite section 11.24.23(e), open to below spaces or double height volumes under sloping roofs with a pitch of at least 3:12 if:
 - (i) the vertical distance from the floor level to the ceiling does not exceed 4.5 m,
 - (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope,
 - (iii) the excluded area does not exceed 25% of the maximum floor space under section 11.24.20, and
 - (iv) the excluded area, combined with the excluded area under subsection (d), does not exceed 25% of the maximum allowable floor area;
- (d) despite section 11.24.23(e), floor areas under sloping roofs with a pitch of at least 3:12 if:
 - (i) the vertical distance from the floor to any part of the ceiling is between 1.2 m and 2.1 m,
 - (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope,
 - (iii) the excluded floor area does not exceed 10% of the maximum floor area allowed under section 11.24.20, and
 - (iv) the excluded area, combined with the excluded area under subsection (c), does not exceed 25% of the maximum allowable floor area;
- (e) for units that have a partial second floor, an area not exceeding 2.75 m² for stairs, if the excluded area, combined with the excluded areas under subsections (c) and (d), does not exceed 25% of the maximum allowable floor area; and
- (f) an area not exceeding 3.7 m² for residential storage space, clothes closets and linen closets.

11.24.26 Private outdoor space must be provided in the form of:

- (a) an open balcony, sun deck, or roof deck; or
- (b) a patio located at grade with a minimum size of 3.7 m² and a minimum dimension of 1.5 m.

11.24.27 The setback provided in accordance with sections 11.24.11(c) and 11.24.18(c) must be permeable and landscaped where not required for vehicle or fire access.

11.24.28 A laneway house must include:

- (a) a minimum 75 mm wide trim around all doors and windows, excluding door sill trim, except where a window or door is recessed no less than 100mm behind the adjacent exterior wall faces; and
- (b) a canopy over the main entry door.

- 11.24.29 A main entry door that faces the lane must be set back at least 1.5 m from the ultimate rear property line.
- 11.24.30 On a corner site, the main entry door of a laneway house must face the flanking street.
- 11.24.31 At least 10% of the building elevation facing the lane must contain windows no smaller than 1.1 m².
- 11.24.32 Unless located at least 1.5 m above the floor of the partial upper storey, or facing the lane or a flanking street, windows with transparent glazing on a partial second storey must not exceed 1.1 m².
- 11.24.33 Wall cladding materials on a building elevation facing a lane or street must be continued in equal proportions, no less than 2.0 m along adjacent side walls or 1.2 m where the discontinuation of a material occurs at a change in the building wall plane, such as at a bay or chimney projection.
- 11.24.34 The Director of Planning may relax the design provisions in section 11.24.15, 11.24.17, 11.24.28, 11.24.29, 11.24.30, 11.24.31, 11.24.32, or 11.24.33 if, in the opinion of the Director of Planning, the design of a laneway house meets the intent of the laneway house regulations for quality and durability of design and architectural expression and is not compatible with one or more of the design requirements in those sections.
- 11.24.35 If the Director of Planning first considers the effects on neighbouring properties with regard to overlook, massing and neighbourhood privacy, and the intent of this section 11.24 and all applicable Council policies and guidelines, the Director of Planning may relax the provisions of sections 11.24.6, 11.24.7, 11.24.10, 11.24.11(a), (c) and (d), 11.24.14, 11.24.18(a), (c) and (d), 11.24.22, and 11.24.26 if:
 - (a) due to topography or other conditions peculiar to the site, literal enforcement would result in unnecessary hardship;
 - (b) the relaxation is necessary to retain a tree; or
 - (c) the relaxation is necessary to allow a green roof that does not have railings or stair access.

11.25 Freehold Rowhouses

- 11.25.1 Computation of floor area, floor space ratio, yards, site coverage, impermeability, number of buildings on site and dwelling unit density must be based on the site width and area at the time of development, prior to any subdivision into individual freehold rowhouse parcels.
- 11.25.2 For the purpose of fee simple subdivision, the minimum site width and frontage for each freehold rowhouse parcel is 5 m.

11.26 Temporary Sales Office

- 11.26.1 The minimum site size shall be 2 000 m², except that the Director of Planning may permit a smaller site provided that all parking required by the Parking By-law is provided on site.
- 11.26.2 The site must be within 100 metres of the development project to which the Temporary Sales Office relates.
- 11.26.3 The site must be located on an arterial or major street, which generally have two or more lanes of travel in each direction and are usually designated as truck and bus routes.

- 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;

- (c) within the area outlined on Figure 1 below, except for sites with a property line on Hastings Street or Main Street;
- (d) on any site with a property line on Granville Street between Robson Street and Pacific Boulevard;
- (e) on any site other than a site located on a block where all or part of the street in that block has a painted center line;
- (f) in conjunction with any other use; or
- (g) in conjunction with an automated banking machine.

11.29 Urban Farm - Class A

Notwithstanding anything else in this By-law, Urban Farm - Class A is subject to the following:

- 11.29.1 The planting area must not exceed 325 m² on any single parcel unless the primary use of the parcel is Park or Institutional in which case the Director of Planning may permit an increase in planting area to a maximum of 7 000 m².
- 11.29.2 If two or more parcels are operated jointly as an Urban Farm - Class A, the combined planting area for all parcels must not exceed 7 000 m².
- 11.29.3 No on-site processing of fruits and vegetables, or manufacturing of food products is permitted.
- 11.29.4 No mechanical equipment may be used other than that designed for household use including lawnmowers, rototillers, garden hoses and pruners.
- 11.29.5 No herbicides or pesticides are permitted.
- 11.29.6 No on-site sales are permitted, unless the primary use of the parcel is Institutional.
- 11.29.7 No Urban Farm - Class A operated on a single parcel may generate revenue exceeding \$9,999 in any calendar year, unless the primary use of the parcel is Park or Institutional.
- 11.29.8 If an Urban Farm - Class A is operated, in whole or in part, by a person other than an owner or full-time resident of the parcel, the planting area must be subject to a lease authorizing the operation of the farm.
- 11.29.9 No offensive noise, odour, light, smoke, or vibration or other objectionable effect may be produced.
- 11.29.10 No mechanical equipment may be stored outside.
- 11.29.11 Any development permit or waiver of a development permit for an Urban Form-Class A is time limited to 1 year.

11.30 Urban Farm - Class B

Notwithstanding anything else in this By-law, Urban Farm – Class B is subject to the following:

- 11.30.1 The planting area for a single parcel or the combined planting area for all parcels operated jointly as an Urban Farm – Class B, may not exceed 7 000 m², unless relaxed by the Director of Planning due to unnecessary hardship associated with the location, shape or size of the parcel or parcels.

- 11.30.2 If located within 30 m of a residential use, no mechanical equipment may be used other than that designed for household use including lawnmowers, rototillers, garden hoses and pruners.
- 11.30.3 No herbicides or pesticides are permitted.
- 11.30.4 No offensive noise, odour, light, smoke, or vibration or other objectionable effect may be produced.
- 11.30.5 If an Urban Farm - Class B is operated, in whole or in part, by a person other than an owner or full-time resident of the parcel during the farm operation, the planting area must be subject to a lease authorizing the operation of the farm.
- 11.30.6 Any development permit for an Urban Farm Class B is time limited to 1 year.

11.31 Temporary Modular Housing

- 11.31.1 Temporary Modular Housing must be used as Social Housing.
- 11.31.2 Before granting a development permit for Temporary Modular Housing, the Director of Planning must:
- (a) be satisfied that the landscaping and open space provision is appropriate for the size and nature of the development;
 - (b) consider the impact on the livability of neighbouring residents;
 - (c) notify adjacent property owners and any others that Director of Planning deems necessary; and
 - (d) consider all applicable policies and guidelines adopted by Council.
- 11.31.3 A development permit for Temporary Modular Housing must be time limited to a maximum of five years, unless otherwise extended in writing for up to an additional five years by the Director of Planning.

11.32 Short Term Rental Accommodation

- 11.32.1 In this section 11.32,
- “principal residence unit” means the dwelling where an individual lives, makes their home and conducts their daily affairs, including, without limitation, paying bills and receiving mail, and is generally the dwelling unit with the residential address used on documentation related to billing, identification, taxation and insurance purposes, including, without limitation, income tax returns, Medical Services Plan documentation, driver’s licenses, personal identification, vehicle registration and utility bills.
- “booking” means a confirmed reservation of the dwelling unit, or of one or more bedrooms, as Short Term Rental Accommodation.
- 11.32.2 Short Term Rental Accommodation is only permitted in a lawful dwelling unit, secondary suite, laneway house, or lock-off unit that is a principal residence unit.
- 11.32.3 Short Term Rental Accommodation is not permitted in an accessory building or vehicle.
- 11.32.4 Short Term Rental Accommodation is not permitted in a dwelling unit in combination with Bed and Breakfast Accommodation.

- 11.32.5 No more than two adults may occupy each bedroom used as Short Term Rental Accommodation.
- 11.32.6 Short Term Rental Accommodation is only permitted in dwelling units that comply with all applicable occupancy limits as set out in the Fire By-law.
- 11.32.7 No more than one booking may be permitted as Short Term Rental Accommodation in each dwelling unit at one time.
- 11.32.8 Subject to the provisions of this section 11.32, Short Term Rental Accommodation is permitted in all CD-1 zoning districts where dwelling uses are permitted.
- 11.32.9 Any development permit or exemption from a development permit for a Short Term Rental Accommodation is time limited to two years.

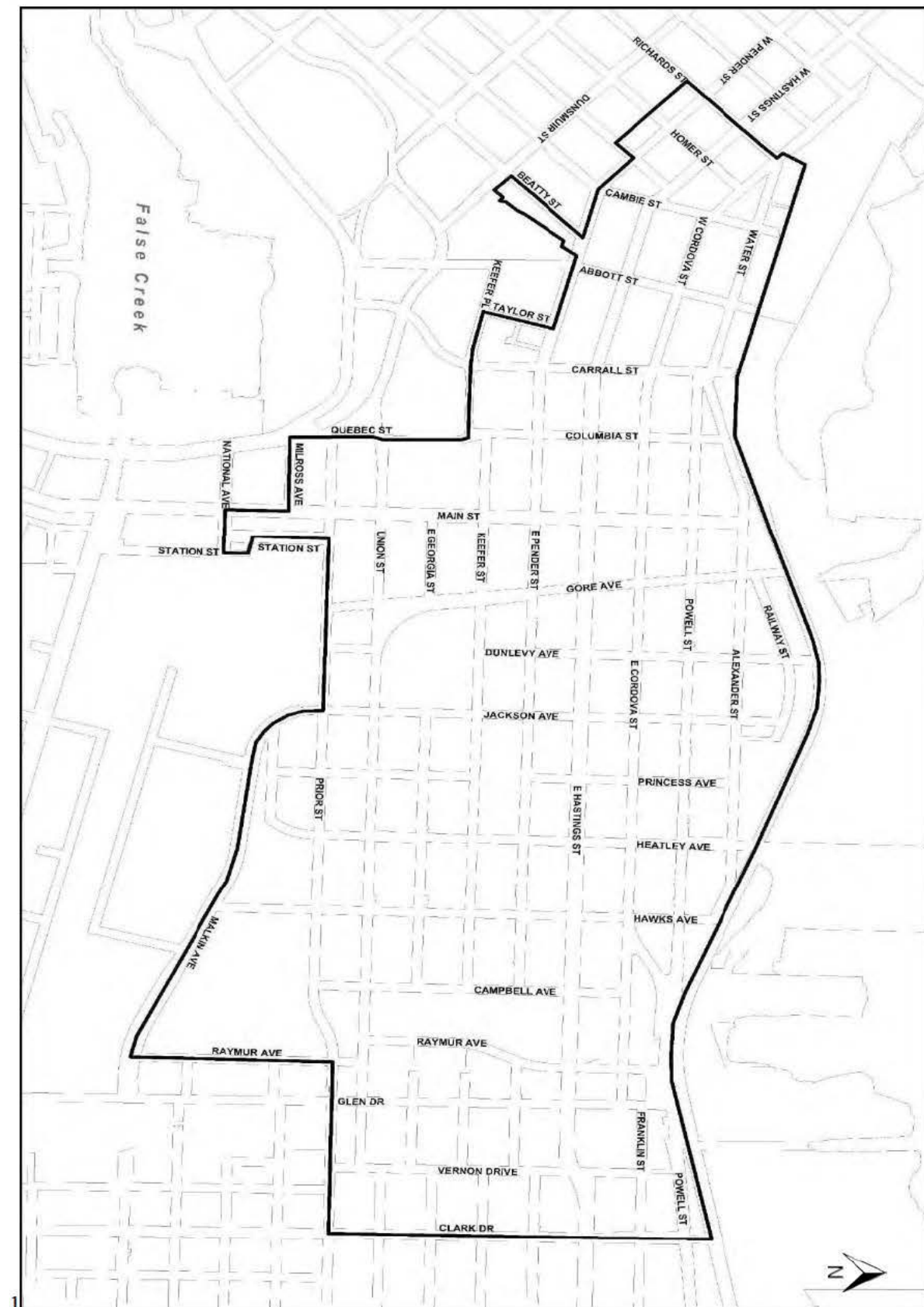
11.33 Character House

- 11.33.1 The Director of Planning may permit more than one entrance facing a front yard or a side yard if the entrances provide access to a dwelling unit in a character house.
- 11.33.2 Computation of floor area in a character house may exclude:
- (a) existing covered porches that:
 - (i) in the opinion of the Director of Planning, are original to the character house,
 - (ii) face a street, and
 - (iii) are open or protected by guard rails which do not exceed the minimum height specified in the Building By-law;
 - (b) areas of undeveloped floors with a ceiling height or height to the underside of joists of less than 2.0 m located below the floors of covered porches complying with subsection (a);
 - (c) floor areas under sloping roofs with a pitch of at least 7:12 if:
 - (i) the vertical distance from the floor to any part of the ceiling is 2.3 m or less, and
 - (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope; and
 - (d) floors used for off-street parking, not exceeding 6.7 m in length, located in an infill building in conjunction with a retained character house, to a maximum of 42 m².
- 11.33.3 Building depth, in the case of a character house, means the distance from the front exterior wall measured in a straight line to a point directly opposite on the rear exterior wall, except that covered porches that comply with section 11.32.2 (a) may be excluded from the measurement of building depth.
- 11.33.4 Covered porches that comply with section 11.32.2 (a) may project into the required front yard.

11.34 Permitted Floor Area Increase for Low Operational Cost Housing

Notwithstanding the maximum permitted floor area regulation in any District Schedule, the Director of Planning may approve an addition of up to 5 per cent of the floor space ratio for Low Operational Cost Housing containing 6 or more dwelling units, excluding sites that contain rental housing units in the RM-3 zone, provided the Director of Planning first considers all applicable policies and guidelines adopted by Council. This section shall not apply to applications made after December 31, 2025.

Figure 1



From: [Profili, Cody](#)
To: [s.22\(1\)](#) [Sheikhakbari, Peivand](#)
Cc: [hedy.fry@parl.gc.ca](#); [s.chandraherbert.mla@leg.bc.ca](#); [sam.sullivan.MLA@leg.bc.ca](#); [Fry, Pete](#); [De Genova, Melissa](#); [PB Commissioners](#)
Subject: RE: Development Application - DP-2019-00035
Date: Friday, March 22, 2019 11:27:03 AM
Attachments: [ref_ZD bylaw Section 11.pdf](#)
[ref_Cannabis Guidelines.pdf](#)

Hello [s.22\(1\)](#)

Thank you for your comments, Peivand is the assigned PC on this project and please note that no decision will be made until she returns and has a chance to respond to the enquiries. When she returns, she will assemble all comments for a summary review and consideration by DOP (Director of Planning).

You have provided a very well-researched and composed letter to support your position, and as further reference please see the attached Cannabis specific policies for more information:

- Section 11.28 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Our authority to decide on aspects of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted, within the applicable zone and by-laws.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions).

Thank you again for taking the time in sharing your input, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Regards,

Cody Profili | Project Coordinator – Development Review Branch
CITY OF VANCOUVER | West Annex, 515 West 10th Av
cody.profil@vancouver.ca

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

From [s.22\(1\)](#)
Sent: Thursday, March 21, 2019 10:19 AM
To: Sheikhakbari, Peivand; Profili, Cody
Cc: [hedy.fry@parl.gc.ca](#); [s.chandraherbert.mla@leg.bc.ca](#); [sam.sullivan.MLA@leg.bc.ca](#); [Fry, Pete](#); [De Genova, Melissa](#); [PB Commissioners](#)
Subject: Development Application - DP-2019-00035

Hello,

I write to you as a very [s.22\(1\)](#) the unfortunate residential building that has the flagship Weeds store that has been operating for over three years without a business license prior to legalization of cannabis.

I saw the development application for the Weeds Glass and Gifts Ltd. at 1108 Richards Street which is a commercial unit within Robinson Tower.

The majority of the residents are apathetic (as I am) in nothing will be done so why bother complaining. Regrettably our strata bylaws at the time did not preclude this type of business to operate in our building - which has since changed by overwhelming resolution - but this store is grandfathered to the old bylaws so strata has no leverage and the Weeds store continues to operate. On a side note, the Weeds store has been fined for contraventions of strata by-laws for the past three years regarding their signage, etc, and they have never paid, nor have they entertained being a

good neighbour in listening to the resident or strata concerns. They will provide you a business card of their lawyer instead.

I wrote to the City and sat and watched, and waited, for the City of Vancouver and its new bylaws that came into force to apply to this establishment. This store is not permitted by the city to operate in this location as per the new regulations that came into effect, but yet here it is still operating across the street from Emery Barnes Park, social housing, the Gathering Place and the new tower that is under construction with a planned daycare. And now after disregard of city regulations and non-compliance there is an application for rezoning, which I have no doubt will be approved by the City of Vancouver.

This is a teaching moment, you can disregard the law and complain your constitutional rights have been violated, wait it out and you can get your way legally by applying for a business license and never be held accountable for your non-compliance.

While I understand the City has no jurisdiction to regulate the sale of cannabis, it does have clear jurisdiction to regulate how and where businesses can operate.

s.22(1)
s.22(1) this establishment with people smoking cannabis on the corner, the cannabis smell from the sales wafting through the lobby and the late night sales on Saturday nights (as late as 1am) in and out of the store. I do feel for those residents who live above Weeds. For reference the store is right next door to our building entrance - you just can't get away from it.

I am not anti-cannabis. I understand it is legalized just like alcohol and tobacco. However, I do take the position these stores should not be operating in a residential building. Think about the residents that make our communities vibrant and diverse.

I am disappointed in the City of Vancouver on many levels.

I implore you to not approve this development application and to close this store. Surely there are better commercial areas for this business to operate.

Regards,

s.22(1)

Sent from my iPhone

Section 11

Additional Regulations

Whenever any of the following uses are permitted in any district pursuant to any provision of this By-law, the following additional regulations shall apply:

- 11.1 Development in an RA, RS, RT or C-1 District**, on 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, shall provide:
- (a) in the case of the principal building, a setback from the flanking street of a distance not less than one half of the depth of the required front yard of the rear site, but which need not exceed the greater of 3.7 m or the minimum side yard of the District Schedule, or result in the reduction of the building width on the corner lot to less than 7.9 m so long as the minimum side yards of the district schedule are provided; and
 - (b) in the case of any accessory building, a setback of 7.3 m from the flanking street or as otherwise approved by the Director of Planning.
- 11.2 Development in an RS, RT or C-1 District** on a site which is less than 36.6 m deep may reduce the required depths as follows:
- (a) the front yard to 20 percent of the average depth of the site, except that the front yard shall in no case have a depth of less than 5.5 m;
 - (b) the rear yard to 30 percent of the average depth of the site, except that the rear yard shall in no case have a depth of less than 8.2 m or, where it abuts a lane, 8.2 m less the lane width between the rear property line and the ultimate centre line of the lane.
- 11.3 Development in an M or I (Industrial) District or a CD-1 (Comprehensive Development) District** where the site abuts any portion of the streets, lanes or other areas set forth in Schedule C to this By-law, shall be subject to the following:
- 11.3.1 A setback shall be provided and maintained at a depth as set forth in Schedule C.
 - 11.3.2 No building or structure of any kind, or area for manoeuvring aisles, parking, loading or any other like purpose, shall be permitted within the setback area.
 - 11.3.3 Except as provided for elsewhere in this section, the setback area shall be fully graded and landscaped with trees, shrubs and lawn to the satisfaction of the Director of Planning.
 - 11.3.4 The following may be permitted within the landscaped setback area by the Director of Planning:
 - (a) statuary, fountains and other objects of art;
 - (b) open ornamental fences if necessary for the protection and preservation of landscaping or permitted objects of art;
 - (c) walks or driveways which in the opinion of the Director of Planning may be required to provide direct access to any building or use on the site.
- 11.4 Bed and Breakfast Accommodation** -- subject to the following:
- 11.4.1 A maximum of two bedrooms accommodating a maximum of four bed and breakfast guests may be permitted in a dwelling unit.

11.4.2 The provision of bed and breakfast accommodation shall not be permitted coincidentally with the keeping of boarders and lodgers.

11.4.3 The operator of the bed and breakfast accommodation shall reside in the dwelling unit.

11.5 Riding Ring -- subject to the following:

11.5.1 No riding ring shall be used for the sale, whether by auction or otherwise, of horses or other animals.

11.5.2 In the granting of a development permit, the Director of Planning shall have regard to the size, siting and location of the proposed development, the type and hours of operation, whether operated privately or open to the public with or without payment, generation of traffic, parking facilities and any effect upon adjacent property and the amenity of the neighbourhood, and shall notify such owners of adjoining property as he deems necessary.

11.6 Homecraft -- subject to the following:

11.6.1 No person other than one resident member of the family occupying the dwelling shall be engaged in the homecraft on the premises;

11.6.2 Where located in an R district, there shall be nothing to indicate from the exterior of the dwelling unit or building that it is being used for any purpose other than its principal or approved use;

11.6.3 No products or material shall be sold from or within the dwelling unit;

11.6.4 No products or materials shall be stored outside of the dwelling unit, building or accessory building;

11.6.5 No offensive noise, odour, vibration, smoke, heat or other objectionable effect shall be produced.

11.7 Church -- subject to the following:

11.7.1 The site shall have a minimum frontage of 20.1 m.

11.7.2 The Director of Planning may permit a greater height than permitted by the district schedule, provided he first considers the effect of the additional height on the amenity of the neighbourhood.

11.7.3 Yards shall be provided in accordance with the district schedule except that interior side yards shall have a minimum width of 4.5 m plus an additional .3 m for every .6 m by which the height of the building exceeds 10.7 m.

11.8 School - Elementary or Secondary -- subject to the following:

11.8.1 The site shall have a minimum frontage of 20.1 m.

11.8.2 The Director of Planning may permit a greater height than permitted by the district schedule, provided he first considers the effect of the additional height on the amenity of the neighbourhood.

- 11.8.3 Yards shall be provided in accordance with the district schedule except that side yards shall have a minimum width of 6.0 m plus an additional .3 m for every .6 m by which the height of the building exceeds 10.7 m.

11.9 Hospital -- subject to the following:

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

- (a) be satisfied that the landscaping and open space provision is appropriate for the size and nature of the development;
- (b) have due regard to the design of all buildings, to the location and provision of off-street parking and loading, and to their effect on the amenity of the neighbourhood; and
- (c) prior to final consideration, notify adjacent property owners and any others that he deems necessary.

- 11.9.2 In the case of a specifically designed facility not being a conversion:

- (a) the site area shall not be less than 3 700 m² except as provided in clause (b) below;
- (b) the Director of Planning may permit a greater height than permitted by the District Schedule, provided he first considers the effect of the additional height on the amenity of the neighbourhood, and he may therefor require a site area of larger than 3 700 m²;
- (c) the floor space ratio shall not exceed the maximum permitted for any residential use in the particular district schedule.

- 11.9.3 In the case of a hospital resulting from the conversion of an existing building, the Director of Planning before granting a development permit shall be satisfied that the building is suitable for the conversion, having regard to the size of the site and building, open space on the site and the proximity of adjacent buildings.

11.10 Full Serve and Split Island Gasoline Stations -- subject to the following:

- 11.10.1 Yard Requirements:

In the case of a full serve or split island gasoline station located in a C-1 District, notwithstanding section 11.1 of this section and the front, side and rear yard regulations as set out in the C-1 Commercial District Schedule:

- (a) the minimum width of the side yard on a street which flanks a corner site shall be 4.5 m;
- (b) a rear yard with a minimum depth of 4.5 m shall be provided, except that where the rear property line of the site adjoins a dedicated lane, the minimum depth of the rear yard may be reduced by the width of that portion of the lane equal to the distance from the ultimate centre line of the lane to the rear line of the site;
- (c) pump islands shall be permitted in the front yard provided that they are set back a minimum distance of 4.5 m from the front property line;
- (d) canopies over the pump islands may be located to the satisfaction of the Director of Planning in the front and side yards as long as all such canopies are set back at least 1.5 m from the front or side property line of the site, as the case may be, and no canopy is longer than 33 percent of the length of the street boundary of the yard in which it is located, to a maximum of 12.2 m.

11.10.2 Outdoor Display of Merchandise:

Notwithstanding any other provisions of this By-law, no merchandise shall be displayed outdoors on any full serve or split island gasoline station site except for the following:

- (a) if located at a pump island, the small sample display of new tires, lubricating oils and automotive accessories;
- (b) if located adjacent to the principal building, tires and vending machines;
- (c) if located within an accessory building approved by the Director of Planning, other merchandise including fireplace logs, garden equipment, garden furniture and similar items.

11.10.3 Vehicles Parked or Stored on Site:

No truck, bus, utility or camper trailer, camper or similar vehicle shall be stored or parked at any time, other than the necessary waiting period for service, on a full serve or split island gasoline station site in a C (commercial) district except for the following:

- (a) in a C-1 District, trucks with a registered gross vehicle weight not exceeding 4 550 kg;
- (b) in all other C districts, trucks and small buses with a registered gross vehicle weight not exceeding 6 825 kg;
- (c) five utility trailers, provided that they do not exceed 1.5 m in width and 3.1 m in length and are located in the rear or side yards;
- (d) one service truck operated by the full serve or split island gasoline station;
- (e) trucks or equipment temporarily required for the construction, repair, servicing or maintenance of the premises.

11.10.4 Provision of Screening and Landscaping:

Full serve or split island gasoline stations in all districts shall be subject to the following:

- (a) except for points of access to and from the perimeter, every full serve or split island gasoline station site shall be screened to the satisfaction of the Director of Planning along those boundaries which adjoin or are across the lane from any R district or any residence in a C, M or I district;
- (b) the site of every full serve or split island gasoline station shall be properly landscaped and maintained with lawns, shrubs, trees or other suitable landscaping of a type and location to the satisfaction of the Director of Planning, such landscaping to constitute a minimum of five percent of the site subject to such minor variations as the Director of Planning may approve.

11.10.5 Vehicular Ingress and Egress (lanes):

The total width of vehicular access to a full serve or split island gasoline station from a lane in a C, M or I district shall not exceed an amount equal to 15 percent of the total length of the lane abutting the site; except that in no case shall the total width of vehicular access be restricted to less than 3.7 m.

- 11.11 [Reserved]
- 11.12 [Reserved]
- 11.13 [Deleted -- see Parking By-law.]
- 11.14 [Deleted -- see Parking By-law.]
- 11.15 [Reserved]
- 11.16 **Neighbourhood Grocery Stores and Dwelling Units in Conjunction with Neighbourhood Grocery Stores**
- 11.16.1 Neighbourhood grocery stores existing as of July 29, 1980 are permitted in any R district except the FM-1 district.
- 11.16.2 The maximum permitted frontage for a site is 15.3 m.
- 11.16.3 The maximum permitted floor area for all retail and storage space is 110 m².
- 11.16.4 The maximum permitted number of indoor and outdoor seats is 16.
- 11.16.5 Live entertainment is not permitted.
- 11.16.6 Before granting a development permit, the Director of Planning must:
- (a) notify surrounding property owners and residents;
 - (b) consider:
 - (i) the design of any proposed building addition;
 - (ii) the proposed solid waste program for collecting, storing and disposal of garbage and recycling; and
 - (iii) the impact on adjacent property owners and residents of a proposed building addition or solid waste program.
- 11.16.7 The Director of Planning may relax the provisions of this section 11.16 with regards to maximum frontage and the applicable zoning district regulations with regards to setbacks, floor space ratio or site coverage, in order to facilitate the rehabilitation of an existing neighbourhood grocery store or dwelling unit in conjunction with neighbourhood grocery store.
- 11.17 **Community Care Facility - Class B; or Group Residence; or Seniors Supportive or Assisted Housing** - subject to the following:
- 11.17.1 Before granting a Development Permit, the Director of Planning shall:
- (a) be satisfied that the landscaping and open space provision is appropriate for the size and nature of the development;
 - (b) have due regard to the effect of the design of all buildings and the provision and location of off-street parking and loading on the amenity of the neighbourhood;
 - (c) notify adjacent property owners and any others that he deems necessary; and
 - (d) consider all applicable policies and guidelines adopted by Council.

11.17.2 In the case of a specifically designed facility not being a conversion, the Director of Planning shall establish the minimum site area, having particular regard to:

- (a) the nature of the proposed facility in terms of type of service being provided and number of residents; and
- (b) the character of development within the adjacent neighbourhood.

11.17.3 In the case of a community care facility – class B, group residence, or seniors supportive or assisted housing resulting from the conversion of an existing building, the Director of Planning before granting a development permit shall be satisfied that the building is suitable for the conversion, having regard to the size of the site and building, open space on the site and the proximity of adjacent buildings.

11.18 Artist Studio

Where an artist studio is combined with a residential unit, the studio may only be used by the individuals residing in the residential unit associated with and forming an integral part of the artist studio.

11.19 Residential Unit Associated with an Artist Studio

11.19.1 The total minimum and maximum size of an Artist Studio when combined with a residential unit associated with and forming an integral part of an Artist Studio shall be 47 m² and 500 m², respectively.

11.20 Wedding Chapel

11.20.1 Subject to section 11.20.2, the size of a wedding chapel must not exceed 140 m².

11.20.2 The Director of Planning may permit a wedding chapel of a larger size having regard to the siting and location of the proposed development, the type and hours of operation, generation of traffic, parking facilities, and any effect upon adjacent property and the amenity of the neighbourhood, and will notify such owners of adjoining property as the Director of Planning deems necessary.

11.21 Farmers' Market

11.21.1 A Farmers' Market must be in:

- (a) open air stalls or booths;
- (b) stalls or booths partially or totally covered by tents or similar temporary structures; and
- (c) stalls or booths in a building approved for use as a Farmers' Market.

11.21.2 A Farmers' Market must have at least 11 stalls or booths, except that the Director of Planning may permit a lesser number of stalls or booths, if the Director of Planning first considers all applicable policies and guidelines adopted by Council.

11.21.3 The site area of a Farmers' Market must not exceed 2 323 m², except that the Director of Planning may permit an increase in site area, if the Director of Planning first considers all applicable policies and guidelines adopted by Council.

11.21.4 A vendor at a Farmers' Market must only sell: local fresh, dried or frozen fruit and vegetables; local dried or frozen meat and seafood; local eggs; local dairy products; local plants; local prepared foods; local ready-to-eat foods; local artisan crafts; or local wine, cider, beer or spirits.

11.21.5 No more than 40% of the total number of stalls or booths in a Farmers' Market may be used for the sale of local ready-to-eat foods and local artisan crafts.

11.21.6 There must be no more than three vendors selling or providing samples of local wine, cider, beer or spirits at a Farmers' Market.

11.22 Small-scale Pharmacy

11.22.1 A small-scale pharmacy must include at least 25 m² of publicly accessible space except that if the Director of Planning first considers all applicable guidelines and policies adopted by Council and potential impacts on the site and the surrounding properties, the Director of Planning may allow a lesser amount of space.

11.22.2 Any development permit for a small-scale pharmacy must be limited in time to two years from the date of issuance.

11.23 Live-Work Use

11.23.1 The size of a live-work unit must be at least 47 m².

11.24 Laneway House

11.24.1 In this section 11.24, "footprint" means the projected area of the extreme outer limits of a laneway house including carports, covered porches, and enclosed or covered accessory building areas but excluding steps, eaves, and such other projections as section 10.7 of this By-law may allow.

11.24.2 In this section 11.24, height is measured from the horizontal datum plane, which is the plane created by the average of the existing site elevations as measured at the intersections of the required setback lines from the ultimate rear property line, with the side property lines.

11.24.3 A laneway house is not permissible except in conjunction with a One-Family Dwelling or One-Family Dwelling with Secondary Suite on:

- (a) a site served by an open lane;
- (b) a site located on a corner served by an open or dedicated lane; or
- (c) a double-fronting site served by a street at both the front and rear of the site.

11.24.4 The width of a site on which a laneway house is situated must be at least 9.8 m, except that the Director of Planning may approve a laneway house on a site which is less than 9.8 m in width, if:

- (a) the site is at least 7.3 m in width; and
- (b) the Director of Planning first considers massing, overlook and impact on neighbourhood privacy and all applicable Council policies and guidelines.

11.24.5 A laneway house may have a basement.

11.24.6 For sites in the RS-3 and RS-3A Districts and the RS-6 District, and for sites 16.8 m or wider in the RS-5 District, the width of a laneway house, or a laneway house and an accessory building, must not exceed the permitted width for an accessory building under the applicable district schedule.

11.24.7 On east-west oriented sites, a laneway house must be located toward the south side of the site to reduce shadowing on the site to the north.

- 11.24.8 A laneway house may be one storey or one storey with a partial second storey.
- 11.24.9 Open balconies, sun decks, and roof decks are not permitted:
- (a) on a one storey laneway house; or
 - (b) above the partial second storey of a laneway house with a partial second storey.
- 11.24.10 The height of a one storey laneway house must not exceed 4.3 m in height measured to the highest point of the roof if a flat roof, or to the mean height level between the eaves and the ridge of a gable or hip roof, except that no portion of a one storey laneway house may exceed 5.2 m in height.
- 11.24.11 The location of a one storey laneway house must be:
- (a) within 10.7 m of the ultimate rear property line;
 - (b) at least 4.9 m, measured across the width of the site, from the one-family dwelling or one-family dwelling with secondary suite on the site;
 - (c) at least 0.9 m from the ultimate rear property line, except that the Director of Planning may relax the location to 0.6 m from the ultimate rear property line on sites less than 30.5 m in depth; and
 - (d) a distance from each side property line equal to at least 10% of the lot width, except that the Director of Planning may relax the location to:
 - (i) 0.6 m from one side property line for interior lots, and
 - (ii) 0.6 m from the inside side property line for corner lots.
- 11.24.12 Notwithstanding 11.24.11(a), where a site is 39.6 m or more in depth, the Director of Planning may permit a one storey laneway house to extend into a site to a maximum of 26% of the lot depth measured from the ultimate rear property line.
- 11.24.13 Site coverage must not exceed the permitted site coverage under the applicable district schedule, except that, for a one storey laneway house, the Director of Planning may permit an increase in the permitted site coverage of up to 7% to a maximum of 47% of the site area.
- 11.24.14 The height of a laneway house with a partial second storey must not exceed:
- (a) 6.7 m to the ridge of a gable or hip roof, with a minimum pitch of 7:12; or
 - (b) 5.8 m to the highest point of a roof with a pitch less than 7:12.
- 11.24.15 On a laneway house with a partial second storey and a roof pitch of:
- (a) at least 7:12, the height of the intersection of the exterior surface of the roof and the exterior wall surface of the building must not exceed 4 m from the horizontal datum plane; or
 - (b) less than 7:12, the walls of the partial second storey must be set back at least 0.6 m from the exterior walls of the floor below, except that there may be a single projection into the setback to a maximum of 35% of the width of the floor below.
- 11.24.16 The partial second storey of a laneway house must not exceed:
- (a) 60% of the footprint of the laneway house, if the roof has a minimum pitch of 3:12; or
 - (b) 50% of the footprint of the laneway house, if the roof has a pitch of less than 3:12,
- except that the calculation may exclude any floor area of the partial second storey that is not included in the calculation of floor area according to sections 11.24.24 and 11.24.25.
- 11.24.17 Dormers must be inset at least 0.6 m from the exterior walls of the floor below, except that there may be a single projection into the setback to a maximum of 35% of the width of the floor below.

11.24.18 The location of a laneway house with a partial second storey must be:

- (a) within 7.9 m of the ultimate rear property line;
- (b) at least 4.9 m, measured across the width of the site, from the one-family dwelling or one-family dwelling with secondary suite on the site;
- (c) at least 0.9 m from the ultimate rear property line, except that the Director of Planning may relax the location to 0.6 m from the ultimate rear property line:
 - (i) on sites less than 30.5 m in depth, or
 - (ii) for the width of an existing enclosed or covered parking area that forms part of the laneway house; and
- (d) a distance from each side property line which is at least equal to the required side yards for the site as prescribed by the applicable district schedule.

11.24.19 Notwithstanding 11.24.18(a), where a site is 39.6 m or more in depth, the Director of Planning may permit a laneway house with a partial second storey to extend into a site to a maximum of 21% of the lot depth measured from the ultimate rear property line.

11.24.20 The floor area of a laneway house must not exceed the lesser of:

- (a) 0.16 multiplied by the site area; and
- (b) 83.6 m².

11.24.21 Despite section 10.21, the floor area of a laneway house, excluding any floor area used for enclosed parking, must be at least 26 m², except that the Director of Planning may allow a reduction to not less than 19 m² if the Director of Planning first considers the design of the laneway house and all applicable Council policies and guidelines.

11.24.22 Except for a laneway house with no separate bedrooms, a laneway house must have:

- (a) one main habitable room that is not a bedroom, with a minimum size of 16.7 m² and a minimum dimension of 2.1 m measured between finished wall surfaces; and
- (b) at least one bedroom with a minimum size of 8.4 m² and a minimum dimension of 2.1 m measured between finished wall surfaces.

11.24.23 Computation of floor area for a laneway house must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building;
- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
- (c) the floor area of a basement;
- (d) floor area used for enclosed or covered parking; and
- (e) if the distance from a floor to the floor above or, in the absence of a floor above, to the top of the roof rafters or deck exceeds 3.7 m, an additional amount equal to the area of the floor area below the excess.

11.24.24 Computation of floor area for a laneway house must exclude:

- (a) areas of floors located:
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (b) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (c) covered porches if:
 - (i) their location is at the level of the basement or first storey,
 - (ii) they are open on at least one side or protected by guard rails, the height of which must not exceed the minimum specified in the Building By-law,

- (iii) the total excluded floor area does not exceed 3 m², and
- (iv) the ceiling height of the total excluded area does not exceed 2.75 m measured from the porch floor;
- (d) 3% of the total area, where the exterior walls include a minimum of 175 mm of thermal insulation in total.

Where floor area is excluded under section 11.24.24(d), the Director of Planning may vary section 11.24.11(a) and 11.24.18(a) no more than 30 cm.

11.24.25 Computation of floor area for a laneway house may exclude:

- (a) open balconies, sun decks, roof decks, or any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, if the open balconies, sun decks, or roof decks face the lane or, in the case of a corner site, the lane and flanking street or either of them;
- (b) patios and green roofs if the Director of Planning first approves the design of sunroofs, walls, and railings;
- (c) despite section 11.24.23(e), open to below spaces or double height volumes under sloping roofs with a pitch of at least 3:12 if:
 - (i) the vertical distance from the floor level to the ceiling does not exceed 4.5 m,
 - (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope,
 - (iii) the excluded area does not exceed 25% of the maximum floor space under section 11.24.20, and
 - (iv) the excluded area, combined with the excluded area under subsection (d), does not exceed 25% of the maximum allowable floor area;
- (d) despite section 11.24.23(e), floor areas under sloping roofs with a pitch of at least 3:12 if:
 - (i) the vertical distance from the floor to any part of the ceiling is between 1.2 m and 2.1 m,
 - (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope,
 - (iii) the excluded floor area does not exceed 10% of the maximum floor area allowed under section 11.24.20, and
 - (iv) the excluded area, combined with the excluded area under subsection (c), does not exceed 25% of the maximum allowable floor area;
- (e) for units that have a partial second floor, an area not exceeding 2.75 m² for stairs, if the excluded area, combined with the excluded areas under subsections (c) and (d), does not exceed 25% of the maximum allowable floor area; and
- (f) an area not exceeding 3.7 m² for residential storage space, clothes closets and linen closets.

11.24.26 Private outdoor space must be provided in the form of:

- (a) an open balcony, sun deck, or roof deck; or
- (b) a patio located at grade with a minimum size of 3.7 m² and a minimum dimension of 1.5 m.

11.24.27 The setback provided in accordance with sections 11.24.11(c) and 11.24.18(c) must be permeable and landscaped where not required for vehicle or fire access.

11.24.28 A laneway house must include:

- (a) a minimum 75 mm wide trim around all doors and windows, excluding door sill trim, except where a window or door is recessed no less than 100mm behind the adjacent exterior wall faces; and
- (b) a canopy over the main entry door.

- 11.24.29 A main entry door that faces the lane must be set back at least 1.5 m from the ultimate rear property line.
- 11.24.30 On a corner site, the main entry door of a laneway house must face the flanking street.
- 11.24.31 At least 10% of the building elevation facing the lane must contain windows no smaller than 1.1 m².
- 11.24.32 Unless located at least 1.5 m above the floor of the partial upper storey, or facing the lane or a flanking street, windows with transparent glazing on a partial second storey must not exceed 1.1 m².
- 11.24.33 Wall cladding materials on a building elevation facing a lane or street must be continued in equal proportions, no less than 2.0 m along adjacent side walls or 1.2 m where the discontinuation of a material occurs at a change in the building wall plane, such as at a bay or chimney projection.
- 11.24.34 The Director of Planning may relax the design provisions in section 11.24.15, 11.24.17, 11.24.28, 11.24.29, 11.24.30, 11.24.31, 11.24.32, or 11.24.33 if, in the opinion of the Director of Planning, the design of a laneway house meets the intent of the laneway house regulations for quality and durability of design and architectural expression and is not compatible with one or more of the design requirements in those sections.
- 11.24.35 If the Director of Planning first considers the effects on neighbouring properties with regard to overlook, massing and neighbourhood privacy, and the intent of this section 11.24 and all applicable Council policies and guidelines, the Director of Planning may relax the provisions of sections 11.24.6, 11.24.7, 11.24.10, 11.24.11(a), (c) and (d), 11.24.14, 11.24.18(a), (c) and (d), 11.24.22, and 11.24.26 if:
 - (a) due to topography or other conditions peculiar to the site, literal enforcement would result in unnecessary hardship;
 - (b) the relaxation is necessary to retain a tree; or
 - (c) the relaxation is necessary to allow a green roof that does not have railings or stair access.

11.25 Freehold Rowhouses

- 11.25.1 Computation of floor area, floor space ratio, yards, site coverage, impermeability, number of buildings on site and dwelling unit density must be based on the site width and area at the time of development, prior to any subdivision into individual freehold rowhouse parcels.
- 11.25.2 For the purpose of fee simple subdivision, the minimum site width and frontage for each freehold rowhouse parcel is 5 m.

11.26 Temporary Sales Office

- 11.26.1 The minimum site size shall be 2 000 m², except that the Director of Planning may permit a smaller site provided that all parking required by the Parking By-law is provided on site.
- 11.26.2 The site must be within 100 metres of the development project to which the Temporary Sales Office relates.
- 11.26.3 The site must be located on an arterial or major street, which generally have two or more lanes of travel in each direction and are usually designated as truck and bus routes.

- 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;

- (c) within the area outlined on Figure 1 below, except for sites with a property line on Hastings Street or Main Street;
- (d) on any site with a property line on Granville Street between Robson Street and Pacific Boulevard;
- (e) on any site other than a site located on a block where all or part of the street in that block has a painted center line;
- (f) in conjunction with any other use; or
- (g) in conjunction with an automated banking machine.

11.29 Urban Farm - Class A

Notwithstanding anything else in this By-law, Urban Farm - Class A is subject to the following:

- 11.29.1 The planting area must not exceed 325 m² on any single parcel unless the primary use of the parcel is Park or Institutional in which case the Director of Planning may permit an increase in planting area to a maximum of 7 000 m².
- 11.29.2 If two or more parcels are operated jointly as an Urban Farm - Class A, the combined planting area for all parcels must not exceed 7 000 m².
- 11.29.3 No on-site processing of fruits and vegetables, or manufacturing of food products is permitted.
- 11.29.4 No mechanical equipment may be used other than that designed for household use including lawnmowers, rototillers, garden hoses and pruners.
- 11.29.5 No herbicides or pesticides are permitted.
- 11.29.6 No on-site sales are permitted, unless the primary use of the parcel is Institutional.
- 11.29.7 No Urban Farm - Class A operated on a single parcel may generate revenue exceeding \$9,999 in any calendar year, unless the primary use of the parcel is Park or Institutional.
- 11.29.8 If an Urban Farm - Class A is operated, in whole or in part, by a person other than an owner or full-time resident of the parcel, the planting area must be subject to a lease authorizing the operation of the farm.
- 11.29.9 No offensive noise, odour, light, smoke, or vibration or other objectionable effect may be produced.
- 11.29.10 No mechanical equipment may be stored outside.
- 11.29.11 Any development permit or waiver of a development permit for an Urban Form-Class A is time limited to 1 year.

11.30 Urban Farm - Class B

Notwithstanding anything else in this By-law, Urban Farm – Class B is subject to the following:

- 11.30.1 The planting area for a single parcel or the combined planting area for all parcels operated jointly as an Urban Farm – Class B, may not exceed 7 000 m², unless relaxed by the Director of Planning due to unnecessary hardship associated with the location, shape or size of the parcel or parcels.

- 11.30.2 If located within 30 m of a residential use, no mechanical equipment may be used other than that designed for household use including lawnmowers, rototillers, garden hoses and pruners.
- 11.30.3 No herbicides or pesticides are permitted.
- 11.30.4 No offensive noise, odour, light, smoke, or vibration or other objectionable effect may be produced.
- 11.30.5 If an Urban Farm - Class B is operated, in whole or in part, by a person other than an owner or full-time resident of the parcel during the farm operation, the planting area must be subject to a lease authorizing the operation of the farm.
- 11.30.6 Any development permit for an Urban Farm Class B is time limited to 1 year.

11.31 Temporary Modular Housing

- 11.31.1 Temporary Modular Housing must be used as Social Housing.
- 11.31.2 Before granting a development permit for Temporary Modular Housing, the Director of Planning must:
- (a) be satisfied that the landscaping and open space provision is appropriate for the size and nature of the development;
 - (b) consider the impact on the livability of neighbouring residents;
 - (c) notify adjacent property owners and any others that Director of Planning deems necessary; and
 - (d) consider all applicable policies and guidelines adopted by Council.
- 11.31.3 A development permit for Temporary Modular Housing must be time limited to a maximum of five years, unless otherwise extended in writing for up to an additional five years by the Director of Planning.

11.32 Short Term Rental Accommodation

- 11.32.1 In this section 11.32,
- “principal residence unit” means the dwelling where an individual lives, makes their home and conducts their daily affairs, including, without limitation, paying bills and receiving mail, and is generally the dwelling unit with the residential address used on documentation related to billing, identification, taxation and insurance purposes, including, without limitation, income tax returns, Medical Services Plan documentation, driver’s licenses, personal identification, vehicle registration and utility bills.
- “booking” means a confirmed reservation of the dwelling unit, or of one or more bedrooms, as Short Term Rental Accommodation.
- 11.32.2 Short Term Rental Accommodation is only permitted in a lawful dwelling unit, secondary suite, laneway house, or lock-off unit that is a principal residence unit.
- 11.32.3 Short Term Rental Accommodation is not permitted in an accessory building or vehicle.
- 11.32.4 Short Term Rental Accommodation is not permitted in a dwelling unit in combination with Bed and Breakfast Accommodation.

- 11.32.5 No more than two adults may occupy each bedroom used as Short Term Rental Accommodation.
- 11.32.6 Short Term Rental Accommodation is only permitted in dwelling units that comply with all applicable occupancy limits as set out in the Fire By-law.
- 11.32.7 No more than one booking may be permitted as Short Term Rental Accommodation in each dwelling unit at one time.
- 11.32.8 Subject to the provisions of this section 11.32, Short Term Rental Accommodation is permitted in all CD-1 zoning districts where dwelling uses are permitted.
- 11.32.9 Any development permit or exemption from a development permit for a Short Term Rental Accommodation is time limited to two years.

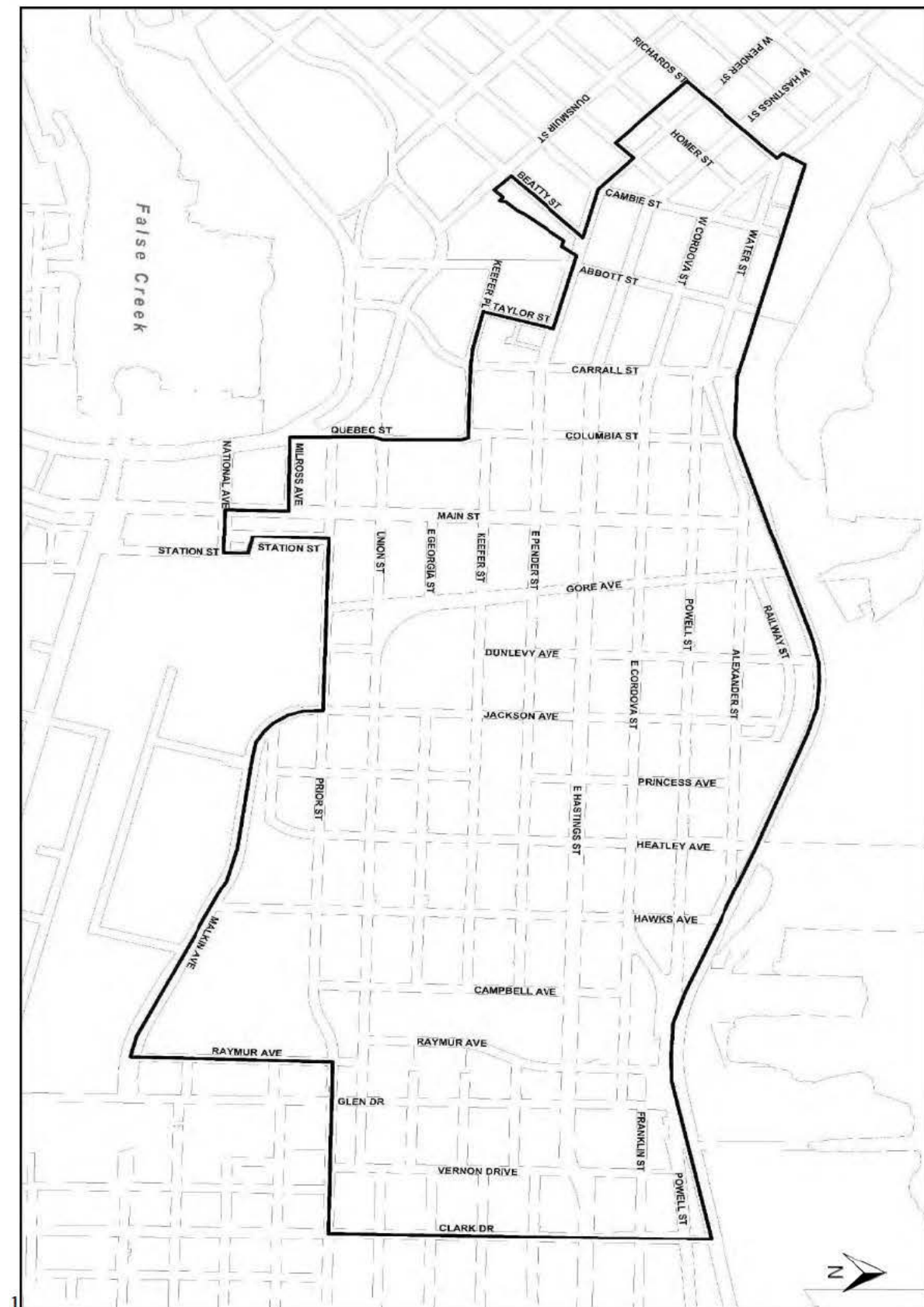
11.33 Character House

- 11.33.1 The Director of Planning may permit more than one entrance facing a front yard or a side yard if the entrances provide access to a dwelling unit in a character house.
- 11.33.2 Computation of floor area in a character house may exclude:
- (a) existing covered porches that:
 - (i) in the opinion of the Director of Planning, are original to the character house,
 - (ii) face a street, and
 - (iii) are open or protected by guard rails which do not exceed the minimum height specified in the Building By-law;
 - (b) areas of undeveloped floors with a ceiling height or height to the underside of joists of less than 2.0 m located below the floors of covered porches complying with subsection (a);
 - (c) floor areas under sloping roofs with a pitch of at least 7:12 if:
 - (i) the vertical distance from the floor to any part of the ceiling is 2.3 m or less, and
 - (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope; and
 - (d) floors used for off-street parking, not exceeding 6.7 m in length, located in an infill building in conjunction with a retained character house, to a maximum of 42 m².
- 11.33.3 Building depth, in the case of a character house, means the distance from the front exterior wall measured in a straight line to a point directly opposite on the rear exterior wall, except that covered porches that comply with section 11.32.2 (a) may be excluded from the measurement of building depth.
- 11.33.4 Covered porches that comply with section 11.32.2 (a) may project into the required front yard.

11.34 Permitted Floor Area Increase for Low Operational Cost Housing

Notwithstanding the maximum permitted floor area regulation in any District Schedule, the Director of Planning may approve an addition of up to 5 per cent of the floor space ratio for Low Operational Cost Housing containing 6 or more dwelling units, excluding sites that contain rental housing units in the RM-3 zone, provided the Director of Planning first considers all applicable policies and guidelines adopted by Council. This section shall not apply to applications made after December 31, 2025.

Figure 1



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.

From: [Profili, Cody](#)
To: s.22(1)
Cc: s.22(1); [Sheikhakbari, Peivand](#)
Subject: RE: Development Application - DP-2019-00035
Date: Friday, March 22, 2019 2:28:57 PM

Hello s.22(1)

In response to your specific enquiries from the below email:

(*1) If you have provided the link and information to Peivand, then yes, when she returns, she will be aware of the petition and assemble all comments and information for a summary review for consideration by DOP (Director of Planning). At this time, the project is still under review by necessary and the application will be analyzed in depth by the coordinator upon her return.

(*2) Please consider that applicants are within their rights to apply for development permits whether they meet the regulations or not. The proposal is currently being reviewed under applicable by-laws; and our authority for any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted.

Certain aspects falling under the (3rd) "not permitted" category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link "<https://vancouver.ca/your-government/board-of-variance.aspx>"

Your project coordinator will record and present your comments/petition, and since you responded to the notification, you will be informed of any decision. From there, you should contact the BOV (as it is likely that the applicant will appeal) to determine the hearing date, at which all interested parties are given a chance to present their comments, rationale and express their support or objections.

The previous email notes that "*the City has been working with illegal operators to ensure they fully understand and agree to be compliant and are establishing timelines to close*". The current application is the business' effort to become compliant. My understanding is that there is some grace period negotiated by the enforcement side of the city recognizing that regulations are still evolving, however I don't have the ability to comment on this aspect since it is outside of my department, knowledge and our consideration for reviewing the current application

If you have any further questions, I encourage you to give the assigned coordinator a chance to respond upon her return, since she is more technically familiar with the proposal.

Thank you,

Cody Profili | Project Coordinator – Development Review Branch

CITY OF VANCOUVER | West Annex, 515 West 10th Av
cody.profili@vancouver.ca

From: s.22(1)
Sent: Friday, March 22, 2019 1:06 PM
To: Profili, Cody

Cc: s.22(1)

Subject: Re: Development Application - DP-2019-00035

Hi Cody

I am aware that Peivand will be back next week. She has been copied on a petition being sent to a senior city officials. I left you a voicemail last Thursday and did not hear back from you.

Can you **please confirm that the City is aware of this petition** found at this weblink: **(*1)**

<http://chnng.it/724Gb6M92t>

We collected over 230 signatures since Wednesday morning. s.22(1)

s.22(1) awareness about this issue. s.22(1) on developing this petition and it's signature drive. s.22(1) media, and community and advocacy associations for support. There has been increasing disillusion amongst the residents over the years that the City will never shut this store down; yet I am still trying to generate a strong response to this application because I feel it is our last chance. s.22(1) s.22(1)

s.22(1) and has received this email below from City Council. This answer is not telling us anything new. It is very unclear that since these stores are illegal, they have been told to close and comply by a certain date (we do not know when), and failure to do so will result in compliance with the court order. Then **WHY are they asking for public feedback** by March 29?? **(*2)** Has the decision that they are illegal now up for discussion? That's where I don't get a clear s.22(1) The Strata Council is waiting on the sidelines. s.22(1) . It would be very much appreciated to have this answered to understand if the City is doing this out of precaution in case of further litigation, or are rethinking all the tax-payer money it has spent on legal fees to battle with Weeds (et al) in the courts. The level of non-confidence this neighbourhood has towards the City rises every week that store stays open.

Email from City Council:

From: Council Correspondence <councilcorrespondence@vancouver.ca>

To: s.22(1)

Sent: Fri, 22 Mar 2019 11:35:54 -0600 (MDT)

Subject: Cannabis Dispensary Enforcement

Reference Number: 101012665128

Hello s.22(1)

Thank you for taking the time to share your concerns with Council regarding the Weeds Glass and Gifts cannabis store in Yaletown.

Prior to legalization, and in the absence of provincial and federal regulations in respect to cannabis products, the City established a framework in 2016 to regulate where operators were establishing retail outlets and how they were operating in the community.

As of October 17, 2018, when cannabis was legalized, all cannabis retail stores require a

Provincial licence to operate in Vancouver, which is regulated and enforced by the BC Liquor and Cannabis Regulation Branch. A requirement of the Provincial licence is to receive land use approval from municipalities (which in Vancouver is a municipal development permit). Once Vancouver operators receive their Provincial licence they are also required to obtain a municipal business licence before they can legally operate. Recreational cannabis can only be sold and purchased in provincially-run or privately-operated licensed cannabis stores with product supplied to operators by the Liquor Distribution Branch (LDB), BC's wholesale distributor of non-medical cannabis. Medical cannabis can only be purchased online under the federal Access to Cannabis for Medical Purposes Regulations.

While the City has no jurisdiction to regulate the sale of marijuana, it does have clear jurisdiction to regulate how and where businesses can operate. Since the December BC Supreme Court decision ordering illegal marijuana dispensaries to shut down, the City has been working with illegal operators to ensure they fully understand and agree to be compliant and are establishing timelines to close. Should there be non-compliance with the Court order, it is open to the City to commence contempt of court proceedings to obtain compliance with the Court's order.

To date the City has issued three business licences to retail cannabis outlets. Legal cannabis can now be purchased from these licensed locations:

Evergreen Cannabis Society (2868 West 4th Avenue)
City Cannabis Co. (610 Robson Street)
City Cannabis Co. (7289 Fraser Street)

Issuance of a municipal business licence is the final mandatory requirement that operators must satisfy to operate legally in Vancouver.

The best way to report your concerns and have them addressed is by calling 3-1-1. If you would like to learn more about the cannabis retail stores in Vancouver, you may also visit the website

[here](#).

Thank you again for your feedback; your comments have been sent to the Mayor and Councillors.

Sincerely,
Office of Vancouver City Council
City of Vancouver
453 West 12th Ave
Vancouver, BC
V5Y 1V4

Note: Please do not respond to this email. If you would like to follow-up or have additional questions or comments, please use the [Contact Council](#) web form or call 3-1-1 and provide your **Reference Number** listed above.

Sincerely,
s.22(1)

s.22(1)

On Mar 22, 2019, at 12:24 PM, s.22(1) wrote:

Cody,

Thank you so much for replying to my email and taking my concerns into consideration.

I value this community and the downtown core communities such as Yaletown need young families, youth and seniors to maintain and grow its diversity.

The Weeds store just does not fit into the fabric of this community.

Best,
s.22(1)

Sent from my iPhone

On Mar 22, 2019, at 11:27 AM, Profili, Cody <Cody.Profili@vancouver.ca> wrote:

Hello s.22(1)

Thank you for your comments, Peivand is the assigned PC on this project and please note that no decision will be made until she returns and has a chance to respond to the enquiries. When she returns, she will assemble all comments for a summary review and consideration by DOP (Director of Planning).

You have provided a very well-researched and composed letter to support your position, and as further reference please see the attached Cannabis specific policies for more information:

- Section 11.28 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Our authority to decide on aspects of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted, within the applicable zone and by-laws.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions).

Thank you again for taking the time in sharing your input, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Regards,

Cody Profili | Project Coordinator – Development Review Branch
CITY OF VANCOUVER | West Annex, 515 West 10th Av

cody.profil@vancouver.ca

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

From: s.22(1)

Sent: Thursday, March 21, 2019 10:19 AM

To: Sheikhabari, Peivand; Profili, Cody

Cc: hedy.fry@parl.gc.ca; s.chandraherbert.mla@leg.bc.ca;

sam.sullivan.MLA@leg.bc.ca; Fry, Pete; De Genova, Melissa; PB

Commissioners

Subject: Development Application - DP-2019-00035

Hello,

I write to you as a very s.22(1)

the unfortunate residential building that has the flagship Weeds store that has been operating for over three years without a business license prior to legalization of cannabis.

I saw the development application for the Weeds Glass and Gifts Ltd. at 1108 Richards Street which is a commercial unit within Robinson Tower.

The majority of the residents are apathetic (as I am) in nothing will be done so why bother complaining. Regrettably our strata bylaws at the time did not preclude this type of business to operate in our building - which has since changed by overwhelming resolution - but this store is grandfathered to the old bylaws so strata has no leverage and the Weeds store continues to operate. On a side note, the Weeds store has been fined for contraventions of strata by-laws for the past three years regarding their signage, etc, and they have never paid, nor have they entertained being a good neighbour in listening to the resident or strata concerns. They will provide you a business card of their lawyer instead.

I wrote to the City and sat and watched, and waited, for the City of Vancouver and its new bylaws that came into force to apply to this establishment. This store is not permitted by the city to operate in this location as per the new regulations that came into effect, but yet here it is still operating across the street from Emery Barnes Park, social housing, the Gathering Place and the new tower that is under construction with a planned daycare. And now after disregard of city regulations and non-compliance there is an application for rezoning, which I have no doubt will be approved by the City of Vancouver.

This is a teaching moment, you can disregard the law and complain your constitutional rights have been violated, wait it out and you can get your way legally by applying for a business license and never be held accountable for your non-compliance.

While I understand the City has no jurisdiction to regulate the sale of cannabis, it does have clear jurisdiction to regulate how and where businesses can operate.

s.22(1)

s.22(1)

s.22(1) this establishment with people smoking cannabis on the corner, the cannabis smell from the sales wafting through the lobby and the late night sales on Saturday nights (as late as 1am) in and out of the store. I do feel for those residents who live above Weeds. For reference the store is right next door to our building entrance - you just can't get away from it.

I am not anti-cannabis. I understand it is legalized just like alcohol and tobacco. However, I do take the position these stores should not be operating in a residential building. Think about the residents that make our communities vibrant and diverse.

I am disappointed in the City of Vancouver on many levels.

I implore you to not approve this development application and to close this store. Surely there are better commercial areas for this business to operate.

Regards,

s.22(1)

Sent from my iPhone
<ref_ZD bylaw_Section 11.pdf>
<ref_Cannabis Guidelines.pdf>

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Re application on 1108 Richards St DP-2019-00035
Date: Thursday, March 28, 2019 12:17:02 PM

Dear Sir/madam

s.22(1) -1108 Richards St.

I read carefully the application.

1. Hours of Operation: 9 AM – 11 PM (seven days per week) is too much. It should be allowed from 9 AM to 7 PM maximum, from Monday to Saturday.
2. In front of the store, there's a park, with a lot of places where children usually play. Even if you don't take seriously the 300 meters.' restriction - One Community Centre is less than that-, the park with children is around 80 meters. So, it is a really issue for them. Allowing the increasing of the activities of this store, is against the protection of our children. Mainly on Saturdays and Sundays.
3. Parking: the application anticipates 15,000 to 20,000 transactions per month in the first year. This amount divided the days of the month, shows a considerable quantity of people and cars. Parking in the area are becoming a mess, and it will get worse. If you want to park your car nearby, you are going to face an impossible goal. And it's getting worse and worse.
4. Trying to sleep: mainly on week-ends, including Friday, people outside the store are very euphoric, and make a lot of noise.
5. In front of the store, there is under construction a multi-unit residential. We need to know if in this new building will be a Montefiore School. (children, children!).

6. I don't think taxation on this revenue's store will be the first factor. I'm sure You have other communal factors which must prevail in the decision.

Respectfully,

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Re: 1108 Richard St / DP-2019-00035 - Notification
Date: Wednesday, April 10, 2019 4:26:25 PM

s.22(1)

Thanks for your reply.

s.22(1)

From: Sheikhakbari, Peivand <Peivand.Sheikhakbari@vancouver.ca>
Sent: Wednesday, April 10, 2019 4:21:22 PM
To: s.22(1)
Subject: RE: 1108 Richard St / DP-2019-00035 - Notification

Dear s.22(1)

Thank you for your e-mail. I would appreciate it if you can send me your address as I need this information before I can make an official record of your comments and present them to senior staff before any decision is made on this application.
I look forward to hearing from you.

Regards,

Peivand Sheikhakbari

Project Coordinator – Development Review Branch
Development, Building and Licensing
City of Vancouver
Tel: (604) 871 6001
Email: peivand.sheikhakbari@vancouver.ca

From: s.22(1)
Sent: Saturday, April 06, 2019 9:19 AM
To: Sheikhakbari, Peivand
Subject: Development Application 1108 Richards Street DP 2019-00035

Dear Director of Planning,

I noticed the Development Application at 1108 Richards Street, DP 2019-00035 for permission to change the use from retail (limited food) to a Cannabis Store. As you know, this store has been operating illegally and not as a limited food store for quite some time, and only now that cannabis has been legalized are they seeking to regularize their (currently and past) illicit operation.

I would like to share the following major concerns about allowing WEEDS Glass and Gifts to operate in this location:

1. This store is below a major residential building with children, and other individuals with

allergies who should not be exposed to the continuous smell from individuals lighting up and smoking just outside the store, at the parked cars down the street, or at the park. (There is also a park across the street where children often play, and individuals conveniently smoke after having purchased their product from WEED Ltd.)

2. s.22(1) we enjoy walking the beautiful streets of Vancouver. It is very unfortunate that every time we pass by store location, the smell of weed can be smelled from afar.
3. Such stores should not be permitted in residential buildings. There are much better locations for such stores.
4. Not sure if there is a "café" or "try-before-you-buy" in the store, but one also smells the weed coming from within the store as one walks by.
5. Tourists are left shaking their heads in disgust as they walk by this otherwise beautiful area.

I cannot understand why we as a society are trying to discourage our children from smoking cigarettes etc., yet we would permit the open sale of smoking products right at the bottom of where the children play and live. The intent of the developers was to have food stores, (tea/coffee) cafes, etc. within condo buildings not "cannabis stores".

I think it would be a major mistake and long term issue, if this illicit operation would now be regularized and rewarded for breaking the law in the past, and allowed to permit continued operation in a residential building and in close proximity to the park and daycares around the area.

Thank you for considering these concerns.

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Re: 1108 Richard St / DP-2019-00035 - Notification
Date: Saturday, April 13, 2019 6:58:25 AM

Hello,

My address is s.22(1)

s.22(1)

> On Apr 12, 2019, at 4:11 PM, Sheikhakbari, Peivand <Peivand.Sheikhakbari@vancouver.ca> wrote:
>
> Dear s.22(1),
>
> Thank you for your comments. Could you please send me your address so I can keep an official record of your comments?
> I look forward to hearing from you.
>
> Regards,
> Peivand Sheikhakbari
> Project Coordinator - Development Review Branch
> Development, Building and Licensing
> City of Vancouver
> Tel: (604) 871 6001
> Email: peivand.sheikhakbari@vancouver.ca
>
>
> -----Original Message-----
> From: s.22(1)
> Sent: Thursday, April 11, 2019 3:21 PM
> To: Sheikhakbari, Peivand
> Subject: Weeds @ 1108 Richards St.
>
> Dear Peivand Sheikhakbari,
>
> As a patron of the above mentioned marijuana store, I am sending you a note of support for Weeds to be able to obtain a Vancouver business license.
>
> I have found this business and their staff to be respectful and professional. The storefront is also fairly low key.
>
> Thanks,
>
> s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Re: 1108 Richards St / DP-2019-00035 - Notification
Date: Thursday, April 04, 2019 9:02:21 PM

Sounds good, thank you.

s.22(1)

On Wed, Apr 3, 2019 at 4:22 PM Sheikhakbari, Peivand
<Peivand.Sheikhakbari@vancouver.ca> wrote:

Hi s.22(1)

I will send you an e-mail and let you know about the final decision once it has been finalized.

I hope this helps.

Regards,

Peivand Sheikhakbari

Project Coordinator – Development Review Branch

Development, Building and Licensing

City of Vancouver

Tel: (604) 871 6001

Email: peivand.sheikhakbari@vancouver.ca

From: s.22(1)
Sent: Tuesday, April 02, 2019 5:30 PM
To: Sheikhakbari, Peivand
Subject: Re: 1108 Richards St / DP-2019-00035 - Notification

Thank you for letting me know.

How will I be able to know the final decision on this matter?

s.22(1)

On Tue, Apr 2, 2019 at 4:21 PM Sheikhakbari, Peivand
<Peivand.Sheikhakbari@vancouver.ca> wrote:

Hi s.22(1)

Thank you for this information.

Your comments have been recorded.

Regards,

Peivand Sheikhakbari

Project Coordinator – Development Review Branch

Development, Building and Licensing

City of Vancouver

Tel: (604) 871 6001

Email: peivand.sheikhakbari@vancouver.ca

From: s.22(1)

Sent: Saturday, March 30, 2019 2:55 PM

To: Sheikhakbari, Peivand

Subject: Re: 1108 Richards St / DP-2019-00035 - Notification

Hi Peivand Sheikhakbari,

My full name is s.22(1)

The address is s.22(1)

Thank you for your response.

Regards,

s.22(1)

On Fri, Mar 29, 2019 at 4:37 PM Sheikhabari, Peivand
<Peivand.Sheikhabari@vancouver.ca> wrote:

Dear s.22(1)

Thank you for your e-mail. Could you please send me your full name and address so I can make an official record of your comments and present them to senior staff before decision?

I look forward to hearing from you.

Regards,

Peivand Sheikhabari

Project Coordinator – Development Review Branch

Development, Building and Licensing

City of Vancouver

Tel: (604) 871 6001

Email: peivand.sheikhabari@vancouver.ca

From: s.22(1)

Sent: Thursday, March 28, 2019 9:19 AM

To: Sheikhabari, Peivand

Subject: re: DP-2019-00035

Dear Peivand Sheikhabari,

I have received a notice of development application asking for any written comments on WEEDS Glass and Gifts Ltd.

I STRONGLY OBJECT the idea of Weed store in the heart of Yaletown neighborhood.

I am concerned about the easy access to marijuana to such a big crowd of people and the consequences that will follow.

It is highly likely that the it will be abused and the responsibility will totally fall upon to us, the residents and the City of Vancouver.

There are so many studies about correlation between Marijuana and the consequences. I have copied one of the articles below.

<https://www.psychologytoday.com/ca/blog/the-new-brain/201603/marijuana-use-increases-violent-behavior>

Please be concerned about giving them an permit. I have received so many other development notices before and never felt an urge for writing an comments. But with this weed store, I felt like I have to voice out.

Thank you for your time and understanding and I hope to see a brighter future for Yaletown.

Best,

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Re: 1108 Richards St / DP-2019-00035 - Notification
Date: Friday, March 29, 2019 5:31:13 PM

s.22(1)

Vancouver

s.22(1)

On Mar 29, 2019, at 4:32 PM, Sheikhakbari, Peivand <Peivand.Sheikhakbari@vancouver.ca> wrote:

Hi s.22(1)

Thank you for your e-mail. Could you please send me your full name and address so I can make an official record of your comments and present them to senior staff before decision?

I look forward to hearing from you.

Regards,

Peivand Sheikhakbari

Project Coordinator – Development Review Branch
Development, Building and Licensing
City of Vancouver
Tel: (604) 871 6001
Email: peivand.sheikhakbari@vancouver.ca

From: s.22(1)
Sent: Thursday, March 28, 2019 12:30 AM
To: Sheikhakbari, Peivand
Subject: Re: 1108 Richards Street - DP-2019-00035

As a resident in the neighbourhood who supported the legalization of cannabis, I would like to comment that this location for a cannabis store is inappropriate and I ask that the permit be denied.

This is a residential neighbourhood with families, a park/playground, and many pets. Additionally, the location specifically is on the ground level of a residential tower. The negative impact of customers who loiter and smoke marijuana at this location is unfortunate. If this were a liquor store, it would also be considered an inappropriate location. However, there is a significant difference. People do not drink outside of liquor stores and do not create noise and smoke that would impact residents.

I do not believe this business should be located in a residential district.

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Re: 1108 Richards St / DP-2019-00035 - Notification
Date: Friday, March 29, 2019 4:21:04 PM

s.22(1)

s.22(1)

***PLEASE NOTE: This e-mail and any attachment is for authorized use by the intended recipient(s) only. It may contain proprietary material, confidential information and/or be subject to legal privilege. It should not be copied, disclosed to, retained or used by, any other party. If you are not an intended recipient then please promptly delete this e-mail and any attachment and all copies and inform the sender. Thank you.

On Mar 29, 2019, at 4:18 PM, Sheikhakbari, Peivand
<Peivand.Sheikhakbari@vancouver.ca> wrote:

Hello s.22(1)

Thank you for your e-mail. Could you please send me your address so I can make an official record of your comments and present them to senior staff before decision?
I look forward to hearing from you.

Regards,

Peivand Sheikhakbari

Project Coordinator – Development Review Branch

Development, Building and Licensing

City of Vancouver

Tel: (604) 871 6001

Email: peivand.sheikhakbari@vancouver.ca

From: s.22(1)
Sent: Wednesday, March 27, 2019 12:30 PM
To: Sheikhabari, Peivand
Subject: 1108 Richards Street - DP-2019-00035

Good Afternoon,

I am emailing you today regarding Weeds located at 1108 Richards Street, DP-2019-0035.

As a resident of the area (I live on Richards Street), I am in full support of the City of Vancouver / Province of British Columbia, issuing the necessary permits to allow Weeds to continue operating at this location, including the sale of Marijuana. This small business owner employs close to 20 people at a time where its hard for any small business to succeed, here is one!!

Now that the Federal Government has legalized the sale of marijuana, I see no reason for anyone person or any entity to stand in the way of an owners legal right to do business within the City of Vancouver. We as Vancouverites should be doing everything we can to support small businesses. The NIMBY attitude in Vancouver should never be the starting point as to whether or not a legal business can operate, bylaws within the municipality regarding distance to schools and community centers, besides making no sense, don't protect anyone, and it certainly doesn't consider the community if customers of Marijuana stores in Yaletown have to leave the community to purchase goods or services. Driving their cars, the entire time.

Please let me know if you require any further information.

Regards,

s.22(1)



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From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Re: 1108 Richards St / DP-2019-00035 - Notification
Date: Thursday, March 28, 2019 6:39:37 PM

My s.22(1)

Thanks,

s.22(1)

On Mar 28, 2019, at 5:19 PM, Sheikhakbari, Peivand <Peivand.Sheikhakbari@vancouver.ca> wrote:

Dr s.22(1),

Thank you for your e-mail and your input regarding this application. I will need you to send me your address including unit number so I can keep an official record of your comments and present them to senior staff before any decision is made on this application.

I look forward to hearing from you.

Regards,

Peivand Sheikhakbari

Project Coordinator – Development Review Branch

Development, Building and Licensing

City of Vancouver

Tel: (604) 871 6001

Email: peivand.sheikhakbari@vancouver.ca

From: s.22(1)
Sent: Thursday, March 21, 2019 8:22 PM
To: Sheikhakbari, Peivand
Subject: Re: Concerns - 1108 Richards Street DP-2019-00035

Hello,

s.22(1)

I'm deeply concerned regarding the extended hours to the store. I've already seen some negative changes in our neighborhood since the store opened. The customer population can be somewhat suspect, not all, but a large proportion. The park across the street often has many children and families. s.22(1) and I have concerns regarding the health effects on those exposed to second hand smoke and the social implications to young children seeing marijuana use in the park. There is well documented literature regarding the carcinogenic effects of marijuana use and the negative affects on a developing brain. This isn't about whether it should be legal or not, more so if this change will have a positive effect on the local Vancouver community. In my view there has already been a negative impact and

I worry as the store expands if this will increase. I'm worried about raising my kids in this area.

Thank you for your consideration,

s.22(1)



s.22(1)



From: s.22(1)
To: [Sheikhakbari, Peivand](mailto:Peivand.Sheikhakbari@vancouver.ca)
Subject: Re: 1108 Richards St / DP-2019-00035 - Notification
Date: Thursday, March 28, 2019 5:08:37 PM

s.22(1)

On Mon, Mar 25, 2019 at 3:17 PM Sheikhakbari, Peivand
<Peivand.Sheikhakbari@vancouver.ca> wrote:

Hi s.22(1)

Thank you for your e-mail. Please note that your comments have been received and I will need you to send me your address(unit number) for me to be able to record your comments and present them to senior staff before any decision is made on this application.

Since you responded to the notification, you will be informed of any decision and/or conditions.

Please consider that applicants are within their rights to apply for development permits whether they meet the regulations or not and having this application with the City does not guarantee an approval and the Applicant is aware of this. This application will go through the application process and will be reviewed before any decision is made.

I hope this information helps.

Thank you again for taking the time in sharing your input, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

I look forward to hearing from you.

Regards,

Peivand Sheikhakbari

Project Coordinator – Development Review Branch

Development, Building and Licensing

City of Vancouver

Tel: (604) 871 6001

Email: peivand.sheikhakbari@vancouver.ca

From: s.22(1)
Sent: Thursday, March 14, 2019 11:17 AM
To: Sheikhakbari, Peivand
Subject: 1108 Richards Street - DP-2019-00035

Hi Peivand,

I've been a resident at s.22(1) and am strongly apposed to the rezoning application for the s.22(1). I would like to point out that the current store, which is operating illegally, is right across the park from where children and young families frequently play and relax. The location is also within the 300m of our community center (yaletown roundhouse) which goes directly against the city of Vancouver bylaws.

On Sunday evenings, the store now runs a promotion called 4:20-7:20 where they have a sale similar to what you would see at a happy hour menu. This leads to long lineups outside the premises and is burdensome to s.22(1) disruptive. I've also seen clients illegally parked on the corner making it difficult to make left turns onto Helmcken St. They park right on the corner thinking it'll be a quick stop, which disrupts traffic and leads to vehicles honking and even more noise. The opening times are also quite excessive (9am to 11pm) especially on weekdays and Sunday evenings.

Furthermore, how has this dispensary been allowed to operate these past few months without a valid license? They never closed their doors once the provincial regulations came into effect, which I think is an unfair advantage when compared to businesses that followed the rules and closed while waiting for licensing and rezoning. Why should we reward those who break the rules and punish those that follow them?

Please feel free to contact me if you have any further questions.

Thank You

s.22(1)

--

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*****CONFIDENTIALITY NOTICE*****

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From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Re: 1108 Richards St / DP-2019-00035 - Notification
Date: Thursday, March 28, 2019 9:43:44 AM

Thank you, Peivand, this is definitely helpful and encouraging.

I still can't help but note that the process that you outline is not at all transparent to the people who are most effected.

The public supplies input into a "black box," and a decision comes out. We don't get to see the decision-making criteria, we have no input into the criteria, there's no opportunity for dialog about desirable outcomes, and the public is not at all part of the actual decision-making. Despite providing input, we're left outside throughout the process.

I've been through City of Vancouver consultation processes multiple times before, so I'm quite familiar with this process.

Unlike previously, however, now there are no longer any public meetings, development permit board meetings, or public hearings where the public has the opportunity to at least *see* themselves being heard (yet in most cases, ignored).

Still, I remain hopeful that this new "streamlined" process will result in an appropriate outcome that respects the city's and provinces' own bylaws, even if the permit process remains deeply flawed and is now notably less transparent than before.

Thanks for listening.

s.22(1)

On Mar 27, 2019, at 4:32 PM, Sheikhakbari, Peivand
<Peivand.Sheikhakbari@vancouver.ca> wrote:

Hi s.22(1)

Thank you for your e-mail. As part of Development Permit process, we notify the neighbourhood as they will understand that they will be effected by the proposal. We respect all comments we receive as the input provided by the people most effected by each proposal helps us gain perspective to review the application. All comments will be recorded and presented once the proposal has been reviewed against the relevant by-laws.

I have received a lot of comments regarding this application and I am making sure they will all be presented to senior staff before the final decision is made.

I hope this information helps.

Regards,
Peivand Sheikhakbari

Project Coordinator – Development Review Branch
Development, Building and Licensing
City of Vancouver
Tel: (604) 871 6001
Email: peivand.sheikhakbari@vancouver.ca

From: s.22(1)
Sent: Tuesday, March 26, 2019 4:57 PM
To: Sheikhakbari, Peivand
Subject: Re: 1108 Richards St / DP-2019-00035 - Notification

Thank you, Peivand, for your clear and thoughtful response.

I still remain troubled that this application will be decided by staff on behalf of the Director of Planning without consultation with the community.

Yes, I understand that public input that is volunteered is presented to staff, but this straight-line, zero-feedback process leaves no assurance that the public's input is actually understood or appropriately considered.

There's no assurance that any staff member has even visited the site, witnessed the near-continuous ongoing violation of numerous city and provincial bylaws, nor spoken with *any* of the people who live and work nearby.

Nor is there any assurance that those who may be affected, but are unaware of the application or the process for providing input, will have their voices heard.

Perhaps most importantly, this "public input" process does not allow any room for dialog, discussion of shared objectives, or exploration of alternatives, compromise, or alternative resolutions.

With this decision-making process, it seems that either the applicant gets what they asked for, or they don't — only two possible outcomes, with only the applicant, and not the public, able to appeal.

And with this process, those who live and work nearby and are most affected by the decision are among the least involved in the decision-making.

Don't you think there might be a better way?

s.22(1)

On Mar 26, 2019, at 4:27 PM, Sheikhakbari, Peivand
<Peivand.Sheikhakbari@vancouver.ca> wrote:

Dear s.22(1),

Thank you for your e-mail and your input regarding this application. I have recorded your comments and they will be presented to senior staff before any decision is made

on this application.

Please consider that applicants are within their rights to apply for development permits whether they meet the regulations or not and having this application with the City does not guarantee an approval and the Applicant is aware of this. This application will go through the application process and will be reviewed before any decision is made. I hope this information helps.

Thank you again for taking the time in sharing your input, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Regards,

Peivand Sheikhabari

Project Coordinator – Development Review Branch

Development, Building and Licensing

City of Vancouver

Tel: (604) 871 6001

Email: peivand.sheikhabari@vancouver.ca

From: s.22(1)

Sent: Friday, March 15, 2019 5:53 PM

To: Sheikhabari, Peivand

Cc: Stewart, Kennedy; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael

Subject: Opposition to Development Permit at 1108 Richards St.

I am writing to voice strong opposition to the application for a development permit for WEEDS Glass & Gifts to operate a Cannabis Store at 1108 Richards St. downtown. I live and work in close vicinity.

This application, if approved, would violate a number of City of Vancouver bylaws:

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;
- (c) on any site other than a site located on a block where all or part of the street in that block has a painted center line;

- a) There already is a Cannabis Store within 300 meters, operating illegally.
- b) There is a Community Centre (The Gathering Place) within 300 meters, serving a vulnerable population.

e) The location is a site where there is no painted center line (Richards St.).

Emery Barnes Park, directly across the street from this site, has a playground that attracts large numbers of children daily. Children should not be directly exposed to a Cannabis Store in such close proximity. Why is this not part of the Cannabis bylaw?

In addition, the Brenhill development 8x on the Park, directly across the street from this location, was approved for bonus density because it promised to house a child daycare centre or Montessori school.

It shouldn't be necessary to point out that a Cannabis Store should not be approved to operate across the street from a child daycare centre.

It is also worth noting that WEEDS Glass and gifts is already operating a Cannabis Store at this location, *illegally*.

Such illegal operation should not be rewarded by being granted a development permit — especially when such a permit would itself explicitly violate City bylaws.

The very fact that such an application is being considered for approval is appalling. Under what conditions would a development permit be issued when such permit directly contravenes numerous city bylaws?

Respectfully,
s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Re: 1108 Richards St / DP-2019-00035 - Notification
Date: Wednesday, March 27, 2019 5:43:25 PM

Hello Mr. Sheikhakbari,

Thank you for getting back to me. Hope you had a nice time off!

Not sure if you are aware there is a petition trying to persuade you and the folks in your department NOT to approve this application? It is not in the community's interest if this application were to approve. Because WEEDS current location is too close to Emery Barnes Park where children play. WEEDS allows their customer to smoke cannabis inside and outside their store. Would you take your children to a park that is so close to so many people smoking cannabis?

Thanks again for considering my thoughts.

s.22(1)

On Mar 26, 2019, at 4:27 PM, Sheikhakbari, Peivand
<Peivand.Sheikhakbari@vancouver.ca> wrote:

Dear s.22(1)

Thank you for your e-mail and your input regarding this application. I have recorded your comments and they will be presented to senior staff before any decision is made on this application.

Please consider that applicants are within their rights to apply for development permits whether they meet the regulations or not and having this application with the City does not guarantee an approval and the Applicant is aware of this. This application will go through the application process and will be reviewed before any decision is made. I hope this information helps.

Thank you again for taking the time in sharing your input, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Regards,

Peivand Sheikhakbari

Project Coordinator – Development Review Branch

Development, Building and Licensing

City of Vancouver

Tel: (604) 871 6001

Email: peivand.sheikhakbari@vancouver.ca

From: s.22(1)
Sent: Sunday, March 17, 2019 12:22 PM
To: Sheikhabari, Peivand
Subject: 1108 Richards Street, DP-2019-00035

Hello Mr. Sheikhabari,

Hope you are having a good day.

I have received the above "Notice of Development Application". I am very surprised to see on this notice that it stated: "under the site's existing DD zoning, the application is "conditional" so it may be *permitted*....."

WEEDs Glass and Gift Ltd. is part of a unit in a condo building where the building bylaws **prohibit any strata lot having more than the legal weighted limit of cannabis**. Thereby this business should NOT be permitted in their exiting location, furthermore, it's too close to Parks where children play.

1. Emery Barnes Park is across 1108 Richards Street, on the corner of Richards and Davis.
2. 1108 Richards Street is within a couple of city blocks from Roundhouse Community Centre, on Pacific Blvd. and Davis.
3. Since the law was changed. They kept the business open, is this allowed? Don't they need to close the business to apply for a business license to sell cannabis?
4. Since WEEDS Glass and Gift Ltd. is within a condominium building, why the City of Vancouver would accept this WEEDS application as if it were a single house?

Due to the above reasons. Please do NOT approve this application.

Thank you for reviewing my comments. If you have any questions, please let me know.

s.22(1)



From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Re: 1108 Richards St / DP-2019-00035 - Notification
Date: Tuesday, March 26, 2019 10:07:20 PM

Hi Peivand,

Thanks for the reply! s.22(1)

Best,

s.22(1)

On Tue, Mar 26, 2019, 16:27 Sheikhakbari, Peivand, <Peivand.Sheikhakbari@vancouver.ca> wrote:

Hi s.22(1)

Thank you for your e-mail and input on this Development Permit application. Please send me your address so I can keep an official record of your comments and present them to senior staff before any decision is made on this application.

I look forward to hearing from you.

Regards,

Peivand Sheikhakbari

Project Coordinator – Development Review Branch

Development, Building and Licensing

City of Vancouver

Tel: (604) 871 6001

Email: peivand.sheikhakbari@vancouver.ca

From: s.22(1)
Sent: Saturday, March 16, 2019 1:51 PM
To: Sheikhakbari, Peivand
Subject: Re: WEEDS 1108 Richards Street - DP - 2019-00035

Hi Peivand,

I just wanted to reach out with regards to the proposed rezoning at 1108 Richards Street. ^{s.22(1)}
s.22(1) in the area and feel that this rezoning would be detrimental to the neighbourhood. We have nothing against cannabis dispensaries, but the store's hours, layout, and operating procedures have been extremely disruptive beyond the reasonable limits of operating a business (even leading to the removal of a park bench in s.22(1)
s.22(1)

Best,

s.22(1)

--

s.22(1)



Virus-free. www.avg.com

From: s.22(1)
To: [Sheikhakbari, Peivand](mailto:Peivand.Sheikhakbari@vancouver.ca)
Subject: Re: 1108 Richards St / DP-2019-00035 - Notification
Date: Tuesday, March 26, 2019 5:49:41 PM

Thank you for your response.

To be honest, given that Weeds has been plying their weed trade for years without any interference, I have little faith in the process.

This operation has been carrying out illegal business for years and getting away with it and now has the gall to apply for a development permit.

My hope is that someone at Vancouver City permitting office applies common sense and adhere stringently to the City's own bylaws and denies this application.

I, along with my fellow residents, are watching closely to observe how the city moves forward.

Sent from my iPhone

On Mar 26, 2019, at 4:27 PM, Sheikhakbari, Peivand <Peivand.Sheikhakbari@vancouver.ca> wrote:

Dear s.22(1)

Thank you for your e-mail and your input regarding this application. I have recorded your comments and they will be presented to senior staff before any decision is made on this application.

Please consider that applicants are within their rights to apply for development permits whether they meet the regulations or not and having this application with the City does not guarantee an approval and the Applicant is aware of this. This application will go through the application process and will be reviewed before any decision is made. I hope this information helps.

Thank you again for taking the time in sharing your input, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Regards,

Peivand Sheikhakbari

Project Coordinator – Development Review Branch
Development, Building and Licensing
City of Vancouver
Tel: (604) 871 6001

Email: peivand.sheikhakbari@vancouver.ca

From: s.22(1)
Sent: Friday, March 15, 2019 4:38 PM
To: Sheikhaakbari, Peivand
Subject: WEEDS Glass and Gifts Ltd - 1108 Richards Street DP-2019-00035

Hi

I am writing to convey my disapproval of this application, as a resident of the area, I am disappointed that the City has chosen to ignore their own By-Laws:

Proximity to a community Centre
Proximity to another marijuana store

The store is also across the street from a children's playground (Emery Barnes Park), which is unfathomable s.22(1)

At the moment the location has become a spot for marijuana smokers to loiter and consume their purchases outside the store. This is surely not satisfactory for the vulnerable portion of our population (community centre and children).

As an active and proud member of the community it saddens me that the City appears to be choosing to ignore the concerns. I truly hope that I am wrong in this assumption and that the City is proactive in applying their own by-laws and policing them accordingly.

I would strongly request that the request be denied and the store be requested to relocate as soon as possible.

Please contact me should you feel the need to discuss further

s.22(1)

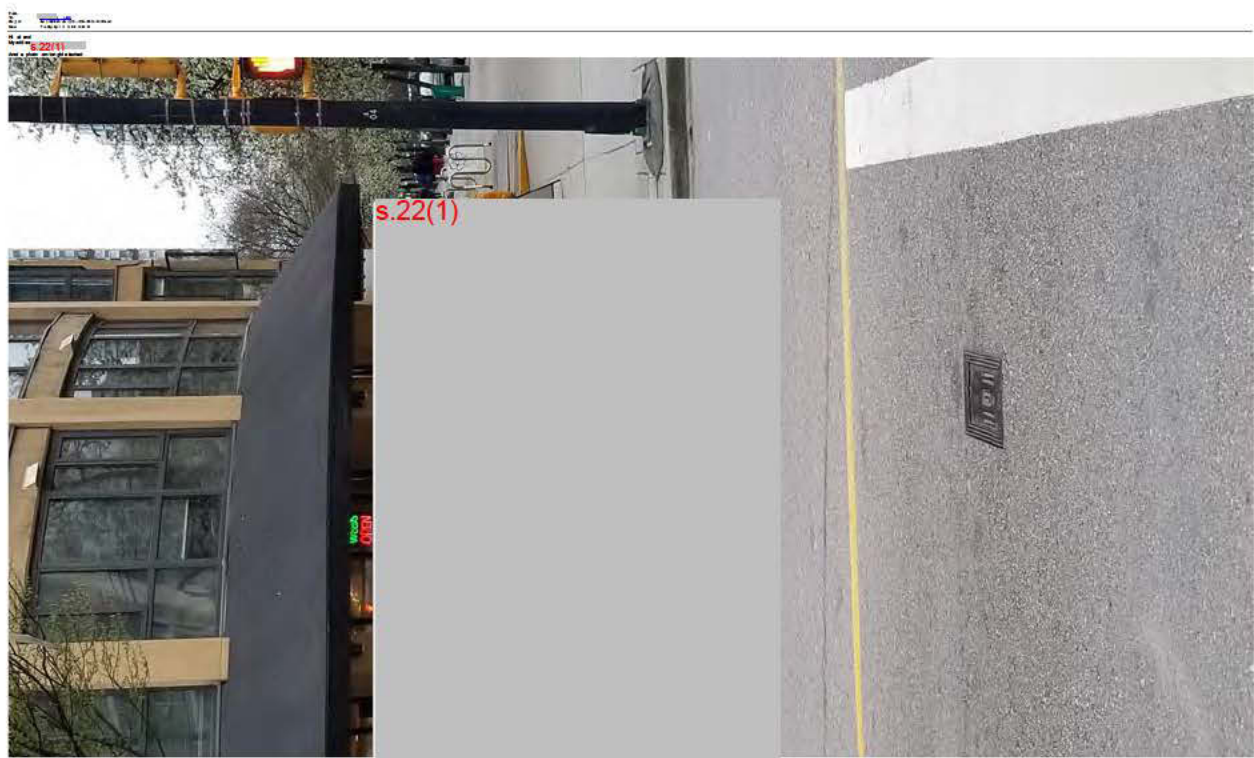
From: s.22(1)
To: [Sheikhakbari, Peivand](mailto:Peivand.Sheikhakbari@vancouver.ca)
Subject: Re: 1108 Richards St / DP-2019-00035 - Notification
Date: Tuesday, March 26, 2019 5:27:45 PM

s.22(1)

Everything negative you have heard about this establishment is true. s.22(1), the gaul of this man has been a nightmare since day one. You simply cannot reward bad/illegal business practices like this to prosper without consequence or else you will have non-compliance on every corner. This disobedience has gone on for far too many years, its time for the city to act !!

Sent from my iPhone

> On Mar 26, 2019, at 4:27 PM, Sheikhakbari, Peivand <Peivand.Sheikhakbari@vancouver.ca> wrote:
>
> Dear s.22(1)
>
> Thank you for your e-mail and input on this Development Permit application. Please send me your address so I can keep an official record of your comments and present them to senior staff before any decision is made on this application.
> I look forward to hearing from you.
>
> Regards,
> Peivand Sheikhakbari
> Project Coordinator - Development Review Branch
> Development, Building and Licensing
> City of Vancouver
> Tel: (604) 871 6001
> Email: peivand.sheikhakbari@vancouver.ca
>
>
> -----Original Message-----
> From: s.22(1)
> Sent: Friday, March 15, 2019 10:18 PM
> To: Sheikhakbari, Peivand
> Subject: re: weeds 1108 richards dp-2019-00035
>
> we have tolerated this illegal dispensary throughout the process to legality. they have not complied to strata nor city regulations, s.22(1) i demand you take action to obey the provincial mandate of injunction. This "business" cannot be allowed to flaunt the laws of the land any longer. they are disruptive and non compliant. s.22(1) demand a reaction to an unjust regulation system. This is not a critique on the right to access but a demand for action to comply to the rule of law. This business has made countless millions whilst skirting the law. the time fir action is now.
> sincerely, a concerned, tax paying citizen.



s.22

[View full image](#)

View full image - s.22(1) is a photograph of the exterior of a building at night. The building has large windows and a sign that says "WINDY". The image is partially obscured by a large grey redaction box. The redaction is labeled "s.22(1)" in red text.

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Page 1 of 1
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[View full image](#)

s.22(1)

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Page 1 of 1

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](mailto:Sheikhakbari.Peivand)
Subject: Re: 1108 Richards St / DP-2019-00035 - Notification
Date: Tuesday, March 26, 2019 4:29:01 PM

s.22(1)

On Tue., Mar. 26, 2019, 16:28 Sheikhakbari, Peivand,
<Peivand.Sheikhakbari@vancouver.ca> wrote:

Dear s.22(1)

Thank you for your e-mail. Could you please confirm your unit number and let me know if you are an Owner or Renter in the unit?

I look forward to hearing from you.

Regards,

Peivand Sheikhakbari

Project Coordinator – Development Review Branch

Development, Building and Licensing

City of Vancouver

Tel: (604) 871 6001

Email: peivand.sheikhakbari@vancouver.ca

From: s.22(1)
Sent: Monday, March 18, 2019 4:07 PM
To: Sheikhakbari, Peivand
Subject: Weeds on Richards

Dear Peivand Sheikhakbari,

I have been a customer at WEEDS on Richards, Permit number 1108 Richards - DP - 2019-00035, for a few years. It

is the cleanest, and safest dispensary I've ever been in, and I welcome the business into my Yaletown neighbourhood with open arms.

Cannabis is legal, and I feel extremely strongly about this particular business establishment and the good it has done for the community. Weeds on Richards is a place that I can go for all my Cannabis needs and it is more clean and safe-feeling than any BC Liquor store I've ever been in.

The staff are friendly, they are a RESPONSIBLE and CLEAN, and SAFE business and as a Vancouver constituent, I demand no less from my local businesses and other retail Cannabis stores should look to Weeds as a shining example of what a retail Cannabis store should look like!

Thank you for listening to my comments. I look forward to your response.

My address is:

s.22(1)

A large rectangular grey box redacting the address information.

Sincerely,

s.22(1)

A small rectangular grey box redacting the signature.

--	--	--	--	--

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Re: 1108 Richards St / DP-2019-00035 - Notification
Date: Tuesday, April 02, 2019 5:40:25 PM

Hi there,

My address is:

s.22(1)

s.22(1)

Sent from my iPhone

> On Apr 2, 2019, at 4:22 PM, Sheikhakbari, Peivand <Peivand.Sheikhakbari@vancouver.ca> wrote:

>

> Dear s.22(1)

>

> Thank you for your e-mail. Please send me your address as I need this information to keep an official record of your comments.

> I look forward to hearing from you.

>

> Regards,

> Peivand Sheikhakbari

> Project Coordinator - Development Review Branch

> Development, Building and Licensing

> City of Vancouver

> Tel: (604) 871 6001

> Email: peivand.sheikhakbari@vancouver.ca

>

> -----Original Message-----

> From: s.22(1)

> Sent: Tuesday, March 19, 2019 2:58 PM

> To: Sheikhakbari, Peivand

> Subject: [Released from COV quarantine] Re: development application for 1108 Richards Street.

>

> Hello Peivand,

>

> I am writing to express my concern with the development application of the Cannabis vendor Weeds at 1108 Richards St.

> I am not sure if you are aware but there are 3 different campuses of the independent school, The West Side School, for students ages 5-17 situated in Yaletown - at 211 Nelson St., 101 Smithe St. and 788 Beatty St. All are within a handful of blocks from the location of Weeds.

>

> I am in support of your efforts in speaking out for relocating this vendor further from the vulnerable populations who attend the community centre and use the playground and park facilities. This move would hopefully also provide some distance between the vendor and the campuses of The West Side Schools.

>

> Sincerely,

>

> s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Re: 1108 Richards St / DP-2019-00035 - Notification
Date: Saturday, March 30, 2019 9:17:06 PM

Hi Peivand,

s.22(1)

Thank you

On Fri, Mar 29, 2019 at 3:53 PM Sheikhakbari, Peivand
<Peivand.Sheikhakbari@vancouver.ca> wrote:

Dear s.22(1)

Thank you for your e-mail. Could you please send me your full name and address so I can make an official record of your comments and present them to senior staff before decision?

I look forward to hearing from you.

Regards,

Peivand Sheikhakbari

Project Coordinator – Development Review Branch

Development, Building and Licensing

City of Vancouver

Tel: [\(604\) 871 6001](tel:6048716001)

Email: peivand.sheikhakbari@vancouver.ca

From: s.22(1)
Sent: Tuesday, March 26, 2019 11:49 AM
To: Sheikhakbari, Peivand
Subject: Re: [488 Helmcken St.](#) "Weeds" development application

Dear Peivand,

s.22(1) As I understand that you are the project manager for the "Weeds" development application at this address I wish to provide you with my comments in opposition of the application.

I have noticed several issues since the store's opening. I have seen customers smoking both marijuana and cigarettes outside the store. s.22(1) s.22(1) on numerous occasions, s.22(1) The loitering became such a problem that a public bench outside our building had to be removed as a remedy, but I find it absurd that such a step needed to be taken in the first place.

I hope that you will deny the "Weeds" application. There are plenty of marijuana stores nearby and I believe consumers won't be negatively impacted by the loss of this store. Further, I hope that you can enforce the closure of the "Weeds" store, which I feel hasn't been a good neighbour to the residents in our building.

Kind regards,

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Re: 1108 Richards St / DP-2019-00035 - Notification
Date: Friday, March 29, 2019 8:04:24 PM

Thank you for your response.

s.22(1)

On Fri, Mar 29, 2019 at 4:27 PM Sheikhakbari, Peivand
<Peivand.Sheikhakbari@vancouver.ca> wrote:

Hi s.22(1)

Thank you very much for your e-mail. Please note that your e-mail has been received and recorded and will be presented to senior staff before the final decision is made on this application.

Regards,

Peivand Sheikhakbari

Project Coordinator – Development Review Branch

Development, Building and Licensing

City of Vancouver

Tel: (604) 871 6001

Email: peivand.sheikhakbari@vancouver.ca

From: s.22(1)
Sent: Wednesday, March 27, 2019 10:57 PM
To: Sheikhakbari, Peivand
Subject: DP-2019-00035

Hi,

In response to the notice of Development Application at 1108 Richards Street, I would like to give my ideas on this change of use from retail to Cannabis Store. s.22(1)
Richards Street. I believe the store will bring more customers come for Cannabis if the store sell that kind of product till late at night. They may consume Cannabis at the nearby parks or in the street. Then, the whole area will be polluted with Cannabis. I myself can not stand for it. Also, my relatives and friends will not come to visit me anymore, if they know such a

store located nearby. It really affects my daily living and my future living.

I extremely oppose to the permission on that application.

s.22(1)

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Re: 1108 Richards St / DP-2019-00035 - Notification
Date: Friday, March 29, 2019 6:42:23 PM

Dear Mr. Sheikhakbari,

Thanks for your reply. s.22(1)
s.22(1) (I suppose this will be kept confidential because I do not want to cause any trouble) s.22(1) Lately I try not to stay there for too long.

Thanks for your attention again.

Sincerely,

s.22(1)

Sent from my iPhone

On Mar 29, 2019, at 4:30 PM, Sheikhakbari, Peivand <Peivand.Sheikhakbari@vancouver.ca> wrote:

Dear s.22(1)

Thank you for your e-mail. Could you please send me your address so I can make an official record of your comments and present them to senior staff before decision? I look forward to hearing from you.

Regards,

Peivand Sheikhakbari

Project Coordinator – Development Review Branch

Development, Building and Licensing

City of Vancouver

Tel: (604) 871 6001

Email: peivand.sheikhakbari@vancouver.ca

From: s.22(1)
Sent: Wednesday, March 27, 2019 11:59 PM
To: Sheikhakbari, Peivand
Subject: Application 1108 Richards DP-2019-00035

Dear Mr. Sheikhakbari,

s.22(1) the captioned development.
During the last few years, I notice that there are a lot of people going in and out of the store. They park the car at the corner of Richards and Helmcken, sometimes illegally and rushed inside. This place is so busy that a lot of people park their car on Richards Street during day and night and it makes it so difficult to park.

Within the last half year, I even notice more and more young teenagers and more people gather inside to smoke. They even smoke s.22(1) s.22(1). Sadly, I also see people walk their dogs to shop inside. A lot of time you can smell strong weed when walking near the store. I feel very sorry for the people who live above and the next stores. s.22(1) s.22(1) all the common area. At night there are people gathering outside and from time to time they smoke outside their shop. Weekend is extremely busy.

I think they should be located in areas that there are no residential units above. I am surprised that they can operate their business illegally for many years. And I was told that there will be a Child Care moving in the new building across the street. I am strongly oppose to the application.

Please pass my concern to the panel.

Sincerely,

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Re: 1108 Richards St / DP-2019-00035 - Notification
Date: Friday, March 29, 2019 6:07:22 PM

Good afternoon,

Yes of course, please see below;

s.22(1)

Thank you.

Best Regards,

s.22(1)

On Mar 29, 2019, at 5:52 PM, Sheikhakbari, Peivand <Peivand.Sheikhakbari@vancouver.ca> wrote:

Hi s.22(1)

Thank you for your e-mail. Could you please send me your address so I can make an official record of your comments and present them to senior staff before decision? I look forward to hearing from you.

Regards,

Peivand Sheikhakbari

Project Coordinator – Development Review Branch

Development, Building and Licensing

City of Vancouver

Tel: (604) 871 6001

Email: peivand.sheikhakbari@vancouver.ca

From: s.22(1)
Sent: Friday, March 29, 2019 5:11 PM
To: Sheikhakbari, Peivand
Subject: Cannabis retail permit application letter

Hello,

I am contacting today to put my vote against the Cannabis store application at 1108 Richards street.

The neighbourhood already has one store, and given the similar principles are held for liquor stores, I don't see why not some sort of similar arrangement should be done for cannabis stores. This is a residential area mainly for families, and does not require this many cannabis shops to be active.

Thanks for your time.

Best Regards,
s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Re: 1108 Richards St / DP-2019-00035 - Notification
Date: Saturday, April 06, 2019 6:17:37 PM

Hi,

s.22(1)

Thanks

s.22(1)

On Fri, Mar 29, 2019, 12:49 PM Sheikhakbari, Peivand,
<Peivand.Sheikhakbari@vancouver.ca> wrote:

Hello s.22(1)

Thank you for your e-mail. Could you please send me your address so I can make an official record of your comments and present them to senior staff before decision?

I look forward to hearing from you.

Regards,

Peivand Sheikhakbari

Project Coordinator – Development Review Branch

Development, Building and Licensing

City of Vancouver

Tel: (604) 871 6001

Email: peivand.sheikhakbari@vancouver.ca

From: s.22(1)
Sent: Tuesday, March 26, 2019 8:13 PM
To: Sheikhakbari, Peivand
Subject: DP-2019-00035 - 1108 Richards St

Hello,

In response to the development application by WEEDS Glass and Gifts Ltd., this development application should not be granted.

Firstly, this is located in a residential neighborhood where a park for children is across the street (Emery Barnes). The volume of customers it currently serves each day and night is not appropriate for this residential neighborhood. Secondly, in response to his point for relaxation rationale The Gathering Place. The goals for this community centre is to provide accessible and engaging programs with a focus on food and nutrition, health, education, recreation, arts and culture, and community development. The approval of this application will negatively affect the community development in the long term if this application is approved. His rationale for allowing this application because the Roundhouse community center is 277 meters away which is close enough to 300 meters is faulty. There are many children living in adjacent buildings and walk past 1108 Richards St everyday to go to the Emery Barnes park and go to the Roundhouse community centre.

In summary, this development application SHOULD NOT BE granted.

Sincerely concerned citizen

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](mailto:Sheikhakbari.Peivand)
Subject: Re: 1108 Richards St / DP-2019-00035 - Notification
Date: Tuesday, March 26, 2019 12:31:25 AM

thanks Peivand!

From: Sheikhakbari, Peivand <Peivand.Sheikhakbari@vancouver.ca>
Sent: March 25, 2019 3:15 PM
To: s.22(1)
Subject: RE: 1108 Richards St / DP-2019-00035 - Notification

Hi s.22(1)

Thank you for your e-mail. Please note that your comments have been received and recorded. They will be presented to senior staff before any decision is made on this application.

Regards,
Peivand Sheikhakbari
Project Coordinator – Development Review Branch
Development, Building and Licensing
City of Vancouver
Tel: (604) 871 6001
Email: peivand.sheikhakbari@vancouver.ca

From: s.22(1)
Sent: Friday, March 15, 2019 2:07 PM
To: Sheikhakbari, Peivand
Subject: 1108 Richards Street

Hello,

thank you for providing us with the opportunity to comment on the WEEDs shop.

s.22(1) and I don't think the current pot store was a good idea to begin with. The store is directly across the playground in Emery Barnes Park. s.22(1) . I often watch people light up and then go over to the park and smoke their pot in the park, which is against city bylaws. I also saw people getting into cars after smoking and driving away. I don't want to be on the receiving end of a stoned driver.

In my opinion having a store that sells drugs next to a playground is not a good idea. Why can't this store move to an entertainment district, such as Granville Street where there are plenty of open retail spaces.

Thank you for your consideration.

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Re: 1108 Richards St / DP-2019-00035 - Notification
Date: Thursday, March 14, 2019 1:27:03 PM

Hi, as we discussed I am completely opposed to this application. Weeds has been a problem in the building from the day the opened illegally ... have never had a business license which is contrary to our building bylaws, are in contravention of the current City of Vancouver bylaws re operating without a license, too close to a community centre (Gathering Place is a short block north of the building) and do not care how their customers smoking impact building occupants.

They have proven that they do not care about anyone in the building and should not be allowed to operate. I cannot understand how the City hasn't already shut them down.

s.22(1)

s.22(1)

On Mar 7, 2019, 11:58 AM -0800, Sheikhakbari, Peivand
<Peivand.Sheikhakbari@vancouver.ca>, wrote:

Hi s.22(1)

As discussed in the phone conversation we had today, please send me your comments in writing and they will be presented to senior staff before decision is made on this application.

I look forward to hearing from you.

Regards,

Peivand Sheikhakbari

Project Coordinator – Development Review Branch

Development, Building and Licensing

City of Vancouver

Tel: (604) 871 6001

Email: peivand.sheikhakbari@vancouver.ca

Please note that I will be away from office starting March 11th and will be returning on March 26th.

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Re: 1108 Richards St / DP-2019-00035 - Notification
Date: Wednesday, April 10, 2019 4:19:05 PM

Peivand, Thank you very much for the reply. The future follow up will be great appreciated. Keep up the good work.

Regards,

s.22(1)

s.22(1)

On Apr 10, 2019, at 4:06 PM, Sheikhakbari, Peivand <Peivand.Sheikhakbari@vancouver.ca> wrote:

Hi s.22(1),

Thank you for your e-mail. Sorry for the delay. Please note that the final decision is still not made on this application and your comments have been received and recorded and they will be presented to senior staff before any decision is made on this application.

As you have responded to notification for this application, you will be notified once the final decision has been made.

I hope this information helps.

Regards,

Peivand Sheikhakbari

Project Coordinator – Development Review Branch

Development, Building and Licensing

City of Vancouver

Tel: (604) 871 6001

Email: peivand.sheikhakbari@vancouver.ca

From: s.22(1)
Sent: Wednesday, April 10, 2019 12:15 PM
To: Sheikhakbari, Peivand
Subject: 1108 Richards street Vancouver DP 2019 00035

Hello Peivand, hope all is well. I had left a voicemail. Can you please reply if this store application was approved or had a decision been made yet?

I understood that all cannabis stores has to close unless officially approved and regulated.

1) *** My concern I am sure is consistent with others who reside in the area, that the Emery Barnes Park (across the street) is where the cannabis is smokes and thrown on the grounds.

** Dogs may ingest this cannabis and may become very ill and may go into seizure

2) many kids play in the park and do not need to smell this as it has effects to those who do not use.

3)a cannabis business should not be near across a city park.

4) There is a new Montessori that will open at the new building at 8x directly (across the Weeds store)

Can you Please take a minute to reply and update. Thank you very much.

Regards,

s.22(1)

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Re: 1108 Richards St / SP-2019-00035 - Notification
Date: Wednesday, March 27, 2019 3:06:03 PM

i should also mention that the customers smoke out front of the shop and they are too close to the doorways, there is a rule that nobody can smoke close to the doors. this shop is making a ton of money tax free. its organized crime and the city isnt doing anything about it

On Tue, Mar 26, 2019 at 4:27 PM Sheikhakbari, Peivand
<Peivand.Sheikhakbari@vancouver.ca> wrote:

Hello s.22(1),

Thank you for your e-mail. Your comments have been recorded and they will be presented to senior staff before any decision is made on this application.

Regards,

Peivand Sheikhakbari

Project Coordinator – Development Review Branch

Development, Building and Licensing

City of Vancouver

Tel: (604) 871 6001

Email: peivand.sheikhakbari@vancouver.ca

From: s.22(1)
Sent: Monday, March 25, 2019 4:06 PM
To: Sheikhakbari, Peivand
Subject: Re: 1108 Richards St / SP-2019-00035 - Notification

10. there will be a daycare at the building under construction right across the street (8x on the park at 1111 richards street)

On Mon, Mar 25, 2019 at 4:04 PM s.22(1) wrote:

I strongly object for this application for the following reason

1. This shop allows customers to smoke inside the store. The smoke goes into the residential units above.
2. This shop attracts a lot of people who smoke and loiter on the sidewalk out front
3. its across the street from a park/playground - many customers take their marijuna across the street and smoke in the park
4. they do not buy from the govt, they sell 3rd party product from organized crime groups
5. they pay no income tax
6. they pay no CPP/EI for their employees, they pay the employees in cash
7. they are too close to a community centre
8. they are too close to two other marijuana stores
9. the owner has a long criminal record

On Mon, Mar 25, 2019 at 3:05 PM Sheikhabari, Peivand
<Peivand.Sheikhabari@vancouver.ca> wrote:

Hello s.22(1

Thank you for your e-mail. I hope the information provided by Cody answers your questions in regards to this application. Note that we realize that the proposal is not conforming to the requirements of Section 11.28 of the Zoning and Development By-law. The project will still go through the complete Development Permit process and all comments and concerns that I receive by March 29th will be presented to senior staff

before any decision is made on this application.

Please reply to this e-mail and indicate your support or objection on this proposal and let me know about your concerns and comments and I will record all comments.

Thank you for your cooperation.

I look forward to hearing from you.

Regards,

Peivand Sheikhabari

Project Coordinator – Development Review Branch

Development, Building and Licensing

City of Vancouver

Tel: (604) 871 6001

Email: peivand.sheikhabari@vancouver.ca

From: Profili, Cody
Sent: Wednesday, March 13, 2019 1:10 PM
To: s.22(1)
Cc: Sheikhabari, Peivand
Subject: RE: 1108 Richards St - Marijuana Store

Hello s.22(1)

In response to your enquiries:

- **(*1)** I cannot verify the information that would be required in order to answer this question at this time. The application will be analyzed in depth by the coordinator upon her return. I suggest you submit your support or objections, and the coordinator will update notification respondents when the application reviews have been completed and decision made
- **(*2)** Further to above, you will be notified of the development application's acceptance or refusal, however you would have to follow-up with the BOV (board of variance) clerk if you want to be notified if/when an appeal is made. Their information can be found at the below link

- **(*3)** I cannot send you a link to the specific process tab since the actual website address does not change when you click that tab. Please just read the Board of Variance website carefully and follow the tabs for “how we work”, “who we are” and below the schedule there is another link for “how appeals work”

Thank you,

Cody Profili | Project Coordinator – Development Review Branch

CITY OF VANCOUVER | West Annex, 515 West 10th Av

cody.profilic@vancouver.ca

From: s.22(1)
Sent: Tuesday, March 12, 2019 2:31 PM
To: Profili, Cody
Subject: Re: 1108 Richards St - Marijuana Store

after reading all this is it safe to assume that it would be impossible for this development application to be approved without going to the board of variance? **(*1)**

did you already sign up my email to receive a notification about a board of variance meeting regarding this project? **(*2)**

Can you please send a direct link to this "process tab" **(*3)**

On Tue, Mar 12, 2019 at 1:22 PM Profili, Cody <Cody.Profilic@vancouver.ca> wrote:

Hello s.22(1)

Please see responses to your enquiries added to email below in *blue italics*.

Thank you,

From: s.22(1)
Sent: Monday, March 11, 2019 4:53 PM
To: Profili, Cody
Subject: Re: 1108 Richards St - Marijuana Store

Hi Cody,

I understand that you would like me to wait until the project coordinator is back but she is away until the 26th and then I am away until the 1st

This is an urgent matter for me and I would like to get the ball rolling on this asap

Im a bit confused by your email because originally you said that the rules can be relaxed by the director of planning

- *The Director of Planning does not have the authority to relax the section 11.28.2 requirement for 300m buffer, however there may be other aspects of the application that may have DOP jurisdiction.*
- *The BOV does have some authority and precedent to relax this based on unique conditions of the site and neighbourhood if the applicant pursues an appeal*

Then in your next email you said that the review branch would refuse the application since you don't have the authority to relax the rules

- *As noted above above, relaxation ability depends on the specific regulation. Additional information of relaxation can be found in section 3 of the zoning and development by-law*

What is the difference between the director of planning and the review branch?

- *The development review branch acts on behalf of the director of planning, and we make our recommendation to the DOP for decision*

Does this mean that the application will definitely go to the board of variance?

- *Likely yes, however it is the applicant's decision if they choose to appeal*

Can I go to the board of variance meeting to speak?

- *Yes, since you've responded and 3expressed interest in the application, you will be notified of the decision and can follow-up with the BOV clerk and/or scheduled meeting dates/agenda from the website. If you click on the process tab it will have additional information on BOV procedures*

On Mon, Mar 11, 2019 at 11:28 AM Profili, Cody <Cody.Profili@vancouver.ca> wrote:

Thank you **s.22(1)**, however I really only have the capacity to respond to urgent issues in my colleague's absence and encourage you to wait for her return if below doesn't sufficiently answer your questions.

Essentially the development review branch would "refuse" the application (since we do not have the authority to relax the 300m regulation) and the applicant can appeal that at the board of variance. Information on the BOV can be found at this location on the website:

<https://vancouver.ca/your-government/board-of-variance.aspx>

Regards,

Cody Profili | Project Coordinator – Development Review Branch

CITY OF VANCOUVER | West Annex, 515 West 10th Av

cody.profili@vancouver.ca

From: **s.22(1)**

Sent: Monday, March 11, 2019 9:30 AM

To: Profili, Cody

Subject: Re: 1108 Richards St - Marijuana Store

Thanks Cody, do you have a few mins to chat on the phone? I'd like to hear more

about the board of variance and how that works

On Mon, Mar 11, 2019 at 9:27 AM Profili, Cody <Cody.Profili@vancouver.ca> wrote:

Hello **s.22(1)**

Thank you for your comments, I have copied the assigned PC on your email and she will be sure to add any of your comments to summary review for consideration at DOP (Director of Planning) review stage.

The project is out for notification, however no decision will be made until she returns and has a chance to respond to the enquiries.

Proximity to community centre and schools will be part of her review, and although it may be within the radius, the applicant still has the right to submit the application. Non-compliance with this requirement often leads to refusal, however pending detailed review of the application and neighbourhood, it could potentially be relaxed by the Director of Planning or appealed at the Board of Variance, so it is important to submit your support or opposition so your PC can track and count towards decision.

I encourage you to wait until her return and communicate with her directly as she will be more familiar with the proposal and better able to answer your questions.

Thank you,

Cody Profili | Project Coordinator – Development Review Branch

CITY OF VANCOUVER | West Annex, 515 West 10th Av

cody.profili@vancouver.ca

From: **s.22(1)**

Sent: Friday, March 08, 2019 4:49 PM

To: Profili, Cody

Subject: Marijuana Store

Hi Cody, how are you?

I came across this development application today (see attached)

The project coordinator is out of town for 3 weeks and left your email on her voicemail so was hoping that you can help

This store is 130 m from a community centre (gathering place at 609 helmcken)

City bylaw states that cannabis stores cannot be within 300 m of a community centre

Also I see no dates for public consultation, etc on this sign

Can you please let me know whats up with this?

Here is the bylaw

From <https://bylaws.vancouver.ca/zoning/Sec11.pdf>:

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;

From: s.22(1)
To: Sheikhabari, Peivand
Subject: Re: 1108 Richards St / SP-2019-00035 - Notification
Date: Friday, March 29, 2019 4:50:31 PM

Hi Peivand,

Thanks for confirming receipt.

Have a wonderful weekend!

s.22(1)

Sent from my iPhone

On Mar 29, 2019, at 4:46 PM, Sheikhabari, Peivand <Peivand.Sheikhabari@vancouver.ca> wrote:

Dear s.22(1),

Thank you for your e-mail. Your comments have been recorded and they will be presented to senior staff before any decision is made on this application.

Regards,

Peivand Sheikhabari

Project Coordinator – Development Review Branch

Development, Building and Licensing

City of Vancouver

Tel: (604) 871 6001

Email: peivand.sheikhabari@vancouver.ca

From: s.22(1)

Sent: Friday, March 29, 2019 12:42 AM

To: Sheikhabari, Peivand

Cc: s.22(1)

Subject: Comments Against Development Application for Weeds Store on 1108 Richards DP-2019-00035

Dear Peivand,

Hope this email finds you well.

I'm writing s.22(1)

s.22(1)

are also writing s.22(1)

development permit notice area.

Weeds is located. We

which is also within the

We are against Weeds' application to a change of use from retail to Cannabis store. Instead, we respectfully request that the City of Vancouver deny such application and enforce the closure of such store. Moreover, we fully support the change.org petition started by residents of Robinson Tower, which can be found in the following link: <http://chnng.it/724Gb6M92t> and as of the time of writing has over 420 signatures.

We echo all the concerns that are listed in such petition, which I have copied and pasted further below (at the end of this email, past our signature) for ease of reference.

On a more personal note, s.22(1)

is operating, we are most concerned about the following:

Weeds

1. We are concerned that Weeds will continue to operate in an illegal, negligent and irresponsible manner even after it gets any required City approvals. Weeds has not shown any respect for the rules and the law then and now, which does not give me and shouldn't give the City confidence that Weeds will be a law-abiding and responsible business. Following are some examples.

- They were selling cannabis for recreational use even before cannabis has been legalized for recreational use.
- They continue to sell edibles when they have not yet been legalized in Canada.
- When medical marijuana was the only form that was legal, they were not just selling marijuana just for medical use. In fact, the many times s.22(1) during such time, it did not appear they were requiring any sort of medical prescription.
- They have not been abiding by the City's smoking by-law, which businesses are required to enforce. Their customers smoke outside the shop, by its door, by the sidewalk in front of the shop, and in front of the entrance to our building. And, Weeds has not and does not ask their customers to stop smoking nor do they ask them to leave.
- They have disregarded and continue to disregard our building's by-laws.
 - Such bylaws prohibit the use of neon and similar bright light signage; however, they use three neon lights, including a big one featuring an image of a marijuana leaf and the words Weeds.
 - Such bylaws require that any window and door signage, and any sidewalk signs (i.e. sandwich boards) be approved by the building's strata council, and it's my understanding that they have not sought any such approval and/or such signage was not approved by council for their window and door signs, and sandwich board found on the sidewalk.
 - The same bylaws require that tenants and occupants not allow their strata lot to become a health or safety hazard. Meanwhile, customers of Weeds have and continue to smoke an inordinate amount of marijuana in the shop and outside the shop - right in front of the shop as well as at the entrance to our building, which causes a lot of smoke exposure for residents and passersby to inhale, including children, those under age, and those with sensitivity to smoke and marijuana smoke s.22(1). Moreover, during s.22(1) because of the inordinate amount of smoke coming from Weeds the shop was being inhaled by the workers working on the building's air system for maintenance and construction purposes.
 - Such bylaws also require that the hours of operation of any business in the commercial strata lots not go over 10 pm. Weeds has several times operated beyond 10 pm. There have been several times that s.22(1) and they were still continuing to sell marijuana and had customers inside the store.
 - Such building bylaws also strictly prohibit a smoke or marijuana shop which Weeds is.
 - Moreover such bylaws require that a tenant not use or occupy a strata lot for the purpose of marketing, selling or distributing marijuana - which is exactly what Weeds is doing. It is operating against our building's strata bylaws.

2. Our building is a family-friendly building. There are children that live in our building. They are exposed to Weeds, which in turn exposes them to cannabis culture and use (exactly what the strict laws re: marketing marijuana are meant to prevent). Such resident children and children that pass by our building are also exposed to the smoke generated by the business and its customers. Weeds customers frequently smoke inside the shop - sometimes the door is open and sometimes it is closed. But even if closed, the smell and the smoke still permeates outside. The customers smoke outside the shop, by its door, by the sidewalk in front of the shop, and in front of the entrance to our building. And, Weeds has not asked and continues not to ask their customers to stop smoking nor do they ask them to leave. By doing nothing, they are not enforcing the smoking by-laws nor respecting the residents' rights to quiet enjoyment of their property and to not to be exposed to smoke, and not just any smoke - marijuana smoke.

3. Weeds is just across Emery Barnes Park which is a popular park for children and family. As mentioned above, this is concerning for the reasons stated above and in the petition.

4. Weeds customers are sometimes loitering right outside the store, by the sidewalk and in front of the building entrance. Such customers are unruly and noisy sometimes. At times, it s.22(1) our own entrance and building.

5. We are also concerned that with the continuous operation of Weeds, the value of our
s.22(1) may go down.

In sum, for the reasons listed above and below, we are strongly against Weeds' application to a change of use from retail to Cannabis store. Instead, we urge the City of Vancouver to deny such application and enforce the closure of such store.

Thank you in advance for your time and consideration.

Sincerely,
s.22(1)

The store has created a number of problems for the residents and community:

<!--[if !supportLists]-->◦ <!--[endif]-->It blatantly markets marijuana to youth. See below. This store proclaimed before the legalization of marijuana that it distributes for medicinal purposes (without a license), yet operated well into the late night - especially during weekends, until they finally complied with posting store hours. Still, a worker has been seen remaining on site well past their official closing hour with the lights on.

<!--[if !supportLists]-->◦ <!--[endif]-->The store prides itself on using neon lights, RCMP figurines, 6ft neon gas heating lamps, and other tacky advertising to attract business and lure tourists who also often stop and take pictures of themselves in front of the store. These gimmicks were used fully on the corner's sidewalk on evenings of the four summer fireworks nights when over 100,000 people ventured into downtown Vancouver. The store was incredibly busy on all of those nights. Again, this is prior to the legalization.

<!--[if !supportLists]-->◦ <!--[endif]-->If a liquor store was operating without a license it would have been quickly shut down. Residents do not understand why this is different. This petition is not about the legalization of marijuana - it is about where it is being dispensed, the loitering and smoking of marijuana in front of the building, and the hostile and uncooperative behaviour by the store in dealing with Strata's concerns.

<!--[if !supportLists]-->◦ <!--[endif]-->The store is across the street from Emery Barnes playground/park and the Jubilee House. It is also close (and within 300m) to the Gathering Place where vulnerable adults are treated and/or reside. Two daycares

that have pre-schools are within 300m. Weeds clientele are seen taking their product to the park and smoking by the large playground. Needles and other drug paraphernalia are found in the park which is not safe for children to freely play on the grass.

<!--[if !supportLists]-->◦ <!--[endif]-->The location, which is in such close proximity to children and vulnerable adults in the community, is highly concerning - both as exposure to marijuana but also as a possible gateway to other drugs. The rising cases of fentanyl (which can be deadly) in BC being laced/mixed with other types of recreational and more harmful drugs is a serious public health issue.

<!--[if !supportLists]-->◦ <!--[endif]-->Why are the **children of this residential building and playground of no real concern** to all levels of government? "Marijuana hijacks normal brain functioning in teens, and many scientists believe the drug may have permanent effects on brain development....[they] found structural changes in the brains of 18- to 25-year-olds who smoked pot at least once per week, compared to those of youth with little to no history of marijuana use." ([2017, Barton A. Globe and Mail](#)) Furthermore, researchers from Duke University ... found that the earlier and more frequently a person smoked pot, the greater the loss of intelligence by age 38."

<!--[if !supportLists]-->◦ <!--[endif]-->These types of [former] illegitimate medicinal marijuana stores claimed their product is solely for medicinal purposes yet customers state those without a prescription are linked with the "store's doctor" on Skype who prescribes marijuana for an "ailment" (CBC, 2019). <https://www.google.ca/amp/s/www.cbc.ca/amp/1.4984331> Any non-marijuana prescription prescribed by a physician, e.g. anti-inflammatories, is "converted" to what they believe is a marijuana equivalent. The owner fully admits they have sold marijuana recreationally prior to legislation. This was a major concern in the original petition but concerns were raised with the owner since 2014, and still reflects how the store does not work with residents about their concerns. [://www.google.ca/amp/s/nationalpost.com/news/canada/the-tim-hortons-of-cannabis-63-year-old-king-seeks-franchisees-to-grow-his-marijuana-empire/amp](https://www.google.ca/amp/s/nationalpost.com/news/canada/the-tim-hortons-of-cannabis-63-year-old-king-seeks-franchisees-to-grow-his-marijuana-empire/amp)

<!--[if !supportLists]-->◦ <!--[endif]-->Often some of their clientele loiter

outside the store smoking marijuana that then comes in through the windows. The clientele can become very loud and sometimes hostile with each other and others who pass by, especially late at night. The City had to remove a public bench to help address the loitering. It's still occurs.

<!--[if !supportLists]--> ◦ <!--[endif]--> Over the past 20 years, the City has rezoned the neighbourhood as residential with limited commercial spaces. As per the City's objective, many of the bars and clubs moved centrally to the entertainment district of Granville Street. There were a number of visible prostitutes on the corners of Richards and Helmcken who are no longer there. A "massage parlour" which operated as brothel on the northeast corner was closed down. Moving legitimate marijuana stores to more commercial areas such as Granville St. is a clear resolve. In doing so, there is no shortage of the product for residents who wish to use it.

<!--[if !supportLists]--> ◦ <!--[endif]--> The residents are worried about the devaluing of their property with such a store in the building. A number of condo buyers, particularly on the lower levels, will not purchase mainly due to the store. The smell of the marijuana has crept up to the floors above creating further devaluing of residential property.

<!--[if !supportLists]--> ◦ <!--[endif]--> Home and building insurance for the residents may rise due to the commercial occupants who attract people prone to theft, vandalism etc. Insurance companies often ask Stratas and condo owners what type of commercial stores are in the building to assess risk.

<!--[if !supportLists]--> ◦ <!--[endif]--> After marijuana was legalized in October 2018, the store no longer needed the guise of medicinal marijuana. Staff and customers are seen smoking marijuana within the store as though it were a cafe. The smell confirms it. Many people who purchase and leave the store, light up on the street corner in front of the building.

<!--[if !supportLists]--> ◦ <!--[endif]--> Weeds now has 19 locations. The RCMP raided its Surrey stores and were shut down due to criminal activity. The owner of Weeds, has his own criminal background, serving seven years in prison. <https://www.google.ca/amp/s/nationalpost.com/news/canada/the-tim-hortons-of-cannabis-63-year-old-king-seeks-franchisees-to-grow-his-marijuana-empire/amp> The RCMP have current charges laid against him and his staff. However, the owner

contends they are helping the opioid / fentanyl drug crisis by offering marijuana as an alternative. *Note, petition previously stated RCMP linked Weeds to organized crime; correction as Limelight is not owned by Weeds.

<!--[if !supportLists]-->◦ <!--[endif]-->Over years, the product has been laced with other illegal drugs such cocaine and heroin thus triggering addiction. Many illegal stores have been linked with organized crime. The City needs to review if Weeds is involved with any criminal activity. The owner speaks for himself about the RCMP raids in this interview:
<https://cannabislifenetwork.com/don-briere-owner-of-weeds-on-getting-raided-the-rcmp-vs-vpd-suing-the-city/>

<!--[if !supportLists]-->◦ <!--[endif]-->The owners/workers and some customers have been hostile to the point of threatening – legal and physical – to those who ask questions or challenge why they are still open. At times when they are asked questions, they simply provide their lawyer's business card. There is a reasonable fear of retribution for speaking out.

<!--[if !supportLists]-->◦ <!--[endif]-->Because of public concerns of criminal activity and safe product, the government has implemented a slow plan to distribute Cannabis legally to the public. Weeds is defiant to get by that process by ignoring all strata and City fines.

<!--[if !supportLists]-->◦ <!--[endif]-->The commercial space could easily be used for a pre-school, and due to licensing requirement, Emery Barnes Park (across the street) could be their outside play area. The northwest corner used to have a Montessori school. When the area was redeveloped it shut down and the city said more child care and school space is being planned. This was a blow to the number of growing families living in downtown condos because they cannot afford houses in Greater Vancouver.

<!--[if !supportLists]-->◦ <!--[endif]-->The southwest 8X residential building is under construction - another 35+ floors of many families with young children. It is unknown at this time if another child care facility will be in the commercial space. If so, it would be directly across the street.

<!--[if !supportLists]-->◦ <!--[endif]-->The community is desperately in need of child care, schools, youth/teen centres, homelessness, and other community services that are hard

to come by due to space and the high cost of leases downtown. The City has an opportunity to work with Strata to open a place where its services are needed by the community.

<!--[if !supportLists]--> <!--[endif]-->Unlike a neighbourhood small business, there is no financial hardship to Weeds, that has 19 stores, by closing this location.

<!--[if !supportLists]--> <!--[endif]-->There are a number of nearby marijuana stores that comply with the bylaws and are not in residential buildings. Their neighborhood customers have other choices.

In summary, Weeds continues to operate illegally and continues to be a growing concern to the residents of 488 Helmcken and the community at large.

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Re: 1108 Richards Street - DP-2019-00035
Date: Friday, March 29, 2019 5:04:16 PM

Hi. s.22(1) Thank you.

s.22(1).

On Mar 29, 2019, at 16:15, Sheikhakbari, Peivand <Peivand.Sheikhakbari@vancouver.ca> wrote:

Dear s.22(1)

Thank you for your e-mail. Could you please send me your address so I can make an official record of your comments and present them to senior staff before decision? I look forward to hearing from you.

Regards,

Peivand Sheikhakbari

Project Coordinator – Development Review Branch

Development, Building and Licensing

City of Vancouver

Tel: (604) 871 6001

Email: peivand.sheikhakbari@vancouver.ca

From: s.22(1)
Sent: Wednesday, March 27, 2019 10:49 AM
To: Sheikhakbari, Peivand
Subject: 1108 Richards Street - DP-2019-00035

RE: DP-2019-00035. 1108 Richards Street. Weeds Glass and Gifts.

I am writing to strongly oppose this application. This location is too close to residential areas as well as park space. Furthermore the fact this retailer has been openly operating illegally without a City permit is extremely unsettling and shocking in how they are flouting the law and the City application process. This reason alone should be grounds for the City to outright reject Weeds' application due to their disrespect and disregard while other applicants have to wait and apply in the proper, legal way. As a lifelong Vancouver citizen if retailers such as this operate illegally I feel they should be immediately shut down and if they have any permit applications pending should be immediately cancelled and rejected. At the very least their permit application should be suspended until they cease operating and only until then should the application process be allowed to continue. The City must send a strong message that every applicant must follow the same legal process. Pot shops have been a thorn in the side of countless residents including myself, seeing patrons and staff openly smoking marijuana inside and outside the shops while walking past pot shops all over the City, and the many that have been operating without valid permits with little to no consequences.

Thank you.

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Re: 1108 Richards Street
Date: Monday, March 25, 2019 11:07:00 AM

Peivand Sheikhakbari, Project Coordinator

Re: 1108 Richards Street - DP-2019-00035

WEEDS Glass and Gifts Ltd. has applied to the City of Vancouver for permission to develop on this site consisting of:

Change of use from retail (limited food) to Cannabis Store with:
a floor area of approximately 1,410 square feet; and
operational hours of 9:00am to 11:00pm seven (7) days a week

<https://development.vancouver.ca/pc1108richards/index.htm>

As a neighbour I remain totally opposed to any cannabis store in this beautiful community. It may be legal but, medical use should be prescribed by a dr. and issued by a pharmacist.

Sincerely,

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#); [Corporate Info](#)
Subject: Re: WEEDS 1108 Richards Street - DP - 2019-00035
Date: Monday, March 25, 2019 8:13:02 PM

Hello Peivand,

I am reaching out in regards to the proposed rezoning at 1108 Richard Street. I live in the area and believe that the rezoning is detrimental to the neighbourhood because:

1. Too close to a children's playground and care facility thus impacting health issues such as asthma and respiratory illnesses and potentially causing permanent effect on executive function, memory and even IQ.
2. Patrons illegally park causing hazardous driving and pedestrian crossing conditions.

Thank you for your time and consideration.

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Re: Weeds Store Development Application (488 Helmcken)
Date: Monday, March 25, 2019 2:58:26 PM

Dear Peivand,

My name s.22(1)
s.22(1) It has come to my attention that the illegal Weeds store that is still operating in our building has now filed for a development application to the city to zone it for a marijuana store. I understand that you are the project manager for the development application and I want to state my official opposition in this matter s.22(1)
s.22(1)

The "Weeds" store have opened without permission from our strata and have operated without proper business license. s.22(1) business we have to deal with many unpleasant issues since the store's February 2015 illegal opening.

Disregarding any laws and regulations, the patrons of the store continually smoke both marijuana and cigarettes right outside the store. On rainy days, they even spread out into the covered area blocking our front entrance. The smoke and smell waft up into our vents and windows. When asked to follow city by law and not to smoke, we are either being ignored or verbally abused. Because the clientele are often very loud and at times hostile with each other and others who pass by, especially late at night, the City had to remove a public bench outside our building that the residents had enjoyed for many years in order to help address the loitering, but it does not remedy the situation while the store is still operating.

I kindly ask your assistance to **(1) deny the application and (2) enforce the closure of the store.**

Sincerely,
s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Redevelopment 1108 Richards
Date: Friday, March 15, 2019 6:58:23 AM


Re: Weeds Glass and Gifts

I have concerns and am opposed to the redevelopment and issuance of a permit variance for the above noted business. The location, across from a children's playground does not seem appropriate for this type of business. Also, Granville Street which is only 2 blocks away is already home to a number of Marijuana supply stores

s.22(1)

A rectangular grey box used to redact information, likely a signature or name.

Sent from my iPad

From: 
To: [Sheikhakbari, Peivand](#)
Subject: Regarding Dev App DP-2019-00035
Date: Saturday, March 16, 2019 7:10:17 PM

Can you tell me if there will be a meeting regarding this application for 1108 Richards Street.
As a property owner in the neighborhood I really oppose this application and would like to know who to address my concerns to?

Thank you

Sent from my iPhone

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Say no to illegal Weeds application for permit
Date: Monday, March 25, 2019 5:38:31 PM

Do not issue permit.

Do not approve development permit.

Close this business and fine them for everyday they operated.

For years This company has operated illegally with no respect for their impact on the community.

How selling without permit and they sell edibles is tolerated is so disappointing.

It is wrong the city has not closed this illegal business.

Their application must be denied and rejected.

No company that behaves in such an irresponsible and illegal manor must not be rewarded.

Don briere must be stopped.

I am a homeowner in the neighbourhood and am in complete disappointment the city has been so lacking in response to this dangerous and illegal operator.

s.22(1)

Sent from my iPhone

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Support for Development Permit 1108 Richards
Date: Saturday, March 16, 2019 12:25:18 PM

Hello;

s.22(1) from the Weeds store and s.22(1) several times a day. I support their application to continue being able to operate a retail store at that location. I have lived in Yaletown s.22(1) and to the best of my knowledge have no personal connection to any of the persons or entities seeking the variance.

I have never noticed any activity outside the store that I consider detrimental to the neighborhood. I can understand that some people located in the residential building above the store might not want any activity in that space but there was a retail store there previously. If a variance was granted I think it would be reasonable to restrict the hours of operation, especially in the evening so as not to disturb nearby residents.

Sincerely;

s.22(1)



From: s.22(1)
To: Sheikhabari, Peivand
Subject: WEEDS development application - 1108 Richards Street - DP-2019-00035
Date: Wednesday, March 27, 2019 8:56:59 AM
Attachments: AFB1233FA4B948B484D53672C4BBC5AB[8766328].png
294F99690E5A4FE8B3B08857E7D74C2E.png

Dear Peivand Sheikhabari,

My name s.22(1) WEEDS current location; e.i. 1108 Richards St.

Although I understand the use of medical and recreational cannabis, I would like to oppose the development application.

Here is my rationale:

- **Children:**

- We have noticed an increase in population (recreational cannabis users) gathering in the Emery Barn Park; People tend to gather close to the children playground and consume cannabis. Their gathering is not in violation with the city bylaws (300 meters from daycare), but it is still at arms reach distance from children, and I consider this hazardous because no research has been done yet on cannabis second and third-hand smoking on developing or adult being for that matter. What is a violation of the city bylaws is having people smoking in a city park? Children should be entitled to have a safe place and air as clean as possible (at least free from we can control like second and third-hand smoking).
- Will the plan of having a daycare in the MULTI-UNIT RESIDENTIAL building (currently under construction), be considered in the decision? It is not in violation of the city bylaws yet but might be when it opens.

- **Personal Health Safety:**

- s.22(1) that make me vulnerable to the pollutant, including second-hand smoke. With WEEDS having a generous sidewalk entrance façade, people tend to gather there and consume cannabis, and the second-hand smoke s.22(1)
s.22(1)
- Like I mentioned earlier, I understand the benefits of cannabis, but its exposure (direct or indirect) should remain my personal and healthcare professional decision.

- **Pet Safety:**

- s.22(1) many dogs coming to the hospital with cannabis intoxication. Dogs should not be allowed to enter a cannabis store including employees' pet. Pets are highly sensitive to cannabis and, like for children, no research was done on the effect of direct on indirect (second or third hand) exposure to cannabis. <https://www.canadianveterinarians.net/cannabis-legalization>

- **Private property and Loitering:**

- o I have lived in this location s.22(1) and I have seen an increase in loitering and break-ins in the past few years. The increase in break-ins may or may not be related to the cannabis store or their customers, but the correlation should be investigated with the VPD (crime statistics since the store opening).

- **Proximity to a vulnerable population:**

- o Although Mr. Briere, WEEDS president, addressed the vicinity of the Gathering Place in the “Relaxation Rational” of his operational letter submitted for the application, his focus was primarily on youth and not on addiction in general. The proximity of housing for vulnerable population should also be considered in the decision-making process.

[illegible]

Thank you for reading my correspondence and do not hesitate to contact me if you have any questions,

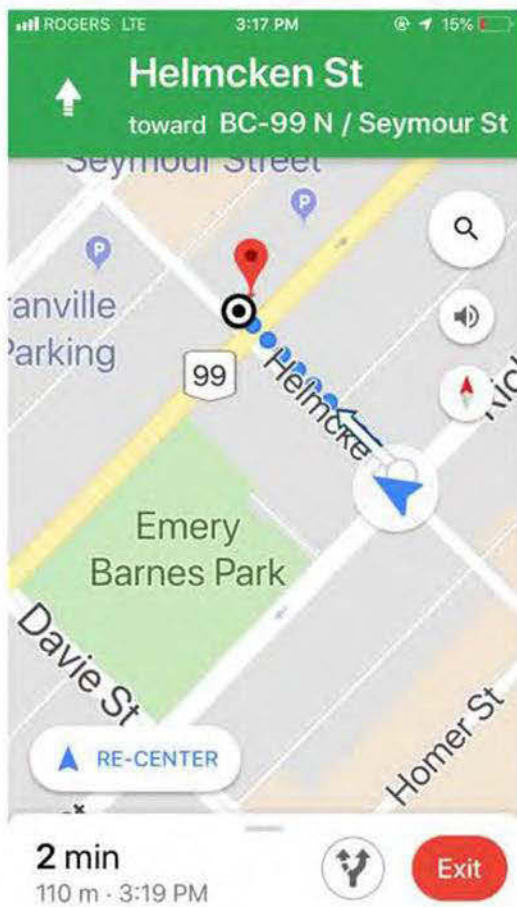
s.22(1)

s.22(1)

1. Proximity to Community Centre:

- a. approx 115m to Gathering Place community Centre; and

Relaxation Rationale: The Gathering Place, while a community centre, is not a community centre for or that focuses on children. The reason for the 300 meter distancing requirement from community centres is to keep cannabis retailers away from places frequented by children. The Gathering Place is primarily for seniors, low income people, homeless people. They do provide some services to vulnerable youth, but Weeds Glass & Gifts Ltd is scrupulous about ensuring that no one under age is permitted in their store. From a principled perspective there is no reason to strictly enforce the 300 m rule in this case.



From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: We are against the Weeds Store in Yaletown.
Date: Friday, March 29, 2019 2:47:14 PM
Attachments: [image005.png](#)
[image006.png](#)

Dear Mr. Sheikhakbari,

We are against the development application for this store. Your city bylaw clearly states that a cannabis store cannot be within in 300 m of a Community Centre. The Gathering Place is a community center. See my map below. There also is a park with many children using it as close as the above community centre. s.22(1)

by this smoky establishment s.22(1)

side when I have to s.22(1)

To me and a number of people in the neighbourhood it is clearly a no-brainer that this store should not be allowed. I also believe there is another facility nearby in Yaletown. I would hate to live in the tower that that store is. And walk by the cloud of smoke.

We have seen what this city and council has done in the past about their bylaws. I fought tooth and nail to not have that 508 Helmcken and 1099 Richards building, 8X on the Park, built to its current oversized specifications. That lot was originally licensed for a smaller footprint and less- of- a height building. But because of backroom deals and some underhanded manipulations the city changed the bylaws when challenged by the court ruling against its new specifications. I know will in the short future not be able to see the last bit of green mountain view s.22(1) as a result of this high building.

So I really hope that the city will listen to its people. "No to this Cannabis store at that location."

I am separately sending this note to the Mayor and the council as well - via the Vancouver website.

Sincerely s.22(1)

s.22(1)

Application process

Retail Dealer - Cannabis

Step 1: Meet municipal requirements

Find a business location that meets zoning requirements. The location must be in a commercial zone, and be at least 300 m from:

- Schools
- Community Centres
- Neighbourhood houses
- Youth facilities that serve vulnerable youth
- Other cannabis businesses

s.22(1)



From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Weeds #1108 Richards-DP-2019-00035
Date: Wednesday, March 13, 2019 10:35:28 PM

Please accept this message as support for WEEDS on Richard. s.22(1) for which the CBD capsules (no THC required) are the only treatment proven to be successful. As more and more stores selling this product are closed down by authorities the capsules are becoming increasingly difficult to find and this store is one of our only local options. s.22(1)

Rules and regulations are important and necessary and this store appears to be working hard to ensure they meet the requirements. In our opinion they are acting responsibly and providing a much needed service to the surrounding district with no negative impacts on the local community.

Thank you

s.22(1)

Sent from my iPad

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Weeds @ 1108 Richards St.
Date: Thursday, April 11, 2019 3:18:32 PM

Dear Peivand Sheikhakbari,

As a patron of the above mentioned marijuana store, I am sending you a note of support for Weeds to be able to obtain a Vancouver business license.

I have found this business and their staff to be respectful and professional. The storefront is also fairly low key.

Thanks,

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Subject: Weeds Permit Application 1108 Richards St
Date: Sunday, March 24, 2019 11:15:42 AM

Hello Peivand

I'm contacting you in regard to the Development Application for the Weeds Glass and Gifts store at 1108 Richards Street.

I was disturbed today to see a small minority of activists who are ideologically opposed to the sale of marijuana are petitioning to prevent this established business from being able to operate legally, using a plethora of irrational, emotional, and totally false accusations.

For the record, s.22(1) I've visited this store and walk by it regularly. I have NEVER seen any loitering or disruptive behaviour by anyone outside the store. It is not an opium den with crazed addicts and I strongly object to the mischaracterization of its patrons and operators using smear tactics, appeals to children's safety etc.

There is, and has long been, a problem with vagrants sleeping across the street at Emery Barnes park - leaving cigarettes, litter, and occasionally used syringes in the park. Nothing has ever been done about it- and likely never will be. They are not patrons of the store and it doubly annoying to see the social problem used to smear an honest business.

Please add my voice as a contrast to the small minority of agitators who are trying to prevent the operation of a business that I support and patronize. Citing regulations to try and prevent its operation, knowing full well that it is impossible to get a development permit for any business in proximity to residential buildings is dishonest.

Any genuine problem with the store would be properly document, (pictures, videos of disturbance, records of police visits etc.)

Please do not let this application be denied due to a small minority of activists who are opposing it based on their personal ideological beliefs.

There is no threat to any child here - I would ask exactly how they are going to be harmed by allowing this business to continue operating legally. It is a cynical and dishonest position.

Thank you for your consideration of my position in this matter.

Best Regards,

s.22(1)

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Cc: s.22(1)
Subject: re- development application at 1108 Richards- DP-2019-0035
Date: Wednesday, April 03, 2019 10:47:06 AM
Attachments: [scan.pdf](#)

Hi Peivand,

I received this notice last week which given the deadline has not given me or others ample time to provide input. **I am 100% opposed to allowing any kind of Marijuana sales in our area.** This area is primarily residential with kid's playgrounds and daycares in the immediate vicinity of this location. Further, there are several drug treatment sites within a few blocks where it does not make sense to offer for sale drugs freely (and currently illegally) to people fighting addiction.

Frankly, I am shocked that the city would even consider allowing this application given they have been operating illegally for several years as a criminal organization. When is it right to allow certain entities to break the criminal laws in Canada and still be allowed to operate *business as usual*?

I kindly ask that if this application is still being considered that there is an extension for comments by residents affected in the area. I also asked that you direct the VPD to shut down and arrest the operators for committing what is an illegal act.

s.22(1)

A large rectangular area of the document is redacted, indicated by a solid grey block. The redaction covers several lines of text.

s.22(1)

A very large rectangular area of the document is redacted, indicated by a solid grey block. This redaction covers the majority of the lower half of the page, obscuring all text and any potential attachments or signatures.

s.22(1)



NOTICE OF DEVELOPMENT APPLICATION

**1108 Richards Street
DP-2019-00035**



March 11, 2019

WEEDS Glass and Gifts Ltd. has applied to the City of Vancouver for permission to develop on this site consisting of:

- Change of use from retail (limited food) to Cannabis Store with:
 - a floor area of approximately 1,410 square feet; and
 - operational hours of 9:00am to 11:00pm seven (7) days a week

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

We welcome your written comments on this application by **March 29, 2019**. For more information and updates, **visit: vancouver.ca/devapps**

Or contact **Peivand Sheikhabari**, Project Coordinator at **604.871.6001** or **peivand.sheikhabari@vancouver.ca**

From: s.22(1)
To: [Sheikhakbari, Peivand](#)
Cc: s.22(1)
Subject: re- development application at 1108 Richards- DP-2019-0035
Date: Wednesday, April 03, 2019 11:12:06 AM

s.22(1) blocks of the application. I also s.22(1)
s.22(1)

I have not received a notice at any of them and am shocked at the deadline given.

To operate illegally for years without any repercussions and to “fast track” an approval process is deceitful.

The store is across from a park that is frequented by children and young families and to live with the smell emanating from the store, the customers of that store in a residential area is unreasonable. The extended hours in a residential area is also unreasonable.

I am not against licensing these stores but frankly do not see the reasoning behind locating them in residential areas. The city has no shortage of commercial areas that could accommodate them.

I would strongly oppose this application and i am sure given sufficient time and a “fair” consultation with the neighborhood, the majority would also oppose it.

s.22(1)

From: s.22(1)
Sent: Wednesday, April 3, 2019 10:45 AM
To: peivand.sheikhakbari@vancouver.ca
Cc: s.22(1)
Subject: re- development application at 1108 Richards- DP-2019-0035

Hi Peivand,

I received this notice last week which given the deadline has not given me or others ample time to provide input. **I am 100% opposed to allowing any kind of Marijuana sales in our area**. This area is primarily residential with kid’s playgrounds and daycares in the immediate vicinity of this location. Further, there are several drug treatment sites within a few blocks where it does not make sense to offer for sale drugs freely (and currently illegally) to people fighting addiction.

Frankly, I am shocked that the city would even consider allowing this application given they have been operating illegally for several years as a criminal organization. When is it right to allow certain entities to break the criminal laws in Canada and still be allowed to operate *business as usual*?

I kindly ask that if this application is still being considered that there is an extension for comments by residents affected in the area. I also asked that you direct the VPD to shut down and arrest the operators for committing what is an illegal act.

s.22(1)



s.22(1)



s.22(1)

