

File No.: 04-1000-20-2019-302

June 20, 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 May 7, 2019 for:

The following records regarding 2633 and 2637 Commercial Drive from January 1, 2017 to May 7, 2019:

1. **All materials pertaining to Development Permit Application DP-2018-01131, including letters of opposition and support and any other notes in the file;**
2. **Letters of opposition and support relating to all other development permit applications;**
3. **All letters of refusal from the Board of Variance for all development permit applications.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.13(1), s.15(1)(l), and s.22(1) of the Act. You can read or download these sections here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2019-302); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

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

Yours truly,



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

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

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

Encl.

:kt



CITY OF
VANCOUVER

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

Development and / or Building Application Form

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

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

Address: 2633 Commercial Drive Specifics: _____

Floor Level: 1 Suite No: _____

Legal Description: _____

Lot(s) _____ Block(s) _____ District Lot(s) _____ Plan Number(s) _____

Are you aware of the presence of any contaminated soils on the subject property? ☐ Yes ☒ No

Are you aware of the existence of any contaminated soils studies, reports, soil agreements, or Ministry of Environment orders or letters with respect to the subject property? ☐ Yes ☒ No

Is the building being converted to strata-title ownership? ☐ Yes ☒ No

Note: If you intend to convert an existing building to strata title ownership, please contact Subdivision and Strata Title staff at 604.871.6627 for information on the strata conversion process in advance of the issuance of any permits.

This area must be completed by the person signing the application form

Your Name: Stefana Herman

Mailing Address: 208 East 16th Avenue

City: Vancouver Postal Code: V5T 2T4

E-mail Address: stefana.h@eggscanna.com

Phone Number: s.22(1) Fax Number: _____

Company Name: Eggs Canna Franchising Limited

Business License Account Number: _____

You are the:

01 ☐ Property Owner
02 ☐ Contractor
03 ☐ Certified Professional
04 ☐ Design Professional
05 ☐ Tenant
06 ☐ Agent for Owner
07 ☒ Agent for Tenant
08 ☐ Consultant
09 ☐ Non-profit Association
10 ☐ Civic Department
98 ☐ Other

Cert. No: _____

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

Complete the following for ALL applications

Property Owner's Name: <u>612516 BC Ltd.</u>		
Address: <u>2641 Commercial Drive</u>	City: <u>Vancouver</u>	
Postal Code: <u>V5N 4C3</u>	Phone Number: <u>604-875-8005</u>	
Is the owner aware of this application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Contractor's Name: <u>N/A</u>		
Address:	City:	
Postal Code:	Phone Number:	
Business License Account Number:		
Tenant's Name: <u>Andrew Cappellano</u>		
Address: <u>s.22(1)</u>	City: <u>Burnaby</u>	
Postal Code: <u>s.22(1)</u>	Phone Number: <u>s.22(1)</u>	
Job Contact: <u>Stefana Herman</u>		
Address: <u>s.22(1)</u>	City: <u>Burnaby</u>	
Postal Code: <u>s.22(1)</u>	Phone Number: <u>s.22(1)</u>	
Qualified Professional Contact Name (required for Salvage & Abatement):		
Address:	City:	Postal Code:
Phone Number:	Business License Account Number:	

<p>This application is to: (Check applicable boxes)</p> <p>001 <input type="checkbox"/> Construct a new building(s)</p> <p>002 <input type="checkbox"/> Add to an existing building</p> <p>003 <input checked="" type="checkbox"/> Alter the interior/exterior</p> <p>004 <input type="checkbox"/> Add to a building and alter the existing portion</p> <p>005 <input type="checkbox"/> Add to a building and change the use</p> <p>006 <input type="checkbox"/> Add to the building, alter existing portion and change use</p> <p>007 <input type="checkbox"/> Interior/exterior alterations and change of use</p> <p>008 <input type="checkbox"/> Enclose an area of an existing building (balcony enclosures)</p> <p>011 <input type="checkbox"/> Project/Site Permit</p> <p>014 <input checked="" type="checkbox"/> Change of use</p> <p>015 <input type="checkbox"/> Retain use</p> <p>016 <input type="checkbox"/> Alter grade (raise or lower grade)</p> <p>022 <input type="checkbox"/> Alterations to legalize a suite</p> <p>023 <input type="checkbox"/> Alterations for a new suite</p> <p>026 <input type="checkbox"/> Demolish</p> <p style="margin-left: 20px;"> <input type="checkbox"/> Commercial <input type="checkbox"/> Fire damaged building <input type="checkbox"/> Non-rental one-family dwelling <input type="checkbox"/> Heritage building <input type="checkbox"/> Residential rental building </p> <p>028 <input type="checkbox"/> Temporary tents</p> <p>030 <input type="checkbox"/> Construct a garage/carport</p> <p>031 <input type="checkbox"/> Add/alter/demo garage/carport</p> <p>038 <input type="checkbox"/> Construct partial - framing, etc.</p> <p>040 <input type="checkbox"/> Excavate - valid for project address et al.</p> <p>041 <input type="checkbox"/> Move building from another site</p> <p>042 <input type="checkbox"/> Move building on the same site</p> <p>043 <input type="checkbox"/> Install a pool, fence, tennis court, boat ramp, sign, or similar</p> <p>044 <input type="checkbox"/> Upgrade seismic and/or sprinkler</p> <p>045 <input type="checkbox"/> Mechanical kitchen exhaust, roof top unit, satellite dish</p> <p>046 <input type="checkbox"/> Prefabricated structure placed on site</p> <p>047 <input type="checkbox"/> Fire damage repair</p> <p>048 <input type="checkbox"/> Flood damage repair</p> <p>050 <input type="checkbox"/> Landscape only</p> <p>053 <input type="checkbox"/> Building envelope repair</p>	<p>Is this a new tenant? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>What is the existing use? <u>Commercial - Retail</u></p> <p>What is the proposed use? <u>Retail Cannabis</u></p> <p>How many storeys? <u>1</u></p> <p>How many levels of underground parking? <u>0</u></p> <p>How many <u>new</u> rooftop units? <u>0</u></p> <p>Describe work to be done:</p> <p>(Complete carefully, Your application will be based on your written description.)</p> <p><u>Taking down partition wall, combining two units to one,</u></p> <p><u>adding partition wall in the back and adding storage/ office space.</u></p>
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<p>What is the value of the work proposed? (Include cost of plans, material and labour)</p> <p>\$ <u>\$25,000.00</u></p> <p>Will any of the following be altered/repaired/installed? Select all that apply:</p> <p style="margin-left: 20px;"> <input type="checkbox"/> Electrical <input type="checkbox"/> Gas <input type="checkbox"/> Drain Tile <input type="checkbox"/> Plumbing <input type="checkbox"/> Sprinkler <input type="checkbox"/> Fire Alarm </p> <p>Sprinkler Contractor's Name: _____</p> <p>Note: If the sprinkler contractor noted on this application changes, please notify the City of Vancouver in writing within 24 hours.</p> <p>Special Sprinkler Inspection Number SP _____</p>	<p>Office Use Only</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>												
<p>Complete the following for all residential buildings</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Existing</th> <th style="text-align: center;">Proposed</th> </tr> </thead> <tbody> <tr> <td>Total number of dwelling units:</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>Total number of housekeeping units:</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>Total number of sleeping units:</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> </tbody> </table>		Existing	Proposed	Total number of dwelling units:	_____	_____	Total number of housekeeping units:	_____	_____	Total number of sleeping units:	_____	_____	<p>Office Use Only</p> <p>Invoice # _____</p> <p>BU _____</p> <p>DE _____</p>
	Existing	Proposed											
Total number of dwelling units:	_____	_____											
Total number of housekeeping units:	_____	_____											
Total number of sleeping units:	_____	_____											
<p>Complete the following related permit information</p> <p>Development Permit/Application Number DE _____</p> <p>Minor Amendment Number DE _____</p> <p>Building Permit/Application Number BU _____</p> <p>Board of Variance Appeal Number Z _____</p> <p>Combined Permit Application Number DB _____</p>	<p>Office Use Only</p> <p>BU (WWOP?) _____</p> <p>DE _____</p> <p>DT _____</p> <p>BG _____ f/m _____</p> <p>ENV. PROT. Site Profile _____</p> <p>SUBTOTAL _____</p> <p>SP _____</p> <p>TOTAL _____</p>												

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

SIGNED AT VANCOUVER, B.C. THIS Dec DAY OF 7, Friday 2018

City of Vancouver - FOI 2019-302 - Page 2 of 447

SIGNATURE OF APPLICANT

DE Distribution Memo

Project Address: 2633 + 2637 Commercial Drive

Permit No.: DP-2018-01131

Related to:

Target Dates: NAP

TECH February 28, 2019

PCM March 14, 2019

Intake Date: Dec 11/16

Comments Due: February 28, 2019

Zone: C-2C

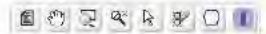
Group	Name	Remarks	# of Plans
Project Coordinator	Jessica Blackmore		1
Development Planner			
Heritage Planner			
Landscape Review			
Building Review Branch	K Anderson (for assignment)	Give # of plans if indicated in box	
Engineering Services	D. Walker	2 sets if new construction	
Project Facilitator			
Addressing			1
Senior Childcare Licensing Officer (VCH)	Kitty Minions		
Park Board	Dave Hutch		

Seniors Housing Advisory Committee of Council	City Clerks Office		
Urban Design	Jane Bateman		
SRA Group c/o Housing Centre		Shares plans with Housing Centre when there aren't enough	
Cultural Services	Kirsten Lambert	PC to email only	
DTES	Wesley Joe	PC to email only	
Housing Policy & Projects	Thor Kuhlmann	PC to email only	
Electrical	Bunsen Leung	Completed BC Hydro Letter	
Environmental Protection	James Smith	PC to email only	
Social Policy		Email only; cc: Catherine Buckham	
Police		PC to email only	
Licensing		PC to email only	
Fire Review	(other than 1&2 FD) Garry Ayre		

All related documents and drawings are available in POSSE under the permit number.

Please review and send your comments and conditions to the PC on or before the comments due date as noted above.

Shadow Object for Job Map



Aerial



Vancouver Development Cost Levy and Utilities Development Cost Levy
CTRL + click to open link

X: 494850.245517, Y: 5456639.702194 (METER)

317 Parcel Lot Polygons selected

1: 3183.14

1480.39 x 730.19 (m)

Pow

DP-2018-01131 - 2633 & 2637 Commercial Dr				
Notification responses				
In objection				
#	Name	Address	Email	Entered in POSSE
1	s.22(1)			X
2				X
3				X
4				X
5				X
6				X
7				X
8				X
9				X
10				X
11				X
12				X
13				X
14				X
15				X
16				X
17				no

of postcards sent
558
of responses rcv'd
67

of objection
17 *
of support
50 **

* not including 1 respondent who did not provide address despite request.

** not including 8 respondents who did not provide addresses despite request.

In support				
#	Name	Address	Details	Entered in POSSE
1	s.22(1)			X
2				X
3				X
4				X
5				X
6				X
7				X
8				X
9				X
10				X
11				X
12				X
13				x
14				X
15				X
16				X
17				X
18				X
19				X
20				X
21				X
22				X
23				X
24				X
25				X
26				X
27				X
28				X
29				X
30				X
31				X
32				X
33				X
34				X
35				X
36				X
37				X
38				X
39				X
40				X
41				X
42				X
43				no
44				no
45				no
46				no
47				no
48				no
49				no
50				no

Blackmore, Jessica

From: s.22(1)
Sent: Tuesday, February 12, 2019 11:07 AM
To: Blackmore, Jessica
Subject: Comment on Development Application 2633 & 2637 Commercial Drive DP-2018-01131

Dear Jessica,

I received a notice in the mail recently regarding a development application at 2633 and 2637 Commercial Drive (DP-2018-01131). I would like to provide written feedback that I oppose changing the existing use of these existing units from Retail to Cannabis Store. I live s.22(1) away from this location and have lived here for over twenty years. A healthy neighbourhood requires a mix of retail outlets and small businesses. We already have so many cannabis-related businesses in the area and it feels like they are taking over all the available retail space. I have a s.22(1) and I don't want him growing up in a neighbourhood dominated by cannabis outlets. I'm not against cannabis but we have enough of them in this area and those retail spaces should be reserved for other businesses to provide for some retail diversity in the neighbourhood. Please note I feel I have commented on this particular development application a number of times already. Is it that they keep applying to try to get it through? Thank you for taking my comments into consideration.

Best Regards,
s.22(1)

s.22(1)
Vancouver, BC, s.22(1)
tel: s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Tuesday, February 12, 2019 3:38 PM
To: Blackmore, Jessica
Subject: NDA DP-201801131

Greetings Jessica,

Just a quick note to submit a note of support for 1186739 BC Ltd (Eggs Canna) application to the City of Vancouver for permission to change the use of the existing units from Retail to Cannabis Store.

I'm pleased to see that another business on the drive is doing well and would like to support their growth as they employ quite a number of Millennials.

I appreciate your consideration.

s.22(1)

s.22(1)

s.22(1)

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Tuesday, February 12, 2019 7:01 PM
To: Blackmore, Jessica
Subject: Development Application DP-2018-01131

Hello, I'd like to express my support for the development application in my neighbourhood at 2633+2637 Commercial Drive. It's fine.

I am disappointed that minor use changes like this require a development application at all. This does not seem like a good use of staff time, and I'd urge the city to generally make more uses allowed by-right.

Best,
s.22(1)
Vancouver

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 14, 2019 10:17 AM
To: Blackmore, Jessica
Subject: Development DP-2018-01131

Hi Jessica, we were wondering how we would go about sending in comments to the city about this proposal? Would we write a letter or email? Please advise the best coarse of action for relaying our comments. Thanks s.22(1)
s.22(1)

Blackmore, Jessica

From: § 22(1)
Sent: Friday, February 15, 2019 1:46 PM
To: Blackmore, Jessica
Subject: 2633 and 2637 Commercial drive from retail to Cannabis store.

There are already too many cannabis stores in this area. It is a misconception that Cannabis is not harmful , is not addictive and there are no withdrawal symptoms.

As you may be aware Cannabis may be legal But it is not harmless .

Medical research has shown

It can have adverse effects on health , cause addiction , overdose . Novice users may become heavy users .

It can impair attention , cognition, memory , inability to make decisions and make it difficult to think , academic under function , decreased occupational productivity , and to cope with any or everything.

One can underestimate the potency of the cannabis and result in drug induced psychosis , anxiety , agitation , paranoia , and respiratory depression , which in combination with other drugs can be life threatening .

Specifically harm to the most vulnerable, children, and adolescents with or without mental health issues, Impair their mental development, and in pregnant women affect the mental development of the unborn child .

Cannabis is legal but definitely needs stricter control .

Because of the easy availability, more young people, and adolescents would want to try it , short term stimulant , improving sleep , relieving pain , and easily get addicted .

Thank you for your attention , Hopefully these issues would be taken into consideration .

§ 22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Friday, February 15, 2019 2:54 PM
To: Blackmore, Jessica
Subject: 2633 & 2637 Commercial Drive DP-2018-01131

I am writing to oppose the rezoning of the above address as a Cannabis Sales Outlet.

1. There are numerous schools and daycares in this neighbourhood. The location is maybe 300 metres from Queen Alexandra Elementary and very close proximity to Grandview Elementary and Stratford Hall.
2. It is close to numerous community centres providing services to children and youth. For example MOSIAC daycare almost directly across the street, CEFA early learning at 13th & Commercial.
3. It is close to lots of other cannabis dispensaries within two or three blocks of this location.

Please do not grant this application.

s.22(1)

Vancouver, BC,
s.22(1)

Blackmore, Jessica

From: Larry Gwozd s.22(1)
Sent: Friday, February 15, 2019 4:48 PM
To: Blackmore, Jessica
Subject: Development Application DP-2018-01131

Hi Jessica;

I wish to file an objection to the above noted application. Who do I address my letter to and where do I email it to?

Larry Gwozd

Blackmore, Jessica

From: s.22(1)
Sent: Tuesday, February 19, 2019 8:15 AM
To: Blackmore, Jessica
Cc: s.22(1)
Subject: 2633 & 2637 Commercial Drive - DP-2018-01131

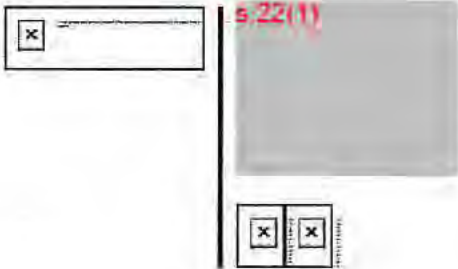
Jessica,

I've lived on Commercial Drive for years and have watched in amazement the proliferation of (then) illegal cannabis shops on the street that I call home.

Do we really need another "pot shop" on Commercial Drive? This one is very close to three schools - Queen Alexandra, Stratford Hall, Laura Secord. There is one other pot shop roughly 200 metres to the south of this proposed location, and there is a liquor store (Toby's) roughly 50 metres to the south.

I strongly oppose this development.

s.22(1)



Blackmore, Jessica

From: s.22(1)
Sent: Tuesday, February 19, 2019 12:23 PM
To: Blackmore, Jessica
Subject: Re: 2633 & 2637 Commercial Drive - DP-2018-01131
Attachments: image001.png

s.22(1)

Vancouver BC

s.22(1)

[OBJ]

s.22(1)

[OBJ:OBJ]

On Tue., Feb. 19, 2019, 12:11 p.m. Blackmore, Jessica <Jessica.Blackmore@vancouver.ca> wrote:

Please accept this e-mail as confirmation of receipt of your comments for the above-noted Development Permit application. Thank you for taking the time to write. Your comments are helpful to us.

Please reply with your full name and address, so that comments may be recorded. All responses are confidential.

Jessica Blackmore

Project Coordinator II | Development Review Branch |

Development, Buildings, and Licensing | City of Vancouver |



From: s.22(1)
Sent: Tuesday, February 19, 2019 8:15 AM
To: Blackmore, Jessica
Cc: s.22(1)
Subject: 2633 & 2637 Commercial Drive - DP-2018-01131

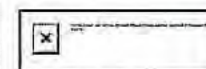
Jessica,

I've lived on Commercial Drive for years and have watched in amazement the proliferation of (then) illegal cannabis shops on the street that I call home.

Do we really need another "pot shop" on Commercial Drive? This one is very close to three schools - Queen Alexandra, Stratford Hall, Laura Secord. There is one other pot shop roughly 200 metres to the south of this proposed location, and there is a liquor store (Toby's) roughly 50 metres to the south.

I strongly oppose this development.

s.22(1)

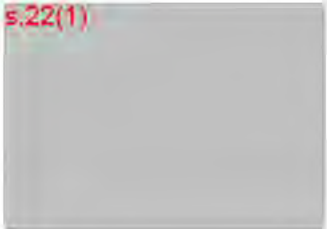


Blackmore, Jessica

From: s.22(1)
Sent: Tuesday, February 19, 2019 12:34 PM
To: Blackmore, Jessica
Subject: Re: 2633 & 2637 Commercial Drive - DP-2018-01131
Attachments: image001.png

Commercial Drive is a pot shop gong show.

[OBJ]



[OBJ:OBJ]

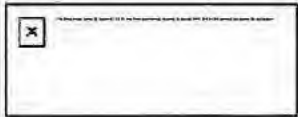
On Tue., Feb. 19, 2019, 12:30 p.m. Blackmore, Jessica <Jessica.Blackmore@vancouver.ca> wrote:

Thanks Jeffrey!

Jessica Blackmore

Project Coordinator II | Development Review Branch |

Development, Buildings, and Licensing | City of Vancouver |



From: s.22(1)
Sent: Tuesday, February 19, 2019 12:23 PM
To: Blackmore, Jessica
Subject: Re: 2633 & 2637 Commercial Drive - DP-2018-01131

s.22(1)

s.22(1)

Vancouver BC

s.22(1)

[OBJ]

s.22(1)

[OBJ:OBJ]

On Tue., Feb. 19, 2019, 12:11 p.m. Blackmore, Jessica <Jessica.Blackmore@vancouver.ca> wrote:

Please accept this e-mail as confirmation of receipt of your comments for the above-noted Development Permit application. Thank you for taking the time to write. Your comments are helpful to us.

Please reply with your full name and address, so that comments may be recorded. All responses are confidential.

Jessica Blackmore

Project Coordinator II | Development Review Branch |

Development, Buildings, and Licensing | City of Vancouver |

From: s.22(1)
Sent: Tuesday, February 19, 2019 8:15 AM
To: Blackmore, Jessica
Cc: s.22(1)
Subject: 2633 & 2637 Commercial Drive - DP-2018-01131

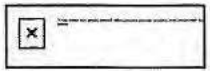
Jessica,

I've lived on Commercial Drive for years and have watched in amazement the proliferation of (then) illegal cannabis shops on the street that I call home.

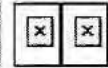
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I strongly oppose this development.

s.22(1)



s.22(1)



Blackmore, Jessica

From: s.22(1)
Sent: Tuesday, February 19, 2019 12:47 PM
To: Blackmore, Jessica
Subject: Re: Comment on Development Application 2633 & 2637 Commercial Drive DP-2018-01131

Hi Jessica,

Thanks for confirming! You can also see my comments regarding the previous application - they were more extensive I believe and they still apply in this case.

Thanks and Best Regards,
s.22(1)

From: Jessica.Blackmore@vancouver.ca
Sent: February 19, 2019 12:08
To: s.22(1)
Subject: RE: Comment on Development Application 2633 & 2637 Commercial Drive DP-2018-01131

Please accept this e-mail as confirmation of receipt of your comments for the above-noted Development Permit application. Thank you for taking the time to write. Your comments are helpful to us.

Per your question below, yes, there has been a previous (refused) application at this proposed location.

Thank you,

Jessica Blackmore

Project Coordinator II | Development Review Branch |
Development, Buildings, and Licensing | City of Vancouver |



From: s.22(1)
Sent: Tuesday, February 12, 2019 11:07 AM
To: Blackmore, Jessica
Subject: Comment on Development Application 2633 & 2637 Commercial Drive DP-2018-01131

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Best Regards,
s.22(1)

s.22(1)

Vancouver, BC, s.22(1)
tel: s.22(1)

Blackmore, Jessica

From: § 22(1)
Sent: Tuesday, February 19, 2019 2:28 PM
To: Blackmore, Jessica
Subject: Re: 2633 and 2637 Commercial drive from retail to Cannabis store.

§ 22(1)
Vancouver BC V5N 4C4

On Tuesday, February 19, 2019, 12:11:03 p.m. PST, Blackmore, Jessica <Jessica.Blackmore@vancouver.ca> wrote:

Please accept this e-mail as confirmation of receipt of your comments for the above-noted Development Permit application. Thank you for taking the time to write. Your comments are helpful to us.

Please reply with your full name and address, so that comments may be recorded. All responses are confidential.

Jessica Blackmore

Project Coordinator II | Development Review Branch |

Development, Buildings, and Licensing | City of Vancouver |



From: § 22(1)
Sent: Friday, February 15, 2019 1:46 PM
To: Blackmore, Jessica
Subject: 2633 and 2637 Commercial drive from retail to Cannabis store.

There are already too many cannabis stores in this area. It is a misconception that Cannabis is not harmful , is not addictive and there are no withdrawal symptoms.

As you may be aware Cannabis may be legal But it is not harmless .

Medical research has shown

It can have adverse effects on health , cause addiction , overdose . Novice users may become heavy users .

It can impair attention ,cognition, memory , inability to make decisions and make it difficult to think ,academic under function , decreased occupational productivity , and to cope with any or everything.

One can underestimate the potency of the cannabis and result in drug induced psychosis , anxiety , agitation ,paranoia , and respiratory depression , which in combination with other drugs can be life threatening

Specifically harm to the most vulnerable, children, and adolescents with or without mental health issues, Impair their mental development, and in pregnant women affect the mental development of the unborn child .

Cannabis is legal but definitely needs stricter control .

Because of the easy availability, more young people, and adolescents would want to try it ,short term stimulant , improving sleep , relieving pain , and easily get addicted .

Thank you for your attention , Hopefully these issues would be taken into consideration .

§.22(1)

Blackmore, Jessica

From: Blackmore, Jessica
Sent: Tuesday, February 19, 2019 2:35 PM
To: s.22(1)
Subject: RE: 2633 and 2637 Commercial drive from retail to Cannabis store.

Thank you s.22(1)

Jessica Blackmore

Project Coordinator II | Development Review Branch |
Development, Buildings, and Licensing | City of Vancouver |



From: s.22(1)
Sent: Tuesday, February 19, 2019 2:28 PM
To: Blackmore, Jessica
Subject: Re: 2633 and 2637 Commercial drive from retail to Cannabis store.

s.22(1)

Vancouver BC V5N 4C4

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Jessica Blackmore

Project Coordinator II | Development Review Branch |

Development, Buildings, and Licensing | City of Vancouver |

From: 5.22(1)
Sent: Friday, February 15, 2019 1:46 PM
To: Blackmore, Jessica
Subject: 2633 and 2637 Commercial drive from retail to Cannabis store.

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Because of the easy availability, more young people, and adolescents would want to try it , short term stimulant , improving sleep , relieving pain , and easily get addicted .

Thank you for your attention , Hopefully these issues would be taken into consideration .

s.22(1)

Blackmore, Jessica

From: Larry Gwozd §.22(1)
Sent: Tuesday, February 19, 2019 4:21 PM
To: Blackmore, Jessica
Subject: RE: Development Application DP-2018-01131
Attachments: CCE02192019_0001.pdf

Hi Jessica;

Further to your email, attached please find an objection letter from Lori-Gay Holdings Ltd. who owns a 17 suite apartment building a litter over 1 block from the proposed development.

Thanks

Larry

From: Blackmore, Jessica [mailto:Jessica.Blackmore@vancouver.ca]
Sent: Tuesday, February 19, 2019 12:11 PM
To: Larry Gwozd §.22(1)
Subject: RE: Development Application DP-2018-01131

Hi Larry, thanks for your e-mail.

To provide any comments, please simply respond to this e-mail, including your full name and address, so that comments may be recorded. All responses are confidential.

Thank you for taking time to write.

Jessica Blackmore

Project Coordinator II | Development Review Branch |
Development, Buildings, and Licensing | City of Vancouver |



From: Larry Gwozd §.22(1)
Sent: Friday, February 15, 2019 4:48 PM
To: Blackmore, Jessica
Subject: Development Application DP-2018-01131

Hi Jessica;

I wish to file an objection to the above noted application. Who do I address my letter to and where do I email it to?

Larry Gwozd

Blackmore, Jessica

From: Larry Gwozd s.22(1)
Sent: Tuesday, February 19, 2019 4:32 PM
To: Blackmore, Jessica
Subject: RE: Development Application DP-2018-01131
Attachments: CCE02192019_0002.pdf

Hi Jessica;

It appears that my objection letter inadvertently omitted the DP number in the reference line so here is an amended objection letter for filing with the City.

Larry Gwozd

From: Larry Gwozd s.22(1)
Sent: Tuesday, February 19, 2019 4:21 PM
To: 'Blackmore, Jessica' <Jessica.Blackmore@vancouver.ca>
Subject: RE: Development Application DP-2018-01131

Hi Jessica;

Further to your email, attached please find an objection letter from Lori-Gay Holdings Ltd. who owns a 17 suite apartment building a litter over 1 block from the proposed development.

Thanks

Larry

From: Blackmore, Jessica [mailto:Jessica.Blackmore@vancouver.ca]
Sent: Tuesday, February 19, 2019 12:11 PM
To: Larry Gwozd s.22(1)
Subject: RE: Development Application DP-2018-01131

Hi Larry, thanks for your e-mail.

To provide any comments, please simply respond to this e-mail, including your full name and address, so that comments may be recorded. All responses are confidential.

Thank you for taking time to write.

Jessica Blackmore

Project Coordinator II | Development Review Branch |
Development, Buildings, and Licensing | City of Vancouver |



From: Larry Gwozd s.22(1)
Sent: Friday, February 15, 2019 4:48 PM
To: Blackmore, Jessica
Subject: Development Application DP-2018-01131

Hi Jessica;

I wish to file an objection to the above noted application. Who do I address my letter to and where do I email it to?

Larry Gwozd

Blackmore, Jessica

From: § 22(1)
Sent: Friday, February 22, 2019 1:26 PM
To: Blackmore, Jessica
Subject: DP-2018-01131

Hi Jessica,

I am writing in regard to DP-2018-01131 to express opposition to the proposal.

I live at § 22(1) Vancouver, BC.

There are already 2 cannabis store outlets within a 3 block radius and another at 12th and Knight.

I try to encourage my kids to walk as a means of transportation between their § 22(1). We encounter so much cannabis activity on our route (smoking, purchasing, loitering around, tent squatting all along the corridor under the skytrain tracks, dumping of garbage, clothing and furniture). It's not so supportive of family life and happy childhood memories.

With so many cannabis outlets nearby, I don't see the need for yet another! It's not of benefit to the residents who live around here!

I encourage you to consider the local residents in the approval process.

Thank you.

§ 22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Tuesday, February 26, 2019 12:15 PM
To: Blackmore, Jessica
Subject: DP-2018-01131
Attachments: DP-2018-01131.docx

Hello Jessica,

I'm writing regarding the application from 1186739 BC LTD (Eggs Canna) application to change the use of the existing Retail Unit (2633 and 2637 Commercial Drive) from Retail to a Cannabis Store be turned down. I have written my concerns in a letter attached to this email.

Please let me know if you need any further information, s.22(1)

s.22(1)

Vancouver BC, s.22(1)

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Tuesday, February 26, 2019 2:19 PM
To: Blackmore, Jessica
Subject: 2633 Commercial Drive

To whom it may concern,

I would like to offer my support for Eggs Canna in their purposed cannabis application. As operators they have made an effort to introduce themselves to the neighbourhood, and have answered questions and taken the time to listen to our feedback. They have not opened illegally prior to receiving approval for this location which is important to me. For these reasons I believe they will be responsible and they have earned my support.

Thank you,

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Tuesday, February 26, 2019 2:26 PM
To: Blackmore, Jessica
Subject: DP-2018-01131 Retail to Cannabis Store

Hello,

This letter is in support of 2633 Commercial Dr. My husband and I think that a licensed store in the neighborhood is good for the community.

Thanks,

s.22(1)

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Tuesday, February 26, 2019 2:39 PM
To: Blackmore, Jessica
Subject: From 1568 E. Broadway for 2633 and 2637 Commercial

Dear Jessica Blackmore,

I would like to offer my support for DP-2018-01131, I used to go to the company's old store all the time and I miss having them around, I didn't have to deal with teenagers or gangs outside smoking and swearing whenever I needed my medicine.

Thank you for your time,

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Tuesday, February 26, 2019 3:01 PM
To: Blackmore, Jessica
Subject: 2633 & 2637 Commercial Drive

Hello,

I support the application at 2633 and 2637 Commercial Dr. and believe that Eggs Canna is an excellent fit with the current businesses and the surrounding neighborhood. I express my full support for the application. I believe that Eggs Canna provides a valuable service and will drive foot traffic to the surrounding businesses.

Thank you.

s.22(1)

s.22(1) Vancouver BC

Blackmore, Jessica

From: s.22(1)
Sent: Tuesday, February 26, 2019 4:35 PM
To: Blackmore, Jessica
Subject: DP 2018-01131

As a resident living s.22(1) from the proposed development I would like to say that the area is already well supplied with cannabis stores and one more next to a pawn shop will not improve the ambiance on Commercial drive.

Blackmore, Jessica

From: s.22(1)
Sent: Wednesday, February 27, 2019 11:19 AM
To: Blackmore, Jessica
Cc: s.22(1)
Subject: Re: Phone conversation follow-up re: 2633 Commercial Dr

Hi Jessica:

Thanks for the call and the email. I tried to find the link to their application to no avail. Could you send it to me? It's so I can show our group that we have a little more time beyond February 28 to submit our comments in writing.

Thanks,
s.22(1)

Sent from my phone

On Wed, Feb 27, 2019 at 8:44 AM -0800, "Blackmore, Jessica" <Jessica.Blackmore@vancouver.ca> wrote:

Hi s.22(1)

Just following up on our phone conversation yesterday.

The issued Cannabis Store at 1675 East 14th Avenue – permitted under DE419598 – is the location that falls within the 300m radius.

You asked for the contact that would represent the City of Vancouver – that would be Joe Bosnjak, Supervisor of Development Services. Contact e-mail is joe.bosnjak@vancouver.ca.

Lastly, for BOV minutes and approvals – it's best for me to direct you to Louis Ng, Secretary of the Board of Variance at bov@vancouver.ca.

Please let me know if you have any other questions.

Jessica Blackmore

Project Coordinator II | Subdivision & Strata |
Development, Buildings, and Licensing | City of Vancouver |



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Project Coordinator II | Subdivision & Strata |
Development, Buildings, and Licensing | City of Vancouver |



Blackmore, Jessica

From: s.22(1)
Sent: Wednesday, February 27, 2019 11:37 AM
To: Blackmore, Jessica
Subject: Re: Phone conversation follow-up re: 2633 Commercial Dr

Thanks!!!!

Sent from my phone

On Wed, Feb 27, 2019 at 11:37 AM -0800, "Blackmore, Jessica" <Jessica.Blackmore@vancouver.ca> wrote:

Hi s.22(1)

Sorry about that. You can find it here: <https://development.vancouver.ca/pc2633commercial/index.htm>.

As mentioned, I will be taking this permit for decision on Wednesday. Notification formally ends tomorrow – but comments will be considered up until date of decision.

Thanks,

Jessica Blackmore

Project Coordinator II | Subdivision & Strata |
Development, Buildings, and Licensing | City of Vancouver |



From: s.22(1)
Sent: Wednesday, February 27, 2019 11:19 AM
To: Blackmore, Jessica
Cc: s.22(1)
Subject: Re: Phone conversation follow-up re: 2633 Commercial Dr

Hi Jessica:

Thanks for the call and the email. I tried to find the link to their application to no avail. Could you send it to me? It's so I can show our group that we have a little more time beyond February 28 to submit our comments in writing.

Thanks,
s.22(1)

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To: Blackmore, Jessica
Cc: s.22(1)
Subject: Re: Phone conversation follow-up re: 2633 Commercial Dr

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Thanks,
s.22(1)

Sent from my phone

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Project Coordinator II | Subdivision & Strata |
Development, Buildings, and Licensing | City of Vancouver |



Blackmore, Jessica

From: s.22(1)
Sent: Wednesday, February 27, 2019 12:04 PM
To: s.22(1) Blackmore, Jessica
Cc: s.22(1)
Subject: Re: Phone conversation follow-up re: 2633 Commercial Dr

Hi s.22(1)

Thank you for gathering that information. I'm thinking it is best to write a letter pointing out that we have already ascertained that a large number of people in the community do not want another cannabis store in the proposed site. Furthermore, residents have submitted objections in writing, appeared at a Variance Board Hearings where three of us spoke on one occasion and on the second, a hearing was scheduled but dismissed after everyone had shown up - on this second occasion residents became aware of efforts by EGGS Canna to recruit objectors with an offer payment to do so. We would like to object to the ongoing demands on our energy and time and ask that any further applications to develop a cannabis store at that location be rejected by the City. I will fill this out a bit more more and send it off to Jessica Simpson at City Hall.

Regards
s.22(1)

Get [Outlook for iOS](#)

From: s.22(1)
Sent: Wednesday, February 27, 2019 11:18:59 AM
To: Blackmore, Jessica
Cc: s.22(1)
Subject: Re: Phone conversation follow-up re: 2633 Commercial Dr

Hi Jessica:

Thanks for the call and the email. I tried to find the link to their application to no avail. Could you send it to me? It's so I can show our group that we have a little more time beyond February 28 to submit our comments in writing.

Thanks,
s.22(1)

Sent from my phone

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Just following up on our phone conversation yesterday.

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Project Coordinator II | Subdivision & Strata |
Development, Buildings, and Licensing | City of Vancouver |



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Please let me know if you have any other questions.

Jessica Blackmore

Project Coordinator II | Subdivision & Strata |
Development, Buildings, and Licensing | City of Vancouver |



Blackmore, Jessica

From: s.22(1)
Sent: Wednesday, February 27, 2019 4:26 PM
To: Blackmore, Jessica
Subject: Development Application 2633 & 2637 Commercial Drive DP-2018-01131

Dear Jessica,

I live in the neighbourhood that Eggs Canna is applying for development.

Could I please make an appointment to speak with you over the phone on Friday, March 1 as I have information that I do not wish to put in writing, but which I'd like to talk to you about.

If you could let me know a time that would suit you, I will be available.

Thank you.

Sincerely
s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Wednesday, February 27, 2019 4:58 PM
To: Blackmore, Jessica
Subject: DP 2633 and 1637 Commercial Drive

I am sending this to let you know how much I want a licensed dispensary on Commercial drive. The street has many unlicensed and unregulated dispensaries which I don't feel comfortable going to, with marijuana finally legalized I would like to buy it in a real store, that I know has the same standards of quality my deli does.

Please allow this store to open.

Thank you,

s.22(1)

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Wednesday, February 27, 2019 5:03 PM
To: Blackmore, Jessica
Subject: DP-2018-01131

I live on East 13th Ave. and I'm writing to express our support for the development application located at 2633 Commercial.

I hope that now that there is an application for a licensed store, the other rag tag ones that flaunt city rules can finally shut down. I fully support this company for applying for their licensing.

Thank you

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Wednesday, February 27, 2019 5:06 PM
To: Blackmore, Jessica
Subject: Eggs canna commercial

I live at s.22(1), I am in full support of the application at 2633 Commercial Dr. I think that Eggs Canna will be a great business to have in the neighborhood. I know the owners of Eggs Canna hold themselves to a high standard, I used to go to their Main street store all the time before legalization day (they've been closed since waiting for their license).
Thank you for considering my feedback.

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Wednesday, February 27, 2019 5:11 PM
To: Blackmore, Jessica
Subject: Eggs Canna 2633 & 2637 Commercial

Good evening Jessica,

I received your notice postcard and would like to put my support for this development permit on record. As a resident of this area (E Broadway) and a cannabis consumer I believe that including dispensaries in the legal landscape of our cities and communities is long over due. Pot stores fall well in line with the adult oriented places of business on Commercial Drive. I would also like to state that cannabis is far less harmful to consume then alcohol and does not contribute to aggressive violent behaviour like alcohol. If a storefront is compliant with governing laws, then they have just as much right to be here as any other business-lets stop treating marijuana and their patrons differently then the rest of the businesses on the drive as this is prejudicial. Thank you for listening to my perspective on this matter.

A neighbour and cannabis advocate.

Blackmore, Jessica

From: §.22(1)
Sent: Wednesday, February 27, 2019 5:57 PM
To: Blackmore, Jessica
Subject: Re: DP 2018-01131

§.22(1) Vancouver

On Wed, Feb 27, 2019 at 8:56 AM Blackmore, Jessica <Jessica.Blackmore@vancouver.ca> wrote:

Please accept this e-mail as confirmation of receipt of your comments for the above-noted Development Permit application. Thank you for taking the time to write. Your comments are helpful to us.

Please reply with your full name and address, so that comments may be recorded. All responses are confidential.

Jessica Blackmore

Project Coordinator II | Subdivision & Strata |

Development, Buildings, and Licensing | City of Vancouver |



From: §.22(1)
Sent: Tuesday, February 26, 2019 4:35 PM
To: Blackmore, Jessica
Subject: DP 2018-01131

As a resident living §.22(1) from the proposed development I would like to say that the area is already well supplied with cannabis stores and one more next to a pawn shop will not improve the ambiance on Commercial drive.

Blackmore, Jessica

From: s.22(1)
Sent: Wednesday, February 27, 2019 5:15 PM
To: Blackmore, Jessica
Subject: 2633 and 2637 Comm Drive

Hello,

I support this application and feel that any marihuana store trying to obtain provincial and municipal licensing should be allowed to do so, just as long as they comply with the By-Law and any other legislation written. These businesses are now deemed to be a part of the legal landscape therefore we must make an effort to be inclusive of them in our communities.

Thank you for taking my feedback,

s.22(1)

Blackmore, Jessica

From: §.22(1)
Sent: Thursday, February 28, 2019 11:38 AM
To: Blackmore, Jessica
Subject: DP-2018-01131

Hello Ms. Blackmore,

I have been a resident of the Commercial Drive neighbourhood for over 20 years and most recently at §.22(1). I am writing to you today to support the application put fourth by Eggs Canna to be licensed by the city of Vancouver and believe that legislation will only be successful when we allow these businesses to be regulated. Many of my neighbours feel that if we are going to have cannabis stores serving our communities, we would like to have regulated ones. Therefore, knowing that legalization is now here, I would like to support any and all businesses who are trying to obtain legal licenses for distribution, and hope that through their new-found legitimacy these businesses in return work with the residents in keeping our streets safe.

Thank you,
§.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 11:42 AM
To: Blackmore, Jessica
Subject: Eggs canna commercial drive

Hi

This email is in support of the application at 2633 Commercial Dr. I would like a store closer to where I live.

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 11:48 AM
To: Blackmore, Jessica
Subject: 2633 and 2637 Commercial Drive

Hello Jessica,

I am writing in support of this application, I hope that having a store that has a provincial license on the Drive can help shut down the others. I see that Canna Clinic at 2223 also applied and I'm confused as to how they passed through the application process, they've been open since legalization. At least Eggs Canna closed.

Thank you,
s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 12:34 PM
To: Blackmore, Jessica
Subject: 2633 & 2637 Commercial Drive

Hello,

As a resident of the neighborhood surrounding the proposed Eggs Canna location at 2633 Commercial Dr, Vancouver. I am writing to express my full support for their Development Application submission and to express my encouragement of the city of Vancouver to grant the Development Application to Eggs Canna.

I understand that some in our community have voiced concern over the dispensaries in our neighborhood. I think because Eggs Canna is moving through the licensing process on a block which has additional, unlicensed marijuana businesses in operation, the presence of the currently operating businesses is confusing to the community in terms of which business are complying with the City's processes. This situation has an undue impact on Eggs Canna's licensing application. I feel that this unfairly impacts Eggs Canna's chance to open a licensed and bylaw compliant location at 2633 Commercial Dr.

Eggs Canna should be allowed to move forwards with their Development Permit. This decision benefits the neighborhood and the community.

Thank you for considering this request.

Regards,

s.22(1)

Vancouver

s.22(1)

Sent from Outlook

Blackmore, Jessica

From: § 22(1)
Sent: Thursday, February 28, 2019 12:41 PM
To: Blackmore, Jessica
Subject: 2633 & 2637 Commercial Drive

Hello,

As a resident of the neighborhood surrounding the proposed Eggs Canna location at 2633 Commercial Dr, Vancouver. I am writing to express my full support for their Development Application submission and to express my encouragement of the city of Vancouver to grant the Development Application to Eggs Canna.

I understand that some in our community have voiced concern over the dispensaries in our neighborhood. I think because Eggs Canna is moving through the licensing process on a block which has additional, unlicensed marijuana businesses in operation, the presence of the currently operating businesses is confusing to the community in terms of which business are complying with the City's processes. This situation has an undue impact on Eggs Canna's licensing application. I feel that this unfairly impacts Eggs Canna's chance to open a licensed and bylaw compliant location at 2633 Commercial Dr.

Eggs Canna should be allowed to move forwards with their Development Permit. This decision benefits the community

Thank you for considering this request.
Regards,

§ 22(1)

Vancouver
V5N 1Y8

Blackmore, Jessica

From: § 22(1)
Sent: Thursday, February 28, 2019 12:59 PM
To: Blackmore, Jessica
Subject: 2633 & 2637 Commercial Drive

Hello,

As a resident of the neighborhood surrounding the proposed Eggs Canna location at 2633 Commercial Dr, Vancouver. I am writing to express my full support for their Development Application submission and to express my encouragement of the city of Vancouver to grant the Development Application to Eggs Canna.

I understand that some in our community have voiced concern over the dispensaries in our neighborhood. I think because Eggs Canna is moving through the licensing process on a block which has additional, unlicensed marijuana businesses in operation, the presence of the currently operating businesses is confusing to the community in terms of which business are complying with the City's processes. This situation has an undue impact on Eggs Canna's licensing application. I feel that this unfairly impacts Eggs Canna's chance to open a licensed and bylaw compliant location at 2633 Commercial Dr.

Eggs Canna should be allowed to move forwards with their Development Permit. This decision benefits the community

Thank you for considering this request.

Regards,

§ 22(1)

Vancouver

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 1:03 PM
To: Blackmore, Jessica
Subject: 2633 & 2637 Commercial Drive

Hello,

As a resident of the neighborhood surrounding the proposed Eggs Canna location at 2633 Commercial Dr, Vancouver, I am writing to express my full support for their Development Application submission and to express my encouragement of the city of Vancouver to grant the Development Application to Eggs Canna.

I understand that some in our community have voiced concern over the dispensaries in our neighborhood. I think because Eggs Canna is moving through the licensing process on a block which has additional, unlicensed marijuana businesses in operation, the presence of the currently operating businesses is confusing to the community in terms of which business are complying with the City's processes. This situation has an undue impact on Eggs Canna's licensing application. I feel that this unfairly impacts Eggs Canna's chance to open a licensed and bylaw compliant location at 2633 Commercial Dr.

Eggs Canna should be allowed to move forwards with their Development Permit. This decision benefits the community

Thank you for considering this request.

Regards,

s.22(1)

Vancouver

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 1:08 PM
To: Blackmore, Jessica
Subject: 2633 & 2637 Commercial Drive

Hello,

As a resident of the neighborhood surrounding the proposed Eggs Canna location at 2633 Commercial Dr, Vancouver. I am writing to express my full support for their Development Application submission and to express my encouragement of the city of Vancouver to grant the Development Application to Eggs Canna.

I understand that some in our community have voiced concern over the dispensaries in our neighborhood. I think because Eggs Canna is moving through the licensing process on a block which has additional, unlicensed marijuana businesses in operation, the presence of the currently operating businesses is confusing to the community in terms of which business are complying with the City's processes. This situation has an undue impact on Eggs Canna's licensing application. I feel that this unfairly impacts Eggs Canna's chance to open a licensed and bylaw compliant location at 2633 Commercial Dr.

Eggs Canna should be allowed to move forwards with their Development Permit. This decision benefits the community

Thank you for considering this request.

Regards,

s.22(1)

Vancouver

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 1:11 PM
To: Blackmore, Jessica
Subject: 2633 & 2637 Commercial Drive

Hello,

As a resident of the neighborhood surrounding the proposed Eggs Canna location at 2633 Commercial Dr, Vancouver. I am writing to express my full support for their Development Application submission and to express my encouragement of the city of Vancouver to grant the Development Application to Eggs Canna.

I understand that some in our community have voiced concern over the dispensaries in our neighborhood. I think because Eggs Canna is moving through the licensing process on a block which has additional, unlicensed marijuana businesses in operation, the presence of the currently operating businesses is confusing to the community in terms of which business are complying with the City's processes. This situation has an undue impact on Eggs Canna's licensing application. I feel that this unfairly impacts Eggs Canna's chance to open a licensed and bylaw compliant location at 2633 Commercial Dr.

Eggs Canna should be allowed to move forwards with their Development Permit. This decision benefits the community

Thank you for considering this request.

Regards,

s.22(1)

Vancouver

s.22(1)

Blackmore, Jessica

From: § 22(1)
Sent: Thursday, February 28, 2019 1:15 PM
To: Blackmore, Jessica
Subject: 2633 & 2637 Commercial Drive

Hello,

As a resident of the neighborhood surrounding the proposed Eggs Canna location at 2633 Commercial Dr, Vancouver. I am writing to express my full support for their Development Application submission and to express my encouragement of the city of Vancouver to grant the Development Application to Eggs Canna.

I understand that some in our community have voiced concern over the dispensaries in our neighborhood. I think because Eggs Canna is moving through the licensing process on a block which has additional, unlicensed marijuana businesses in operation, the presence of the currently operating businesses is confusing to the community in terms of which business are complying with the City's processes. This situation has an undue impact on Eggs Canna's licensing application. I feel that this unfairly impacts Eggs Canna's chance to open a licensed and bylaw compliant location at 2633 Commercial Dr.

Eggs Canna should be allowed to move forwards with their Development Permit. This decision benefits the community

Thank you for considering this request.

Regards,

§ 22(1)

Vancouver

§ 22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 1:18 PM
To: Blackmore, Jessica
Subject: 2633 & 2637 Commercial Drive

Hello,

As a resident of the neighborhood surrounding the proposed Eggs Canna location at 2633 Commercial Dr, Vancouver. I am writing to express my full support for their Development Application submission and to express my encouragement of the city of Vancouver to grant the Development Application to Eggs Canna.

I understand that some in our community have voiced concern over the dispensaries in our neighborhood. I think because Eggs Canna is moving through the licensing process on a block which has additional, unlicensed marijuana businesses in operation, the presence of the currently operating businesses is confusing to the community in terms of which business are complying with the City's processes. This situation has an undue impact on Eggs Canna's licensing application. I feel that this unfairly impacts Eggs Canna's chance to open a licensed and bylaw compliant location at 2633 Commercial Dr.

Eggs Canna should be allowed to move forwards with their Development Permit. This decision benefits the community

Thank you for considering this request.

Regards,

s.22(1)

Vancouver

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 1:21 PM
To: Blackmore, Jessica
Subject: 2633 & 2637 Commercial Drive

Hello,

As a resident of the neighborhood surrounding the proposed Eggs Canna location at 2633 Commercial Dr, Vancouver. I am writing to express my full support for their Development Application submission and to express my encouragement of the city of Vancouver to grant the Development Application to Eggs Canna.

I understand that some in our community have voiced concern over the dispensaries in our neighborhood. I think because Eggs Canna is moving through the licensing process on a block which has additional, unlicensed marijuana businesses in operation, the presence of the currently operating businesses is confusing to the community in terms of which business are complying with the City's processes. This situation has an undue impact on Eggs Canna's licensing application. I feel that this unfairly impacts Eggs Canna's chance to open a licensed and bylaw compliant location at 2633 Commercial Dr.

Eggs Canna should be allowed to move forwards with their Development Permit. This decision benefits the community

Thank you for considering this request.

Regards,
s.22(1)

Vancouver
s.22(1)

Blackmore, Jessica

From: § 22(1)
Sent: Thursday, February 28, 2019 1:30 PM
To: Blackmore, Jessica
Subject: 2633 & 2637 Commercial Drive

Hello,

As a resident of the neighborhood surrounding the proposed Eggs Canna location at 2633 Commercial Dr, Vancouver. I am writing to express my full support for their Development Application submission and to express my encouragement of the city of Vancouver to grant the Development Application to Eggs Canna.

I understand that some in our community have voiced concern over the dispensaries in our neighborhood. I think because Eggs Canna is moving through the licensing process on a block which has additional, unlicensed marijuana businesses in operation, the presence of the currently operating businesses is confusing to the community in terms of which business are complying with the City's processes. This situation has an undue impact on Eggs Canna's licensing application. I feel that this unfairly impacts Eggs Canna's chance to open a licensed and bylaw compliant location at 2633 Commercial Dr.

Eggs Canna should be allowed to move forwards with their Development Permit. This decision benefits the community

Thank you for considering this request.

Regards,

§ 22(1)

Vancouver

§ 22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 1:40 PM
To: Blackmore, Jessica
Subject: 2633 & 2637 Commercial Drive

Attention Jessica Blackmore, City of Vancouver Planning Department;

I am writing to you today to offer my full support for the Development Permit DP-2018-01131. Meeting the owners and operators I feel confident that they will act with integrity in their day to day dealings and I am happy to understand that they do not intend on opening without all needed permits in hand.

Have a great day!

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 1:38 PM
To: Blackmore, Jessica
Subject: 2633 & 2637 Commercial Drive

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Jessica Blackmore,

Having a cannabis retailer in my community that is fully licensed and vetted by our government is important for the safety of our neighbourhood and the children that live and play here. I would like to say that I support this application after being notified by them of their application personally and after they gave me the opportunity to discuss and address my concerns with this use. Knowing that I have a means of contact for them, and that my questions or concerns will in fact be addressed makes me feel comfortable with application and them as retailers. They are doing this right by engaging the community and I do feel that they will be responsible vendors. Kudos to them for the work they have done to get to know the community they will be operating in. I fully support this development permit.

Many thanks,

s.22(1)

Blackmore, Jessica

From: § 22(1)
Sent: Thursday, February 28, 2019 1:43 PM
To: Blackmore, Jessica
Subject: 2633 & 2637 Commercial Drive

Hello,

As a resident of the neighborhood surrounding the proposed Eggs Canna location at 2633 Commercial Dr, Vancouver. I am writing to express my full support for their Development Application submission and to express my encouragement of the city of Vancouver to grant the Development Application to Eggs Canna.

I understand that some in our community have voiced concern over the dispensaries in our neighborhood. I think because Eggs Canna is moving through the licensing process on a block which has additional, unlicensed marijuana businesses in operation, the presence of the currently operating businesses is confusing to the community in terms of which business are complying with the City's processes. This situation has an undue impact on Eggs Canna's licensing application. I feel that this unfairly impacts Eggs Canna's chance to open a licensed and bylaw compliant location at 2633 Commercial Dr.

Eggs Canna should be allowed to move forwards with their Development Permit. This decision benefits the community

Thank you for considering this request.

Regards,
§ 22(1)

Vancouver
§ 22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 1:46 PM
To: Blackmore, Jessica
Subject: 2633 & 2637 Commercial Drive

Hello,

As a resident of the neighborhood surrounding the proposed Eggs Canna location at 2633 Commercial Dr, Vancouver. I am writing to express my full support for their Development Application submission and to express my encouragement of the city of Vancouver to grant the Development Application to Eggs Canna.

I understand that some in our community have voiced concern over the dispensaries in our neighborhood. I think because Eggs Canna is moving through the licensing process on a block which has additional, unlicensed marijuana businesses in operation, the presence of the currently operating businesses is confusing to the community in terms of which business are complying with the City's processes. This situation has an undue impact on Eggs Canna's licensing application. I feel that this unfairly impacts Eggs Canna's chance to open a licensed and bylaw compliant location at 2633 Commercial Dr.

Eggs Canna should be allowed to move forwards with their Development Permit. This decision benefits the community

Thank you for considering this request.

Regards,

s.22(1)

Vancouver

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 1:49 PM
To: Blackmore, Jessica
Subject: 2633 & 2637 Commercial Drive

Hello,

As a resident of the neighborhood surrounding the proposed Eggs Canna location at 2633 Commercial Dr, Vancouver. I am writing to express my full support for their Development Application submission and to express my encouragement of the city of Vancouver to grant the Development Application to Eggs Canna.

I understand that some in our community have voiced concern over the dispensaries in our neighborhood. I think because Eggs Canna is moving through the licensing process on a block which has additional, unlicensed marijuana businesses in operation, the presence of the currently operating businesses is confusing to the community in terms of which business are complying with the City's processes. This situation has an undue impact on Eggs Canna's licensing application. I feel that this unfairly impacts Eggs Canna's chance to open a licensed and bylaw compliant location at 2633 Commercial Dr.

Eggs Canna should be allowed to move forwards with their Development Permit. This decision benefits the community

Thank you for considering this request.

Regards,

s.22(1)

Vancouver

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 2:23 PM
To: Blackmore, Jessica
Subject: Comments for DP-2018-01131

This email is in regards to the Development Application for a Cannabis Store permit at 2633 & 2637 Commercial Drive.

We are vehemently AGAINST the approval of this application for the following reasons:

1. There are already multiple equivalent locations within a short distance.
2. It is on a major bike route (10th Ave) which sees many young students biking or walking to schools either at Queen Alexandra Elementary or Laura Secord Elementary
3. It is in very close proximity to the Broadway-Commercial Skytrain station (especially the 10th Ave entrance) which is already extremely busy.
4. There is a Methadone clinic a 1/2 block away
5. There is a liquor store on next block.
6. The location is beside an existing Pawn Shop which already sees a high volume of questionable customers in the vicinity.
7. The local area is already a hotbed for crime and related activity. Vandalism and theft are commonplace in this area.

On a more personal note, s.22(1) must walk by this location twice a day to get to and from school.

My family and I have lived at s.22(1), and it is already a very challenging neighborhood to raise children in - they are literally scared to walk on their own along Commercial in this area. What we need in the area are businesses and services that add to the neighborhood and help build community, not fragment it further. By approving this application, I feel strongly that you will further fracture the neighborhood, reinforce even further that this area is the armpit of the city, and drive out families like ourselves and our neighbors who are fighting to rebuild a community here.

I understand that you may not have a good feel for the dynamics of the neighborhood if you don't live in the area, so if you have any questions or would like to get a local perspective, I'm happy to answer any questions you might have. I can be reached on my mobile at s.22(1)

Thank you for considering my perspective in your assessment.

Thanks
s.22(1)

Blackmore, Jessica

From: §.22(1)
Sent: Thursday, February 28, 2019 3:32 PM
To: Blackmore, Jessica
Subject: Dp-2018-01131

Jessica Blackmore,

I am supporting DP-2018-01131 for their proposed application to change the use of the existing units from retail to Cannabis Store. Eggs Canna has not illegally operated at this unit, and has informed us of their intent at this site prior to this city notification which I do respect. I do feel that there are too many "illegal Pot Shops" on the Drive, and I am hesitant to support another cannabis retail, however I do understand that this applicant is obtaining all licenses as proper protocol, and not opening or currently operating until then. I therefore do support a legal cannabis store, and strongly encourage the city to close down all those who are currently operating without all licenses.

Looking forward to hearing from you,

§.22(1)

§.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 3:35 PM
To: Blackmore, Jessica
Subject: 2633 & 2637 Commercial Drive

Hello,

As a resident of the neighborhood surrounding the proposed Eggs Canna location at 2633 Commercial Dr, Vancouver. I am writing to express my full support for their Development Application submission and to express my encouragement of the city of Vancouver to grant the Development Application to Eggs Canna.

I understand that some in our community have voiced concern over the dispensaries in our neighborhood. I think because Eggs Canna is moving through the licensing process on a block which has additional, unlicensed marijuana businesses in operation, the presence of the currently operating businesses is confusing to the community in terms of which business are complying with the City's processes. This situation has an undue impact on Eggs Canna's licensing application. I feel that this unfairly impacts Eggs Canna's chance to open a licensed and bylaw compliant location at 2633 Commercial Dr.

Eggs Canna should be allowed to move forwards with their Development Permit. This decision benefits the community

Thank you for considering this request.

Regards,

s.22(1)

Vancouver
s.22(1)

Blackmore, Jessica

From: § 22(1)
Sent: Thursday, February 28, 2019 3:40 PM
To: Blackmore, Jessica
Subject: 2633 & 2637 Commercial Drive

Hello,

As a resident of the neighborhood surrounding the proposed Eggs Canna location at 2633 Commercial Dr, Vancouver. I am writing to express my full support for their Development Application submission and to express my encouragement of the city of Vancouver to grant the Development Application to Eggs Canna.

I understand that some in our community have voiced concern over the dispensaries in our neighborhood. I think because Eggs Canna is moving through the licensing process on a block which has additional, unlicensed marijuana businesses in operation, the presence of the currently operating businesses is confusing to the community in terms of which business are complying with the City's processes. This situation has an undue impact on Eggs Canna's licensing application. I feel that this unfairly impacts Eggs Canna's chance to open a licensed and bylaw compliant location at 2633 Commercial Dr.

Eggs Canna should be allowed to move forwards with their Development Permit. This decision benefits the community

Thank you for considering this request.
Regards,

§ 22(1)

Vancouver

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 4:01 PM
To: Blackmore, Jessica
Subject: 2633 &2637 Commercial Dr.

Because we have so many cannabis stores on Commercial Drive already perhaps another location may be more suitable. Many people do errands on Commercial Drive and have to inhale the skunky fumes of the shops and the patrons using on the street. One more shop wouldn't be a welcome addition to the neighbourhood for many of us.

s.22(1)
Vancouver

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 4:56 PM
To: Blackmore, Jessica
Subject: Comment on Development Application 2633 and 2637 Commercial Drive

Dear Ms. Blackmore,

I am writing you to express my disagreement with the application of 2633 and 2637 Commercial Drive for retail of cannabis. I am a resident of s.22(1) and I don't agree with the establishment of a store to sell cannabis.

I am very concerned that our neighbourhood is quickly being identified as a "drug hub" and stigmatised as a neighbourhood of drug users and where people come to buy legal or illegal drugs. This is a residential neighbourhood that already suffers from the illegal drug activity around the SkyTrain station, homeless people, petty crime, garbage and general lack of care for the physical environment (area is often dirty, City has not invested in improvements of sidewalks, etc.). I do not think that adding a cannabis business will improve the conditions, on the contrary, we would have to deal with more drug users in the area, and increased smell of cannabis smoke.

Thanks for the opportunity to comment.

Regards,

s.22(1)



Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 7:56 PM
To: Blackmore, Jessica
Subject: dp-2018-01131

Hi Jessica

I would like to register my support for the dispensary at 2633 and 2637 commercial drive.I live at 1343 e 14 ave

Thanks

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 8:02 PM
To: Blackmore, Jessica
Subject: Dispensary at 2633 Commercial Drive

I would like this store to be allowed to open, it's nice to see people trying to get their licenses.

Cheers,
s.22(1)

s.22(1)
Vancouver

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 8:09 PM
To: Blackmore, Jessica
Subject: Dp-2018-01131

Hello,

I would very much love it for Eggs Canna to get their permit from the city, they've been amazing to me over the years and they deserve it! I'm at s.22(1)

Thank you very much,
s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 8:14 PM
To: Blackmore, Jessica
Subject: support eggs on commercial drive

i'm live on s.22(1) i would love to see my favourite dispensary open again i've been really missing them since they closed, please let them open again the right way

thanks!

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 8:20 PM
To: Blackmore, Jessica
Subject: DP 2018-01131 2633 & 2637 Commercial Drive

From: s.22(1) Vancouver
For: Jessica Blackmore

Hello,

I approve of the application at 2633 & 2637 Commercial Drive, the same way I do for every other dispensary trying to get a license.

I've read up on the rules and they seem very strict, I would rather see a dispensary that has to adhere to strict rules than the unlicensed ones we have right now. I don't smoke marihuana but friends do and I would rather them buy it from somewhere I know sells clean product.

Have a good day,
s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 8:26 PM
To: Blackmore, Jessica
Subject: Development Permit

Hello,

I think Eggs Canna should get their development permit. I appreciate the notification card, that was pretty neat. My return address is s.22(1) Vancouver, V3N 2A2.

Thank you
s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 8:32 PM
To: Blackmore, Jessica
Subject: 2633 & 2637 Commercial

I support this application.

s.22(1)

Blackmore, Jessica

From: § 22(1)
Sent: Thursday, February 28, 2019 8:46 PM
To: Blackmore, Jessica
Subject: DP-2018-01131

Dear Jessica,

My friends and I want to approve of Eggs Canna, it's great they're trying to open again I thought they were closed for good.

Thanks
§ 22(1)

§ 22(1) Vancouver

Sent from Outlook

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 9:03 PM
To: Blackmore, Jessica
Subject: Dp 2018 01131

Hi Jessica,

Please accept my support for Eggs Canna at 2633 and 2637 Commercial Drive. They are great people and providing a now legal service, I am happy to endorse legal storefronts and do feel that they are a great fit with the Drive community. Lets support legal and safe distribution and end the black market currently dominating our neighbourhood.

Cheers!

s.22(1)

Blackmore, Jessica

From: § 22(1)
Sent: Thursday, February 28, 2019 8:54 PM
To: Blackmore, Jessica
Subject: 2633 and 2637 Commercial Drive

City of Vancouver staff,

I support application DP-2018-01131, 2633 & 2637 Commercial Drive for Cannabis Store. As a long time resident in this neighbourhood I have seen an explosion of cannabis stores but have not seen much effort in proper licensing or enforcement. Because these operators are not currently open and they are applying legally I therefore support this. With the community supporting legal stores I request that the city take enforcement against illegal operators, as with all in life we need control and balance. We cannot have a mix model of legal and illicit and the city must take responsibility and action against unregulated storefronts.

In conclusion, I support operations that are approaching this legally, and thus support "Eggs Canna" at this site, as long as they do not open prior to receiving all necessary licenses.

Thank you for your consideration,

§ 22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 9:10 PM
To: Blackmore, Jessica
Subject: DP-2018-01131: 2633 & 2637 Commercial Drive

Attention Jessica Blackmore: DP-2018-01131: 2633 & 2637 Commercial Drive,

I support legal Cannabis Stores for the following reasons;

- Cannabis is now legal Canada-wide;
- Legal operators will be vetted and monitored;
- Cannabis is a billion dollar industry that will stimulate our economy at all levels;
- Cannabis is SAFER then alcohol, and cannabis has proven medicinal benefits that alcohol does not;
- Lastly, these guys are not currently operating at this location illegally.

It is with strong endorsement that I say yes to this application.

Fond regards,
s.22(1)
Vancouver BC

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 9:15 PM
To: Blackmore, Jessica
Subject: DP 2018-01131

To Jessica Blackmore,

DP-2018-01131

2633 and 2637 Commercial Drive

Having met the operators I fully support this application on the grounds that they comply with all levels of government, they do not operate illegally out of this location and they continue to engage the community as they have done thus far.

Sincerely,
s.22(1)

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 10:30 PM
To: Blackmore, Jessica
Subject: DP-2018-01131 From 108 1865 East 10th Avenue

Jessica Blackmore,

RE: DP-2018-01131

As a long time resident of this community I have seen this application try to obtain a license at this location. I have noticed that they have not chosen to operate illegally during this time, and I have received correspondence from the city that their application has been denied in the past. I would like to offer my support for this Cannabis Store, and hope that this time they do in fact pass. I have seen many stores operating without licenses, and many illegal activities in my neighbourhood over the years. I do not see why the illegal stores currently operating continue to do so with impunity while ones trying to legally apply keep getting denied. The whole thing is a bit strange for me to be honest. Therefore I say to city staff, ALLOW LEGAL STORES TO GET LICENSES especially these guys who have been trying for a year now and still did not operate illegally and go shut down the owns who are selling illegally right now. Seems pretty straight forward to me. Yes I support DP 2018-01131.

Thanks,
s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 10:34 PM
To: Blackmore, Jessica
Subject: 2633 and 2637 Commercial Drive

I wanted to let you know that I support the application of Eggs Canna at 2633 Commercial. I think dispensaries are important and will be a positive addition to the neighborhood if there is one that is licensed by the city, and it's getting frustrating to have to go all the way downtown for a legal store or order online and pay as much for shipping as I do for the pot. I have spoken to several of my neighbors and they also agreed that it would be nice to have a dispensary in the area that will be licensed.

s.22(1)
Vancouver BC

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 10:38 PM
To: Blackmore, Jessica
Subject: Eggs Canna Commercial Drive

I am pleased to be able to give my support to Eggs Canna for 2633 Commercial Drive.

I have been a customer of Eggs for a long time, and I've never had a bad experience there. I wish more dispensaries were like they are. I've brought many of my friends in to them, and my family as well because I know they're responsible and respectable.

Please support them as well in their application.

Cheers.

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 10:41 PM
To: Blackmore, Jessica
Subject: Eggs Canna Development Application: Commercial Dr

Hi Jessica,

In response to the Notice of Development application we have received at our home, s.22(1) I wanted to share some neighbourhood observations that we hope are considered to way against the approval of this Eggs Canna application for 2633 & 2637 Commercial Drive (DP-2018-01131).

1. While near a commercial street, our part of this vibrant East Van neighbourhood is very family oriented and has many young families trying to set a good example for their children. In our home we have s.22(1) our neighbours we share the s.22(1) have a s.22(1) the neighbours next door have s.22(1) s.22(1) and the neighbours next to them a s.22(1) Across the s.22(1), things are similar, with the first home behind the space up for discussion is occupied by several families with young children. I could go on, but I'm sure this sets the tone for what I'm trying to say. We are working hard to downplay the drugs and added noise in our area from those loitering in our streets and alleys to get high, having bad trips, and using our alleys and boulevards as bathrooms. My family, neighbours, and I are concerned the addition of Eggs Canna will not improve the area but add to these challenges. I also have acquaintances that live in close proximity to a similar business in Vancouver, and although proper venting is set to be in place, during business hours their home and yard is hit with the smell. I'm not sure how this handled, or even a possibility, with this application, but again with young children and those not interested in smelling it all day it doesn't sound great. Please correct me if there is research or information that proves otherwise.

2. With two other dispensaries within several blocks (and many more a stone's throw away), it would be wonderful to see something other than another dispensary be added to the area! Is it really necessary to add another dispensary to the Drive? Wouldn't diverse businesses provide it a more lively and fruitful future?

3. Parking. What I witness outside the other dispensaries in the area is often people double parking, not paying at metres, parking in private and permit only spaces (without a permit) to run into dispensaries. This area is already a dangerous and problematic area for parking... and the addresses in question have no assigned parking lot. I can tell you now, this means the adjacent alley will become the parking lot, making it more dangerous and difficult for other cars, city vehicles, residents, and pedestrians to safely navigate. Street parking is usually limited and with 10th Ave being a one way street with delivery trucks often double parked, it's already a problematic area!

4. Loitering and police incidents due to proximity of the skytrain station. I'm sure for business being by a skytrain station is a plus for Eggs Canna, but for the neighbourhood, I doubt they will improve existing loitering, begging and police incidents. I'm totally open to being wrong on this, but we already have so many loitering and problematic situations that I wonder if we need another reason for people to hang around the area.

I hope these items add to the discussion and are taken into consideration. I'm all for local business, but I wonder how this application supports the pitches I've heard at the Grandview Woodland planning meetings. I would love to see our area continue to mature and develop with strategic decisions that build community. I'm not sure if having a dispensary on every other block (or in some cases around here, on every block) supports the vision.

Obviously, I'm not a big fan of the application, but I hope my points convey more than just personal opinion. I have spent time considering both sides of the application and wanted to share observations as I observe this area in such close proximity.

Much thanks for your time and I'm happy to discuss anytime,

s.22(1)

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 10:47 PM
To: Blackmore, Jessica
Subject: DP 2018-01131

Hello Jessica,

I am writing in support of Eggs Canna's development application for 2633 Commercial Drive.

I have seen a lot of change on this street in my 20 years living here. Some for the better, and some for the worse. We have a lot of young people living here now which is nice to see, a good deal many more bars too.

I've never had problems with my neighbours that smoke herb, I've never had to call the police on them for excessive noise, or for fighting in the hallways. I don't understand why there's such a problem with having a weed store open, when no one seems to say anything about all the liquor stores or bars. Please allow more responsible stores to open and do something about all the illegal ones.

Thanks,

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 10:52 PM
To: Blackmore, Jessica
Subject: 2633 & 2637 Commercial Drive

Hi,

I want very much store to open, I think it is all very interesting. Yes to store. I live s.22(1)

s.22(1)

Sent with [ProtonMail](#) Secure Email.

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 10:57 PM
To: Blackmore, Jessica
Subject: DP 2018-01131

Hello,

I support Eggs Canna opening a store on the Drive. Thank you for your hard work.

s.22(1)
Vancouver

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, February 28, 2019 11:18 PM
To: Blackmore, Jessica
Subject: Eggs Canna Commercial Drive Dp 2018 01131

Hello,

s.22(1), they work hard and I hope they get this. I know it means a lot to them. I support them.

Thanks,
s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Friday, March 1, 2019 7:59 AM
To: Blackmore, Jessica
Subject: Re: Development Application 2633 & 2637 Commercial Drive DP-2018-01131

Dear Jessica,

Thank you for replying to my request to speak with by phone.
If you're able to, please call between 8 and 9:30 am at s.22(1)

Thank you.

Sincerely
s.22(1)

Get Outlook for iOS

From: Blackmore, Jessica <Jessica.Blackmore@vancouver.ca>
Sent: Thursday, February 28, 2019 8:19:40 AM
To: s.22(1)
Subject: RE: Development Application 2633 & 2637 Commercial Drive DP-2018-01131

Hi s.22(1)

We can speak tomorrow if you'd like. Is there a time that works best?

Please note, we do request comments in writing so that they can be kept on file (confidentially) - but I have no problem calling you to discuss.

Thanks,

Jessica Blackmore

Project Coordinator II | Subdivision & Strata |
Development, Buildings, and Licensing | City of Vancouver |

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

From: s.22(1)
Sent: Wednesday, February 27, 2019 4:26 PM
To: Blackmore, Jessica
Subject: Development Application 2633 & 2637 Commercial Drive DP-2018-01131

Dear Jessica,

I live in the neighbourhood that Eggs Canna is applying for development.

Could I please make an appointment to speak with you over the phone on Friday, March 1 as I have information that I do not wish to put in writing, but which I'd like to talk to you about.

If you could let me know a time that would suit you, I will be available.

Thank you.

Sincerely

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Friday, March 1, 2019 12:02 PM
To: Blackmore, Jessica
Subject: RE: NDA DP-201801131

Hi Jessica,

Hope this reply is not too delayed: s.22(1) Vancouver, BC s.22(1)

s.22(1)

s.22(1)

s.22(1)

From: Blackmore, Jessica <Jessica.Blackmore@vancouver.ca>
Sent: February 19, 2019 12:09 PM
To: s.22(1)
Subject: RE: NDA DP-201801131

Please accept this e-mail as confirmation of receipt of your comments for the above-noted Development Permit application. Thank you for taking the time to write. Your comments are helpful to us.

Please reply with your full name and address, so that comments may be recorded. All responses are confidential.

Jessica Blackmore

Project Coordinator II | Development Review Branch |
Development, Buildings, and Licensing | City of Vancouver |



From: s.22(1)
Sent: Tuesday, February 12, 2019 3:38 PM
To: Blackmore, Jessica
Subject: NDA DP-201801131

Greetings Jessica,

Just a quick note to submit a note of support for 1186739 BC Ltd (Eggs Canna) application to the City of Vancouver for permission to change the use of the existing units from Retail to Cannabis Store.

I'm pleased to see that another business on the drive is doing well and would like to support their growth as they employ quite a number of Millennials.

I appreciate your consideration.

s.22(1)

s.22(1)

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Sunday, March 3, 2019 10:49 PM
To: Blackmore, Jessica
Subject: Development Application 2633 & 2637 Commercial Drive DP-2018-01131
Attachments: BOV Hearing for Appeal NO. Z35292 - Letter re previous decision.docx; EGGS CANNA INC Draft Letter to City.docx; EGGS CANNA INC Draft Letter to City.docx; Eggs Gift Card.jpg; Eggs Canna Police Report Correspondence.docx

Dear Ms. Blackmore

I am writing to once again voice my objection to Eggs Canna being awarded a development permit for a cannibas store at the above address. As per our discussion on the phone I am attaching several letters raised in previous application regarding Eggs Canna's efforts to develop this site. I am also attaching a police report dated April 2, and made following the Variance Hearing held at City Hall on March 7, 2018.

This will be the third time I have submitted letters regarding this or similar applications made by Eggs Canna. I would like to make the following summary of why I strongly believe Eggs Canna will not make a good commercial neighbour:

- Following the March 7, 2018 Board of Variance Hearing, s.22(1)
[REDACTED]
[REDACTED] The police report made following this exchange is attached.
- Following the last Board of variance hearing on June 16, 2018, a member of the public took a photo of the sign in sheet containing the names of speakers wishing to present to the variance board.
- Prior to the June 19, 2018 Board of variance hearing Eggs Canna put up notices in their existing retail outlet on Commercial Drive offering any customers living close to the subject property prepared to attend the second appeal in support of their application would receive \$250.00 worth of product from their store.
- In June, 2018 a small group of residents in the neighbourhood canvassed 87 residences on East 11th Ave. and East 12th Ave between Woodland Drive and Commercial Drive and asked people if they were prepared to sign a petition to oppose Eggs Canna's appeal to establish a marijuana dispensary at 2633 Commercial Drive. Of the 88 residences approached, 18 did not respond s.22(1), 7 said they did not wish to sign s.22(1) and supported Eggs Canna's application. s.22(1) however, collect signatures from 63 residents who were opposed to Eggs Canna setting up a dispensary at 2633 Commercial Drive.
- Lastly, a member of my community worked for Eggs Canna for minimum wage. That individual's paycheck was docked pay when the till was short at the end of that business day. When the individual challenged this practice, and cited the Employment Standards Act, she was "let go", and told there was no longer enough work for her at the store.

I want the members of this hearing to know that in my experience the individuals associated with this company have threatened members of the community, broken provincial labour laws, and undermined the Board's process of accurately collecting unbiased public input.

I hope the board will not support this development application and that the staff at City Hall will stop accepting permit requests from this organization in the future.

Regards,

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Monday, March 4, 2019 10:36 AM
To: Blackmore, Jessica
Subject: Re: 2633 & 2637 Commercial Drive

Hello,

Thanks for letting me know it was received. Have a great day.

s.22(1)

On Wed, Feb 27, 2019 at 8:55 AM Blackmore, Jessica <Jessica.Blackmore@vancouver.ca> wrote:

Please accept this e-mail as confirmation of receipt of your comments for the above-noted Development Permit application. Thank you for taking the time to write. Your comments are helpful to us.

Jessica Blackmore

Project Coordinator II | Subdivision & Strata |

Development, Buildings, and Licensing | City of Vancouver |



From: s.22(1)
Sent: Tuesday, February 26, 2019 3:01 PM
To: Blackmore, Jessica
Subject: 2633 & 2637 Commercial Drive

Hello,

I support the application at 2633 and 2637 Commercial Dr. and believe that Eggs Canna is an excellent fit with the current businesses and the surrounding neighborhood. I express my full support for the application. I believe that Eggs Canna provides a valuable service and will drive foot traffic to the surrounding businesses.

Thank you.

s.22(1)

s.22(1)

Vancouver BC

Blackmore, Jessica

From: s.22(1)
Sent: Monday, March 4, 2019 11:01 AM
To: Blackmore, Jessica
Subject: Re: 2633 Commercial Drive

My full name is s.22(1), my address is s.22(1) Vancouver BC s.22(1) Thank you

Sent from Outlook

From: Blackmore, Jessica <Jessica.Blackmore@vancouver.ca>
Sent: February 27, 2019 8:47 AM
To: s.22(1)
Subject: RE: 2633 Commercial Drive

Hello,

Please accept this e-mail as confirmation of receipt of your comments for the above-noted Development Permit application. Thank you for taking the time to write. Your comments are helpful to us.

Please reply with your full name in addition to your address, so that comments may be recorded. All responses are confidential.

Jessica Blackmore

Project Coordinator II | Subdivision & Strata |
Development, Buildings, and Licensing | City of Vancouver |



From: s.22(1)
Sent: Tuesday, February 26, 2019 2:19 PM
To: Blackmore, Jessica
Subject: 2633 Commercial Drive

To whom it may concern,

I would like to offer my support for Eggs Canna in their purposed cannabis application. As operators they have made an effort to introduce themselves to the neighbourhood, and have answered questions and taken the time to listen to our feedback. They have not opened illegally prior to receiving approval for this location which is important to me. For these reasons I believe they will be responsible and they have earned my support.

Thank you,

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Monday, March 4, 2019 11:03 AM
To: Blackmore, Jessica
Subject: Re: DP-2018-01131 Retail to Cannabis Store

Hi Jessica,

No problem thanks.

s.22(1)

From: Blackmore, Jessica <Jessica.Blackmore@vancouver.ca>
Sent: February 27, 2019 8:49 AM
To: s.22(1)
Subject: RE: DP-2018-01131 Retail to Cannabis Store

Hello,

Please accept this e-mail as confirmation of receipt of your comments for the above-noted Development Permit application. Thank you for taking the time to write. Your comments are helpful to us.

Jessica Blackmore

Project Coordinator II | Subdivision & Strata |
Development, Buildings, and Licensing | City of Vancouver |



From: s.22(1)
Sent: Tuesday, February 26, 2019 2:26 PM
To: Blackmore, Jessica
Subject: DP-2018-01131 Retail to Cannabis Store

Hello,

This letter is in support of 2633 Commercial Dr. My husband and I think that a licensed store in the neighborhood is good for the community.

Thanks,

s.22(1)

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Tuesday, March 5, 2019 3:50 PM
To: Blackmore, Jessica
Cc: Bosnjak, Joe; Ng, Louis
Subject: Letter in Opposition to DP-2018-01131 - EGGS CANNA/1186739 BC Ltd.
Attachments: DP - 2018 - 01131 - s.22(1).pdf

Hi Jessica:

Please find attached our letter of opposition to the above named application.

Please confirm receipt and that you were able to view all 22 pages of our letter.

Thanks and best,

s.22(1)

Blackmore, Jessica

From: s.22(1) [redacted]
Sent: Tuesday, March 5, 2019 3:53 PM
To: Blackmore, Jessica
Cc: Bosnjak, Joe; Ng, Louis
Subject: Letter in Opposition to DP-2018-01131 - EGGS CANNA/1186739 BC Ltd.
Attachments: DP - 2018 - 01131 - s.22(1) [redacted].pdf

Hi Jessica:

Please find attached our letter of opposition to the above named application.

Please confirm receipt and that you were able to view all 22 pages of our letter.

Thanks and best,

s.22(1) [redacted]

Blackmore, Jessica

From: s.22(1) [REDACTED]
Sent: Tuesday, March 5, 2019 9:38 PM
To: Blackmore, Jessica
Cc: Bosnjak, Joe; Ng, Louis; s.22(1) [REDACTED]
Subject: letter in opposition to DP-2018-01131 - EGGS CANNA/1186739 BC Ltd.
Attachments: Letter in Opposition.pdf

Hi Jessica!

I've attached a letter of opposition to the proposed Eggs Canna application.

I hope this email finds you well.

cheers,
s.22(1) [REDACTED]

Blackmore, Jessica

From: s.22(1)
Sent: Wednesday, March 6, 2019 9:13 AM
To: Blackmore, Jessica
Subject: Email confirmation

Good morning,

I'd like to confirm that you were able to open the email and pdf file I sent you yesterday afternoon.

Hopefully it's not stuck in the ether.

Thanks,
s.22(1)

Sent from my phone

Blackmore, Jessica

From: s.22(1)
Sent: Wednesday, March 6, 2019 9:14 AM
To: Blackmore, Jessica
Subject: Re: Email confirmation

Nevermind! Just received your reply. Thanks 😊

Sent from my phone

On Wed, Mar 6, 2019 at 9:12 AM -0800, s.22(1) wrote:

Good morning,

I'd like to confirm that you were able to open the email and pdf file I sent you yesterday afternoon.

Hopefully it's not stuck in the ether.

Thanks,
s.22(1)

Sent from my phone

Good morning,

I'd like to confirm that you were able to open the email and pdf file I sent you yesterday afternoon.

Hopefully it's not stuck in the ether.

Thanks,
s.22(1)

Sent from my phone

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, March 7, 2019 11:40 AM
To: Blackmore, Jessica
Subject: 2633/2637 Commercial dr- cannabis store application

Ms Blackmore

It has come to our attention that there is an application for a cannabis store at the subject location.

We understand there are two other cannabis stores within 3 blocks of here and for this reason we would like to express our displeasure at this proposal.

Surely there will be more constructive alternative businesses that will come along with an application at this location that are good for the community.

Yours truly

s.22(1)

Vancouver BC

Blackmore, Jessica

From: s.22(1)
Sent: Friday, March 8, 2019 1:20 PM
To: Blackmore, Jessica
Subject: Re: Email confirmation

Hi Jessica:

Would you be able to let me know what the decision was for EGGS CANNA?

Have a great weekend!

Thanks,
s.22(1)

Sent from my phone

On Wed, Mar 6, 2019 at 9:31 AM -0800, "Blackmore, Jessica" <Jessica.Blackmore@vancouver.ca> wrote:

You're welcome!

Jessica Blackmore

Project Coordinator II | Subdivision & Strata |
Development, Buildings, and Licensing | City of Vancouver |



From: s.22(1)
Sent: Wednesday, March 6, 2019 9:14 AM
To: Blackmore, Jessica
Subject: Re: Email confirmation

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Sent from my phone

Good morning,

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Hopefully it's not stuck in the ether.

Thanks,
s.22(1)

Sent from my phone

You're welcome!

Jessica Blackmore

Project Coordinator II | Subdivision & Strata |
Development, Buildings, and Licensing | City of Vancouver |



From: s.22(1)
Sent: Wednesday, March 6, 2019 9:14 AM
To: Blackmore, Jessica
Subject: Re: Email confirmation

Nevermind! Just received your reply. Thanks 😊

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s.22(1)

Sent from my phone

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I'd like to confirm that you were able to open the email and pdf file I sent you yesterday afternoon.

Hopefully it's not stuck in the ether.

Thanks,
s.22(1)

Sent from my phone



EGGS CANNA

EST. 2014

December 7, 2018

ATTENTION:

City of Vancouver, Planning and Development Services Division, for proposed Retail Dealer – Cannabis business license Development Permit Application.

DEVELOPMENT APPLICATION NUMBER:

OPERATIONAL LETTER:

1. DESCRIPTION OF OPERATION

RETAIL DEALER – CANNABIS BUSINESS LICENSE

1186739 B.C. LTD, DBA EGGS CANNA COMMERCIAL IS A RETAIL VENDOR OF CANNABIS CURRENTLY APPLYING FOR A LOCATION AT 2633 AND 2637 COMMERCIAL DRIVE.

Eggs Canna operated as a safe and responsible Cannabis Vendor From 2014 to October 17, 2018 (closing all stores thereafter until receipt of provincial licensing). As operators applying for provincial licenses we have undergone a rigorous audit of our procedures to ensure compliance with the strictest municipal and provincial requirements for a retail cannabis store. We will offer customized and knowledgeable service, a wide selection of products directly from the BC LDB, and a modern shopping experience. We have never allowed for cannabis consumption on our premises, and politely enforce a NO NOISE and NO SMOKING rule around our buildings as a good neighbor code of conduct.

EGGS CANNA STRICTLY ENFORCES ID VERIFICATION AND MAXIMUM CARRY AMOUNTS, STAFF ARE TRAINED IN:

- PROPER FORMS OF ID
- SPOTTING FRAUDULENT TRANSACTIONS AND CARDS
- ENFORCING BYLAW REGULATIONS

IN ACCORDANCE WITH PROVINCIAL AND MUNICIPAL REGULATIONS:
IDENTIFICATION IS REQUIRED FOR ENTRY TO THE STORE.
MINORS ARE NOT ALLOWED ON SITE.
NO CONSUMPTION IS ALLOWED IN OR AROUND THE STORE.

2. HOURS OF OPERATION

MONDAY-SUNDAY
9AM-11PM

3. NUMBER OF STAFF MEMBERS



EGGS CANNA

EST. 2014

WE WILL EMPLOY 12 STAFF MEMBERS TOTAL AT THIS LOCATION, WITH FOUR TO FIVE STAFF MEMBERS IN THE STORE DURING REGULAR BUSINESS HOURS, INCLUDING MANAGERS AND SHIFT LEADERS.

SCHEDULE E-1



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

BUILDING BY-LAW "OWNER'S UNDERTAKING"

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

December 6 2018
Date (Month Day Year)

Dear Sir:

RE: Property Address 2633 - 2637 Commercial Drive, Vancouver BC
Building Permit Application No. _____

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

1. (a) If an individual is the owner:
() That I am the owner of the above property, or

(b) If a corporation is the owner of the property,
(✓) That 612516 BC LTD is the owner of the above property.
(Name of Corporation)
2. The owner will comply with, and cause those employed for this project to comply with all applicable by-laws of the City of Vancouver and other statutes and regulations in force in the City of Vancouver relating to the development, work, undertaking or permission in respect of which this application is made.
3. The owner fully understands the requirements herein, and acknowledges full responsibility for carrying out the work, or gives assurance that the work will be carried out, in accordance with all by-laws governing the construction of the building. The owner understands and acknowledges that the issuance of any permit, including an Occupancy Permit, or the inspection or approval or passage of work by the City is not a representation or warranty that any by-law has been complied with and the owner remains responsible at all times to assure compliance. The Owner has read and understands Article 1.3.2.1. and Article 1.4.1.5. of Division C Book I and Book II of the Building By-law which are set out on the reverse side hereof.
4. The owner hereby agrees to indemnify and save harmless the City of Vancouver and its employees from all claims, liability, judgments, costs and expenses of every kind including negligence which may result from the failure to comply fully with all by-laws, statutes and regulations relating to any work or undertaking in respect of which this application is made.
5. Where used herein the words "work" or "undertaking" in respect of which this application is made, the owner understands this to include all electrical, plumbing, mechanical, gas and other works necessary to complete the contemplated construction.

Owner's Undertaking (continued)

Property Address 2633-2637 Commercial Drive, Vancouver, BC

Building Permit Application No. _____

6. I am authorized to give these representations, warranties, assurances and indemnities to the City of Vancouver. This Owner's Undertaking is executed by the Owner this 6 day of Dec, 2018
(Day) (Month) (Year)

1. Where owner is an individual:

Signed and delivered in the presence of:

Owner's Signature _____

Witness's Signature _____

Owner's Name _____
(PRINT)

Witness's Name _____
(PRINT)

Witness's Address _____

2. Where owner is a corporation:

Signed, sealed and delivered in the presence of:

Name of Corporation 612516 BC LTD.

Witness's Signature Mark Kurkcuoglu

Per: Authorized Signatory [Signature]

Witness's Name Mark Kurkcuoglu

Name Vahakin Kurkcuoglu
(PRINT)

(PRINT)

Witness's Address 2641 Commercial Dr. Vancouver, BC.

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

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

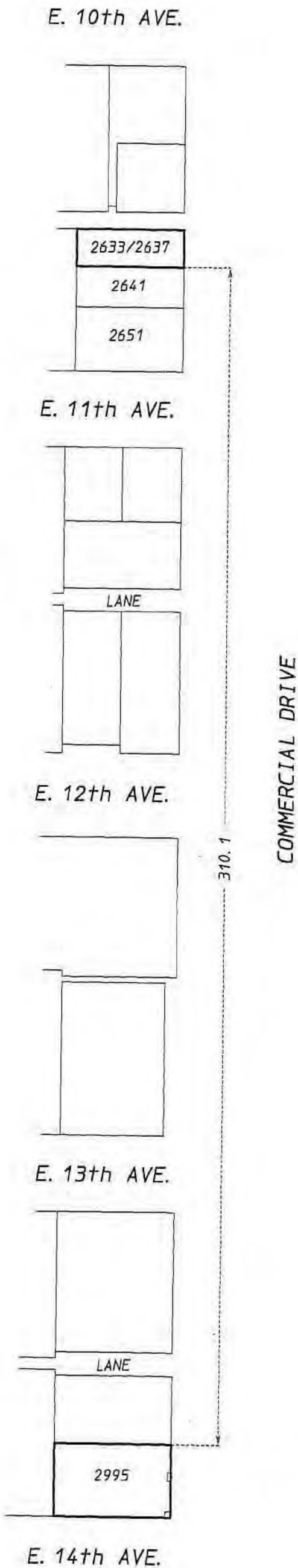
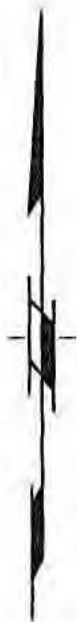
Building By-law, Division C, Article 1.4.1.5. Compliance with By-law and Other Enactments

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

PLAN SHOWING DISTANCE BETWEEN PROPERTIES
 LOCATED AT 2633/2637 AND 2995
 COMMERCIAL DRIVE, VANCOUVER

SCALE: 1:1200 Metric

NOTE:
 Dimensions are based
 on Land Title Office
 records.



© copyright restriction
 This document is not valid unless
 originally signed and sealed.

CERTIFIED CORRECT:

[Signature]
 B.C.L.S.
 December 4, 2018

FILE: TA-7544A

RECEIVED
 CITY OF VANCOUVER
 DEC 10 2018
 DEVELOPMENT
 BUILDINGS & LICENSING

Ken K. Wong and Associates
 B.C. Land Surveyor
 5624 E. Hastings Street
 Burnaby, B.C. V5B 1R4
 Telephone: (604) 294-8881
 Fax: (604) 294-0625
 180135 FB945 P106
 R-9407 R-6419
 Drawn by: TB

EGGS CANNA

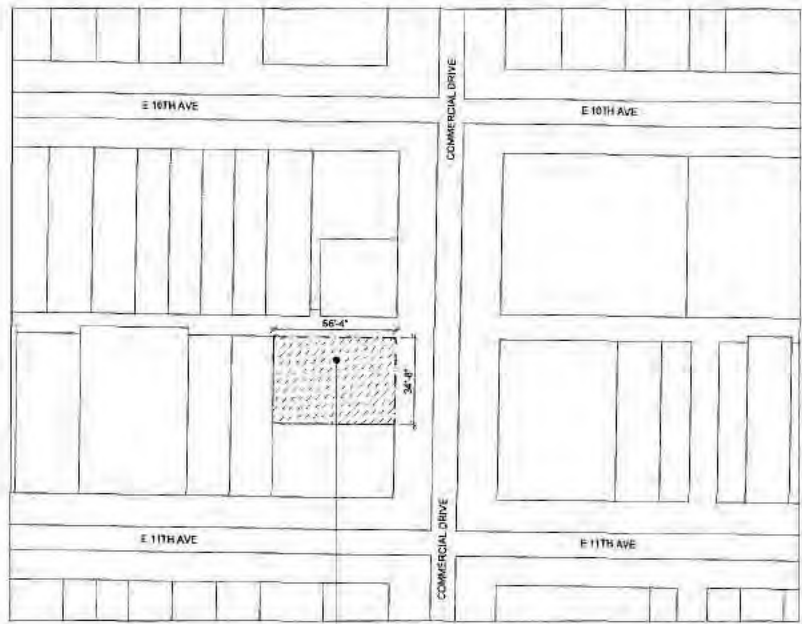
2633 Commercial Drive
Vancouver, BC
V5N 4C3



Copyright reserved. This proposal and design are at all times to remain the exclusive property of SSDG Interiors Inc. and cannot be used without consent.

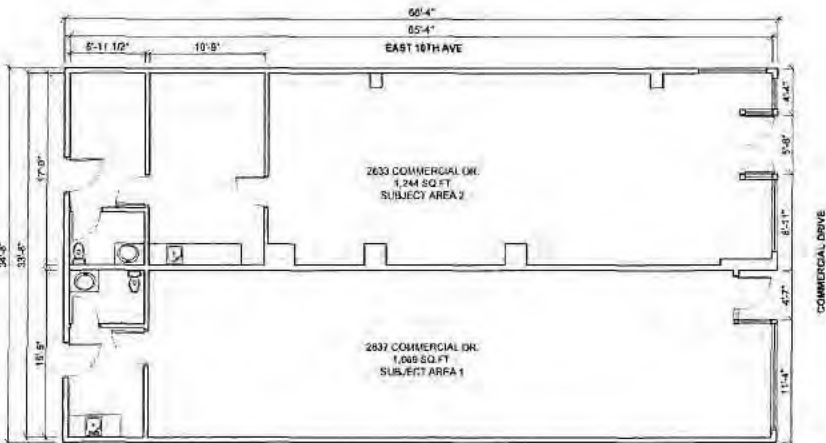
All dimensions shall be verified on site by contractor before proceeding with work.

Supersedes all prints bearing previous revision number.



01 PROPOSED SITE PLAN
SCALE 1/8" = 1'-0"

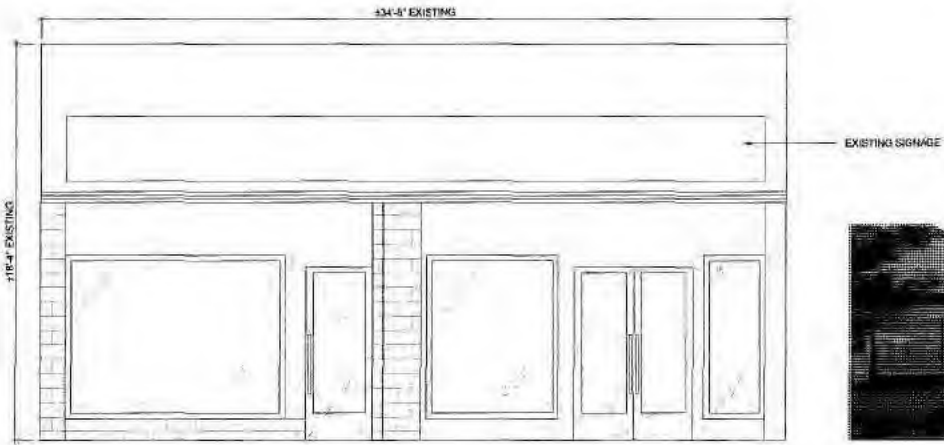
HATCH DENOTES AREA OF CONSTRUCTION
APPROX. 2,333 sq. ft. (218,743 sq. ft.)



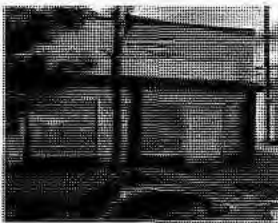
02 EXISTING SITE PLAN
SCALE 1/8" = 1'-0"



03 PROPOSED EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



04 EXISTING EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



05 EXISTING EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

PROJECT DIRECTORY

OWNER

EGGS CANNA INC.
2633 EAST HASTINGS STREET
VANCOUVER, BC CANADA, V6L 1V8
778 378 4344
ATTN: CANA NICOLA

INTERIOR DESIGNER

SSDG INTERIORS INC.
800 GRANVILLE ST. SUITE 310
VANCOUVER, BC, CANADA, V7Y 1G3
604.665.4501
ATTN:

LEGAL DESCRIPTION

LOT: Y & Z
BLOCK: 181
PLAN: VAP2475
SUBSIDY LOT: 52 TO 68
DISTRICT LOT: 254A

GENERAL NOTES:

ALL WORK TO CONFORM TO BCBC 2012

NOTES

ALL WORK SHALL CONFORM TO THE BYLAWS OF THE CITY OF VANCOUVER AND ALL CONDITIONS OF THE AUTHORITY HAVING JURISDICTION. UNLESS OTHERWISE SPECIFIED, ALL GOODS & MATERIALS SHALL BE TO SPEC OF CDA. ALL WORKMANSHIP AND FINISHING SHALL BE OF THE FINEST QUALITY & BE PERFORMED IN A WORKMANSHIP MANNER ACCORDING TO GOOD BUILDING PRACTICE & TO THE DESIGNER'S SATISFACTION.

CHANGES

ANY CHANGES IN THE PLANS DURING THE PROGRESS OF THE WORK CAN BE MADE WITHOUT VIOLATING THE CONTRACT. HOWEVER, THE COST OR ALLOWANCE, AS THE CASE MAY BE, OF SUCH CHANGES, MUST BE DESCRIBED AND PRICED IN WRITING SIGNED BY THE OWNER AND THE DESIGNER AND THE CONTRACTOR.

PERMITS & REGULATIONS

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED PERMITS FOR WORK. THE CONTRACTOR SHALL EXECUTE ALL WORK TO CONFORM TO THE LOCAL BUILDING CODE AND SPECIFICATIONS.

SUB-CONTRACTS

THE CONTRACTOR MAY SUBLET ANY PORTION OF THE WORK INVOLVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENTIRE JOB, FOR THE PROPER CO-ORDINATION OF WORK AND WORKMANSHIP AND EXTENT OF WORK.

SITE VISIT:

CONTRACTOR SHALL VISIT SITE TO ASCERTAIN FULL CONDITION UNDER WHICH WORK IS TO BE DONE. FAILURE TO DO THIS WILL NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITIES THUS ENCOUNTERED.

DEBRIS & CLEANING

ALL THE DEBRIS WITHIN 10 FEET OF THE CONSTRUCTION SITE SHALL BE REMOVED. BUILDING SHALL BE LEFT "BROOM CLEAN"

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SSDG
INTERIORS INC.

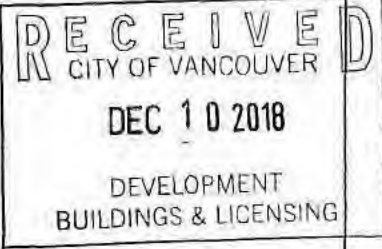
SSDG Interiors Inc.
310 - 605 Granville Street Vancouver, BC Canada V7Y 1G3
604.665.4501 www.ssdg.com

Job Title:

EGGS CANNA
2633 COMMERCIAL DR.
VANCOUVER, BC
V5N 4C3

Drawing Title:

COVER SHEET, EXISTING +
PROPOSED SITE PLANS,
+ EXTERIOR ELEVATION



Project Date:	DECEMBER 2018
Drawn by: AKLC	Checked by: HS
Project No: 2018 184	Scale: AS NOTED (2" = 1'-0")
Drawing No:	

ID0.1



Copyright reserved. This proposal and design are all at times to remain the exclusive property of SSDG Interiors Inc. and cannot be used without consent.

All dimensions shall be verified on site by contractor before proceeding with work.

Supersedes all prints bearing previous revision number.

04	
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01	ISSUED FOR DEV. PERMIT
NO.	REVISIONS
	DATE

SSDG INTERIORS INC.

SSDG Interiors Inc.
310 - 601 Granville Street, Vancouver, BC Canada V7Y 1G5
604 685-1201 www.ssdg.com

Job Title:

EGGS CANNA
2633 COMMERCIAL DR.
VANCOUVER, BC
V5N 4C3

Drawing Title:

DEMOLITION PLAN +
FLOOR PLAN

Project Date:	DECEMBER 2018
Drawn by:	AKS.C
Checked by:	HS
Project No:	2018 184
Scale:	1/4" = 1'-0" (24'X36')
Drawing No:	

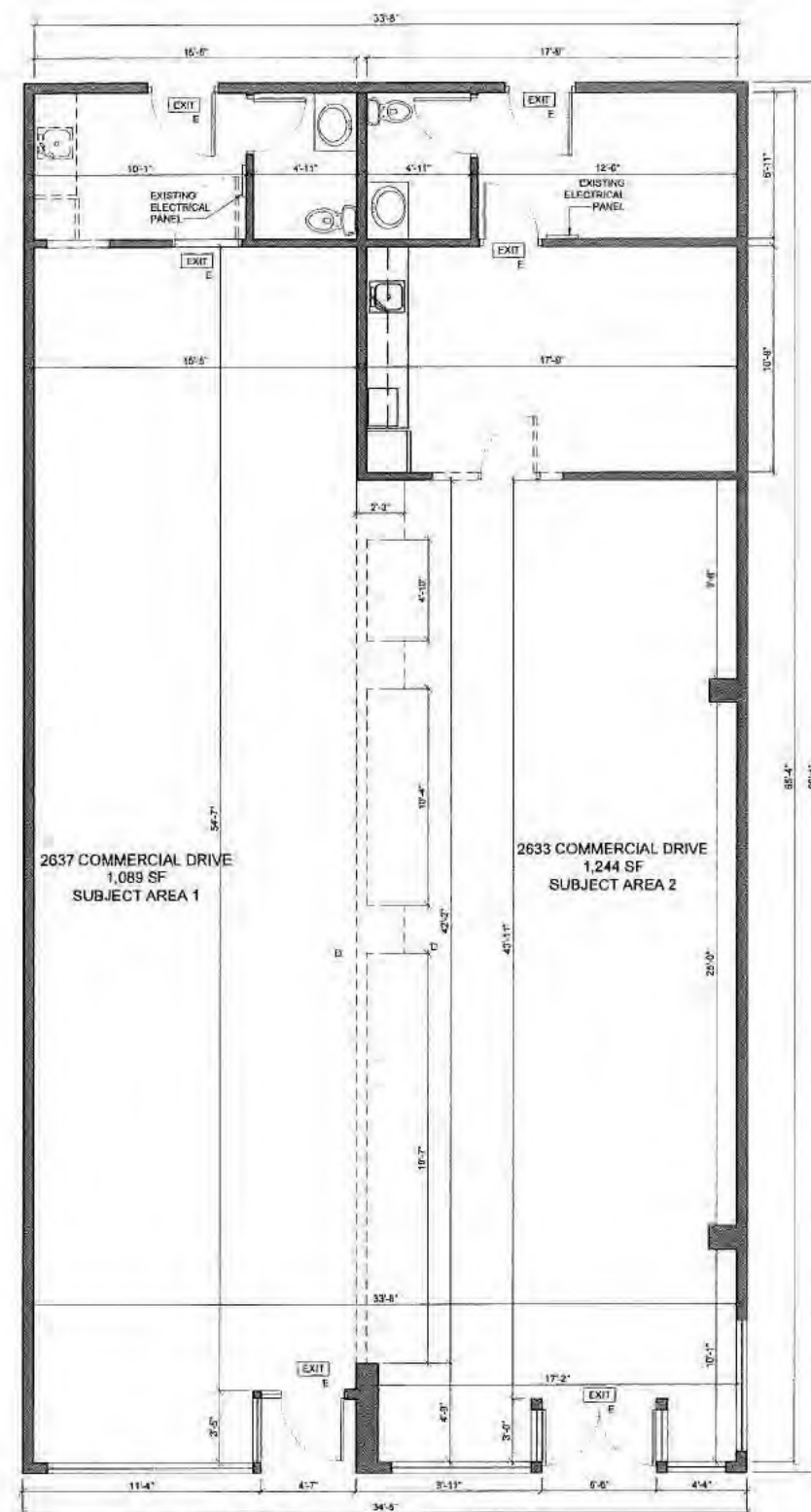
ID1.1

DEMOLITION LEGEND

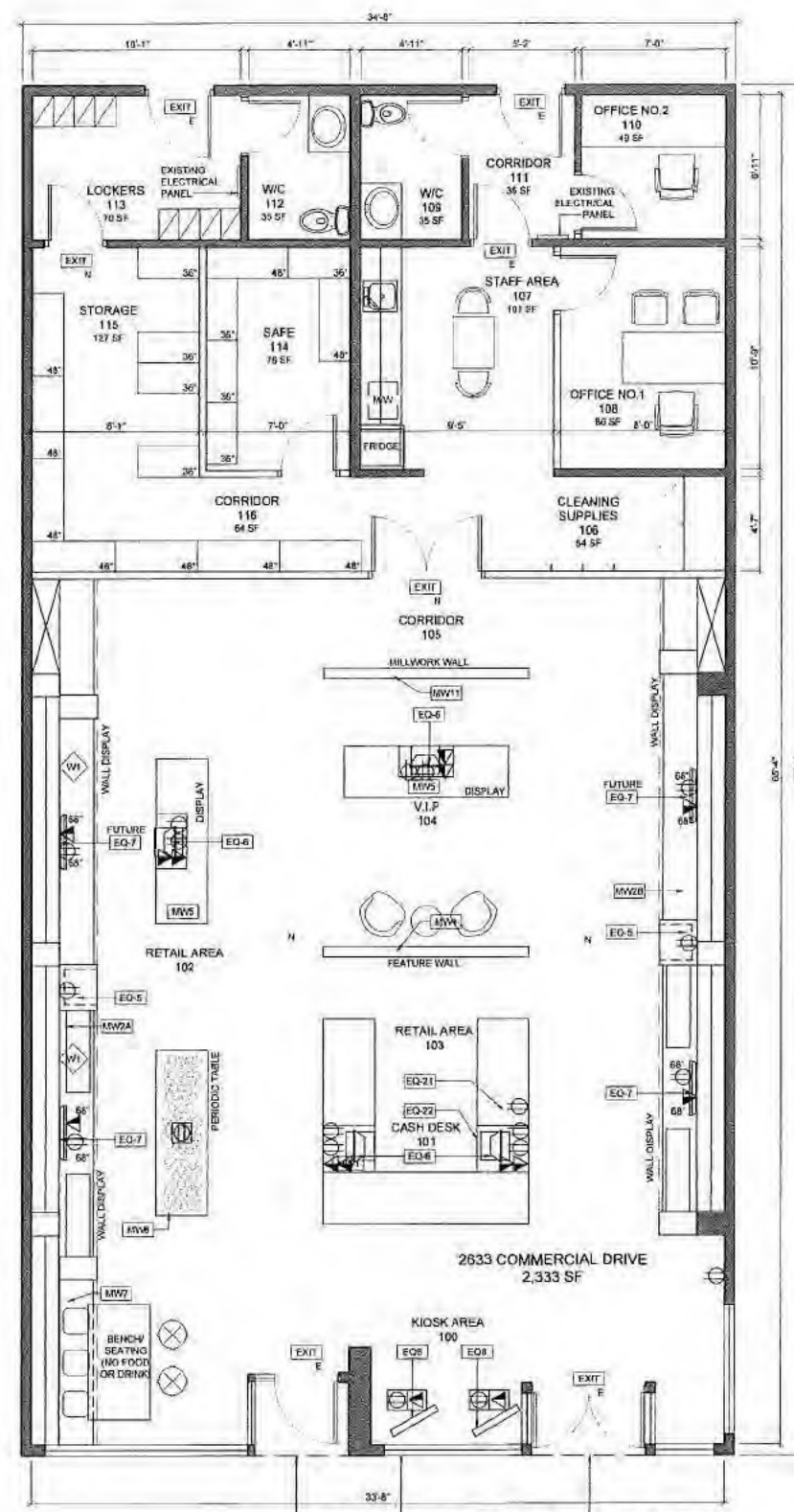
---	EXISTING PARTITION, MILLWORK, FIXTURE OR GLAZING TO BE REMOVED
---	EXISTING PARTITION TO REMAIN
---	EXISTING DOOR, FRAME AND HARDWARE TO BE REMOVED AND SET ASIDE FOR RE-USE

SYMBOL LEGEND

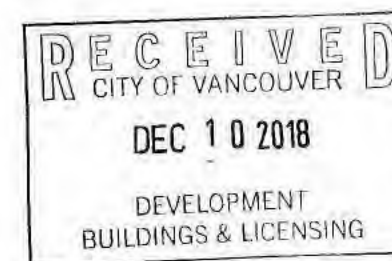
EXIT	EMERGENCY EXIT SIGN
EL	EMERGENCY LIGHTS
N	NEW
E	EXISTING TO REMAIN
D	TO BE DEMOLISHED
R	RELOCATED



1 DEMOLITION PLAN
SCALE 1/8"=1'-0"



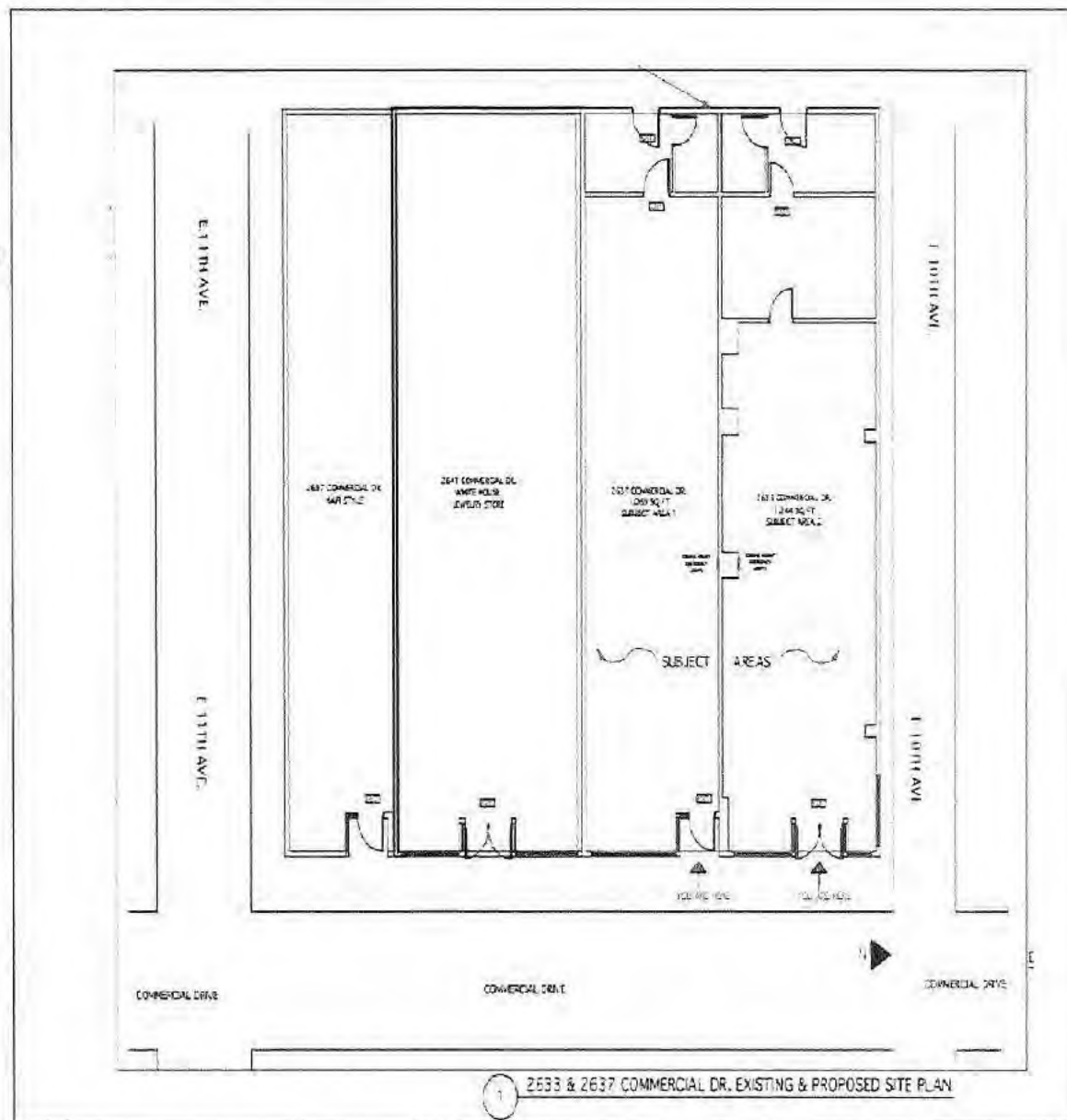
2 PROPOSED FLOOR PLAN
SCALE 1/8"=1'-0"



DEVELOPMENT APPLICATION NO. DP- 2633 & 2637 Commercial Drive

Eggs Canna Inc has applied to the City of Vancouver for permission to develop this site consisting of:

- change of use from Retail Store to Retail Cannabis related use;
- proposed floor area of approximately 2330 square feet; and
- proposed operating hours Monday to Sunday, 9am - 11pm.



FURTHER INFORMATION MAY BE
OBTAINED AT:
vancouver.ca/devapps

PROJECT FACILITATOR'S OFFICE
4th FLOOR, 515 W 10th Ave., PHONE 604 871 6076

NOTICE OF DEVELOPMENT APPLICATION

**2633 & 2637 Commercial Drive
DP-2018-01131**



February 8, 2019

1186739 B.C. Ltd. (doing business as Eggs Canna) has applied to the City of Vancouver for permission to change the use of these existing units from Retail to Cannabis Store, consisting of the following:

- Interior alterations and to combine units 2633 and 2637 Commercial Drive, for a total floor area of approximately 2,333.0 square feet.

Under the site's existing C-2C 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 February **February 28, 2019**. For more information and updates, visit: vancouver.ca/devapps

Or contact Jessica Blackmore, Project Coordinator at **604.873.7216** or jessica.blackmore@vancouver.ca

Please include your return mailing address. All responses remain confidential.



May 6, 2019

Stefana Herman
208 East 16th Avenue
Vancouver, BC V5T 2T4

**RE 2633 COMMERCIAL DRIVE, Vancouver, BC
Development Application Number DP-2018-01131**

Please be advised that the Director of Planning has Refused DP-2018-01131 on May 2, 2019, for the following reason(s):

- Refusal 1 – Objections Received; objections have been received from neighbouring property owners.

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

Yours truly,

A handwritten signature in black ink, appearing to read "Blackmore".

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

NOTICE OF DEVELOPMENT APPLICATION

2633 & 2637 Commercial Drive
DP-2018-01131



February 8, 2019

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Please include your return mailing address. All responses remain confidential.



453 West 12th Avenue
Vancouver, BC V5Y 1V4

Development,
Buildings & Licensing

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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 ਜੀਵਨੀ ਵਿਰਧਾ ਕਰਕੇ ਕਿਸੇ ਵੇਲੇ ਇਸ ਦਾ ਉਲੰਘਾ ਕਰਵਾਓ



FARNOOSH SHIRMOHAMMAD
CITY OF VANCOUVER
453 W 12TH AV
VANCOUVER BC V5Y 1V4

TITLE SEARCH PRINT

File Reference:

Declared Value \$ 452500

2018-12-07, 14:19:37

Requestor: Stefana Herman

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

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	BR24416
From Title Number	BH280637
Application Received	2001-01-31
Application Entered	2001-02-01
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	612516 B.C. LTD., INC.NO. 612516 2641 COMMERCIAL DRIVE VANCOUVER, BC V5N 4C3
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	016-330-471
Legal Description:	LOT Y EXCEPT (A) PART IN PLAN 4368 AND (B) THE NORTH 5 FEET, NOW LANE, OF LOTS 52 TO 68 BLOCK 161 DISTRICT LOT 264A PLAN 2475
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference:

Declared Value \$ 452500

2018-12-07, 14:21:37

Requestor: Stefana Herman

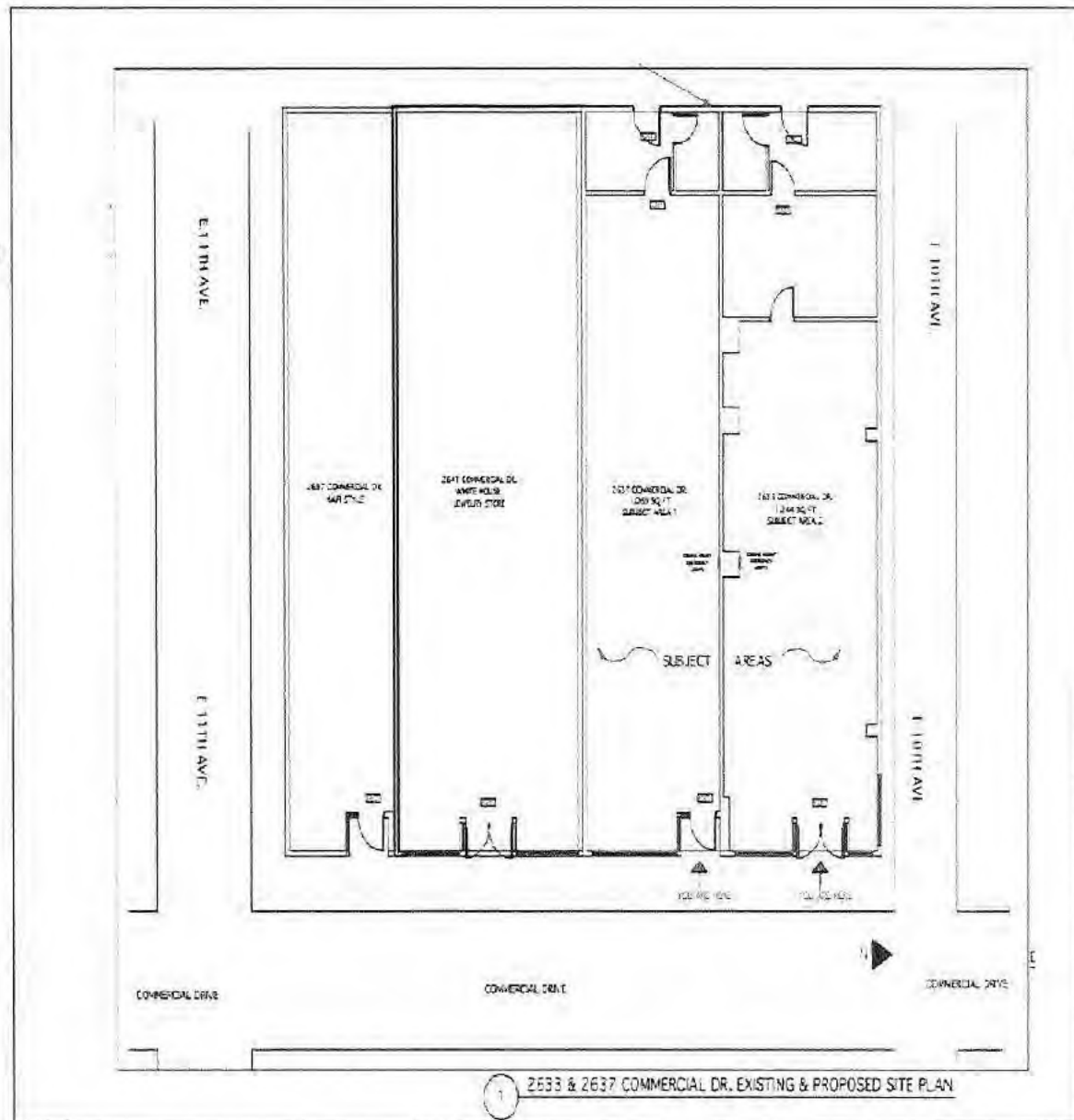
****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	BR24417
From Title Number	BH280639
Application Received	2001-01-31
Application Entered	2001-02-01
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	612516 B.C. LTD., INC.NO. 612516 2641 COMMERCIAL DRIVE VANCOUVER, BC V5N 4C3
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	016-330-480
Legal Description:	LOT Z EXCEPT PART IN PLAN 4368 OF LOTS 52 TO 68 BLOCK 161 DISTRICT LOT 264A PLAN 2475
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Infeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

DEVELOPMENT APPLICATION NO. DP- 2633 & 2637 Commercial Drive

Eggs Canna Inc has applied to the City of Vancouver for permission to develop this site consisting of:

- change of use from Retail Store to Retail Cannabis related use;
- proposed floor area of approximately 2330 square feet; and
- proposed operating hours Monday to Sunday, 9am - 11pm.



FURTHER INFORMATION MAY BE
OBTAINED AT:
vancouver.ca/devapps

PROJECT FACILITATOR'S OFFICE
4th FLOOR, 515 W 10th Ave., PHONE 604 871 6076

From: "Skuce, Tanya" <tanya.skuce@vancouver.ca>
To: stefana.h@eggscanna.com
CC: "Blackmore, Jessica" <Jessica.Blackmore@vancouver.ca>
Date: 2/5/2019 10:10:53 AM
Subject: DP-2018-01131 - 2633 Commercial Drive

Good morning,

The Address Review for Development Permit, DP-2018-01131, is complete.

2633 Commercial Drive has been assigned as the Primary Address for Fire & Emergency response.

All address numbers including the Primary address are subject to changes throughout the Development and Building Permit process. Full address and suite number approval is finalized at Building Permit submission therefore marketing or pre-selling without the full approval is at the owner's risk. The owner is responsible for any related subsequent costs incurred if changes are required.

If you have any questions, please do not hesitate to contact us.

Thank you.

Tanya Skuce
Addressing Coordinator
Development, Buildings & Licensing | City of Vancouver

From: "Hicks, Sarah" <Sarah.Hicks@vancouver.ca>
To: "Blackmore, Jessica" <Jessica.Blackmore@vancouver.ca>
Date: 1/31/2019 2:37:48 PM
Subject: RE: 2633 + 2637 Commercial Dr - DP-2018-01131 - application for Cannabis Store

I am concerned that the location does not meeting by-law requirements, although at 299m, and no other distancing concerns I would understand if it received approval.

Sarah Hicks | Deputy Chief Licence Inspector, Licence Office Manager, Licence Office
Licence Office | City of Vancouver
sarah.hicks@vancouver.ca
(t) 604-873-7546

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From: Blackmore, Jessica
Sent: Thursday, January 31, 2019 2:15 PM
To: Fridkin, Alycia; KELLER, Jodyne; Hicks, Sarah
Subject: 2633 + 2637 Commercial Dr - DP-2018-01131 - application for Cannabis Store

Hi all,

Just making you all aware of a Development Permit application taken in on December 11, 2018: Stefana Herman of Eggs Canna has applied for a Development Permit to combine units 2633 & 2637 Commercial Drive, and to change the use from Retail to Cannabis Store (approximately 2,333.0 square feet).

Tenant/operator: Please see the attached Operational Letter for further details; I've also attached the floor plans.

After an initial review, we have determined that following fall within a 300m radius from this site of interest:

- Cannabis Store – 1675 E 14th Av (DE419598) – 299.17m away (I've attached the map for reference).

Are there any additional concerns with this application?

Thank you,

Jessica Blackmore

Jessica Blackmore

Project Coordinator II | Development Review Branch |
Development, Buildings, and Licensing | City of Vancouver |



From: s.22(1)

To: "Blackmore, Jessica" <Jessica.Blackmore@vancouver.ca>

Date: 3/3/2019 10:48:57 PM

Subject: Development Application 2633 & 2637 Commercial Drive DP-2018-01131

Attachments: Eggs Gift Card.jpg

BOV Hearing for Appeal NO. Z35292 - Letter re previous decision.docx

EGGS CANNA INC Draft Letter to City.docx

EGGS CANNA INC Draft Letter to City (1).docx

Eggs Canna Police Report Correspondence.docx

Dear Ms. Blackmore

I am writing to once again voice my objection to Eggs Canna being awarded a development permit for a cannibas store at the above address. As per our discussion on the phone I am attaching several letters raised in previous application regarding Eggs Canna's efforts to develop this site. I am also attaching a police report dated April 2, and made following the Variance Hearing held at City Hall on March 7, 2018.

This will be the third time I have submitted letters regarding this or similar applications made by Eggs Canna. I would like to make the following summary of why I strongly believe Eggs Canna will not make a good commercial neighbour:

- Following the March 7, 2018 Board of Variance Hearing, s.22(1)

[REDACTED]

The police report made following this exchange is attached.

- Following the last Board of variance hearing on June 16, 2018, a member of the public took a photo of the sign in sheet containing the names of speakers wishing to present to the variance board.
- Prior to the June 19, 2018 Board of variance hearing Eggs Canna put up notices in their existing retail outlet on Commercial Drive offering any customers living close to the subject property prepared to attend the second appeal in support of their application would receive \$250.00 worth of product from their store.
- In June, 2018 a small group of residents in the neighbourhood canvassed 87 residences on East 11th Ave. and East 12th Ave between Woodland Drive and Commercial Drive and asked people if they were prepared to sign a petition to oppose Eggs Canna's appeal to establish a marijuana dispensary at 2633 Commercial Drive. Of the 88 residences approached, 18 did not s.22(1), 7 said they did not wish to sign s.22(1) and supported Eggs Canna's application. s.22(1) however, collect signatures from 63 residents who were opposed to Eggs Canna setting up a dispensary at 2633 Commercial Drive.
- Lastly, a member of my community worked for Eggs Canna for minimum wage. That individual's paycheck was docked pay when the till was short at the end of that business day. When the individual challenged this practice, and cited the Employment Standards Act, she was "let go", and told there was no longer enough work for her at the store.

I want the members of this hearing to know that in my experience the individuals associated with this company have threatened members of the community, broken provincial labour laws, and

undermined the Board's process of accurately collecting unbiased public input.

I hope the board will not support this development application and that the staff at City Hall will stop accepting permit requests from this organization in the future.

Regards,

s.22(1)

\$250 Gift Card!

Eggs Canna Needs Your Help!



Greetings!

The city of Vancouver is forcing Eggs Canna to move locations and we need our patients help!

Do you live in the area between Broadway and 13th
and between Victoria Dr. and Clark St?

Know someone who does?

Please email jaclynn@althingconsulting.com or text 7787724343 to
find out how you can help and qualify a \$250 gift card to Eggs
Canna

June 11, 2018

Louis Ng
Secretary to the Board of Variance
City of Vancouver

via email: bov@vancouver.ca

Re: Board of Variance Hearing for Appeal No. Z35292 - 2633 Commercial Drive

Dear Louis Ng and the Board of Variance:

It is with regret and frustration that we, the undersigned, must continue to oppose the Development Application made by EGG5 CANNA Inc. to change the use of 2633 Commercial Drive into a Medical Marijuana use as per the Board of Variance Hearing for Appeal No. Z35292.

In our opinion, Appeal No. Z35292 has no material changes that are significantly different than what was discussed at the hearing for Appeal No. Z35207 on March 7, 2018.

It is our understanding that pursuant to Section 7.3 of the CITY OF VANCOUVER - BRITISH COLUMBIA - BOARD OF VARIANCE BY-LAW NO. 10200, that this matter should not be brought back for appeal at the Board of Variance.

Section 7.3 States:

No re-hearing of appeal

7.3 The Board must not re-hear an appeal covering the identical grounds or principles upon which the Board has previously rendered a decision.

We ask that decision of the Board of Variance Hearing for Appeal No. Z35207 – 2633 & 2637 be upheld.

Sincerely,

Name	Address	SIGNATURE
s.22(1)		
s.22(1)		
s.22(1)		
s.22(1)	s.22(1) Vancouver, BC s.22(1)	
s.22(1)		

EGGS CANNA INC.'S Appeal No. Z35207 - 2633 & 26377 Commercial Drive.

March 4, 2018

Louis Ng
Board Secretary
Vancouver City Hall
453 West 12th Ave.
Ground Floor,
Unit #112
Vancouver, B.C.
V5Y 1V4

Re: Appeal No. Z35207 - 2633 & 2637 Commercial Drive

Dear Mr Ng,

The purpose of my writing it to oppose Eggs Canna Inc's appeal to the city establish a Medicinal Marijuana Dispensary. I wrote to the city in November, 2018 to oppose the initial application and write again to oppose this recent appeal.

My November letter offered objections on the grounds that the business practices of Eggs Canna were exploitive, and self-serving but today I am adding a further and more pressing objection: **the Broadway/Commercial skytrain area is overly-concentrated with services geared towards substance users, rehabilitation facilities, homeless shelters, a Money Mart and at present five marijuana dispensaries within a four-block radius of 11th Avenue.** Increasingly loiterers are gathering in this area, disrupting the flow of sidewalk traffic and altering the sense that this is a space where businesses and residents come and go together in a welcoming and safe neighbourhood.

My husband and I have lived on s.22(1) years in a house we own. We have raised s.22(1) here. Over the years this neighbourhood has struggled to deal with: prostitution in the late 1990's, intravenous drug use and the resulting trash left in the neighbourhood parks in the 2000's. Despite these struggles the neighbourhood fought its way to a healthy mix of renters and home owners living and building a diverse community together. Recently though, as marijuana use has become openly more widespread, standards have lapsed, enforcement is absent and marijuana use seems to have become the new normal. Over the past 15 years, there has been a steady shift in retail businesses and services geared not to service families and children so much as substance users. This needs to stop. There is a critical mass of substance

providers and services that cater to that segment of the population, and evidence shows that there is a delicate point at which the neighbourhood attracts an increasing number of people who want and need those services, to the detriment of another group of people living there who do not use those services at all. All too quickly what was once a family neighbourhood, begins to look more and more like the Hastings Street near Main Street in the downtown eastside.

There are five marijuana dispensaries on Commercial Drive south of 1st Avenue:

- Eggs Canna Inc. at 2235 Commercial (at 7th Ave.)
- Vancouver Pain Management Society at 2137 Commercial Drive (at 5th Ave.)
- BC Compassion Club at 2995 Commercial Drive (at 14th Ave.)
- On the west side of Commercial Drive close to Calabria Café there is a store selling marijuana without a licence.
- Commercial Drive in an alley south-west of 2nd Ave.

Eggs Canna Inc. hopes to move closer to the skytrain station, perhaps to catch more transit users – which would also increase our local traffic.
How many dispensaries are enough?

The location in which Eggs Canna Inc. wants to establish a dispensary is right smack dab in the centre of an area where people are raising children. The Broadway-Commercial Skytrain station has always been difficult in the sense of traffic coming and going on the stretch of the Drive that we residents use for services.

There are three elementary schools (Grandview, Queen Alexandra, Stratford Hall, Laura Secord Elementary) within three blocks of the stretch between Commercial Drive and Grandview and Broadway. We have an additional three preschools within a three-block radius of 11th Ave. and Trout Lake Community centre. Let's protect our neighbourhood. Commercial Drive has been a vibrant business area in the past, but we now need to protect it from a community dominated by substance users, and people not invested in developing a thriving, healthy, warm positive environment where children can grow. We need to encourage businesses that not only cater to the segment of society that is struggling but need to encourage businesses that service healthy people as well.

The imminent legalization of marijuana in Canada has led to a contemporary gold rush with businesses fighting to be at the forefront of the stampede.

I urge you, our municipal government, to protect the Grandview-Woodland community from opportunistic marijuana businesses establishing themselves here. We need different businesses, but we have too many here already to allow more.

Yours sincerely

s.22(1)

From: s.22(1)
Sent: Monday, April 02, 2018 3:39 PM
To: DICKINSON, Raissa
Subject: Incident Number 18-47708

Dear Raissa,

Re: Incident Number 18-47708

Thank you for taking the time to meet with s.22(1) a couple of weeks ago regarding the above incident.

s.22(1) attended a Variance Hearing for EGGS CANNA INC. at City Hall at 2:45pm March 7, 2018. We, all residents of s.22(1) had attended the Hearing to voice objections to the appeal. EGGS CANNA'S appeal for variance was turned down that afternoon.

One of the issues raised by Ms. Nicoara, the registered owner of EGGS CANNA INC., in response to our ***arguments opposing her appeal***, was a claim that she wanted to work with members of the neighbourhood, and in fact she said, she "promised" the Board that in the event that her appeal was approved, she would work with the neighbourhood residents.

The meeting ended with the Board's decision to reject EGGS CANNA'S appeal. s.22(1) s.22(1) and Ms. Nicoara, her manager, and the two men who had attended the hearing as spectators and seemed to be part of an EGGS CANNA group, gathered belongings, in preparation to leave the boardroom. s.22(1)

s.22(1)

s.22(1)

s.22(1)

This is a statement of my recollection that afternoon.

Sincerely,

s.22(1)

Vancouver, BC

s.22(1)

From: "Shirmohammad, Farnoosh" <Farnoosh.Shirmohammad@vancouver.ca>

To: "Printshop Copier" s.15(1)(l)

CC: "Blackmore, Jessica" <Jessica.Blackmore@vancouver.ca>

"Shirmohammad, Farnoosh" <Farnoosh.Shirmohammad@vancouver.ca>

Date: 2/7/2019 3:24:21 PM

Subject: 2633 & 237 Commercial Drive - DP-2018-01131

Attachments: labels.pdf
postcard.pdf

Please send this out by **February 08, 2019 (Friday)** on the colored postcards.

Account Code – same as previous (for mailroom – 40038368)

Total Records 558 all Canada

Thanks, ☺



Farnoosh Shirmohammad | Office Support Clerk
Development, Buildings & Licensing | City of Vancouver
t. 604.871.6483



453 West 12th Avenue
Vancouver, BC V5Y 1V4

Development,
Buildings & Licensing

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s.22(1)



453 West 12th Avenue
Vancouver, BC V5Y 1V4

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Buildings & Licensing

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s.22(1)

NOTICE OF DEVELOPMENT APPLICATION

**2633 & 2637 Commercial Drive
DP-2018-01131**



February 8, 2019

1186739 B.C. Ltd. (doing business as Eggs Canna) has applied to the City of Vancouver for permission to change the use of these existing units from Retail to Cannabis Store, consisting of the following:

- Interior alterations and to combine units 2633 and 2637 Commercial Drive, for a total floor area of approximately 2,333.0 square feet.

Under the site's existing C-2C 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 February **February 28, 2019**. For more information and updates, visit: vancouver.ca/devapps

Or contact Jessica Blackmore, Project Coordinator at **604.873.7216** or jessica.blackmore@vancouver.ca

Please include your return mailing address. All responses remain confidential.

From: s.22(1)

To: "Blackmore, Jessica" <Jessica.Blackmore@vancouver.ca>

CC: "Bosnjak, Joe" <joe.bosnjak@vancouver.ca>

"Ng, Louis" <louis.ng@vancouver.ca>

Date: 3/5/2019 3:53:15 PM

Subject: Letter in Opposition to DP-2018-01131 - EGGS CANNA/1186739 BC Ltd.

Attachments: DP - 2018 - 01131 - s.22(1) pdf

Hi Jessica:

Please find attached our letter of opposition to the above named application.

Please confirm receipt and that you were able to view all 22 pages of our letter.

Thanks and best,

s.22(1)

s.22(1)

Vancouver, BC s.22(1)

March 5, 2019

Jessica Blackmore
Project Coordinator
City of Vancouver Planning Department

via email: Jessica.blackmore@vancouver.ca

Re: DP-2018-01131 Change of use of 2633 and 2637 Commercial Drive to Medical Marijuana-Related

Dear Jessica Blackmore:

We, the undersigned CONTINUE to be IN STRONG OPPOSITION to this application.

It is with regret and frustration that we, the undersigned, must continue to oppose the Development Application made by EGGS CANNA Inc. to change the use of 2633 Commercial Drive into a Medical Marijuana use as per Development Permit 2018-01131. **It was our understanding that decisions of the Board of Variance Hearing for Appeal No. Z35207 – 2633 & 2637 Commercial Drive and the second Board of Variance Hearing for Appeal No. Z35292 were final. (Which pertained to DP-2017-01031.)** Please find attached, numerous documents that were previously submitted regarding the application and appeals. (Please refer to pages 7-22 of this letter.)

Please note that the incorrect Development Application Number was posted during the recent public input period. (Please refer to pages 4 and 5 of this letter.)

There are currently 4 other medical marijuana locations within a 5 block radius of the re-proposed clinic - that we are aware of:

- BC Pain Society is 0.2km away at 2908 Commercial Drive
- BC Compassion Club Society is 0.3km away at 2995 Commercial Drive
- Canna Clinic – Commercial is 0.4km away at 2223 Commercial Drive
- Vancouver Pain Management Society – less than 0.1km away at 2137 Commercial Drive

This location is only 0.6km from Queen Alexandra Elementary School which has a large proportion of vulnerable families. It is also 0.3km from Stratford Hall Independent School. These students are often found finding lunch in the Commercial Drive skytrain area as well as before and after school. It is also located just off the 10th Avenue bikeway which is heavily used by students heading to other in catchment schools such as French immersion at Laura Secord and Vancouver Technical Secondary. The ISS of BC Refugee Welcome Centre is on Victoria Drive and 11th Avenue. Additionally, there are numerous harm reduction service facilities in the neighbourhood: Pacifica Treatment Society, Methadone Suboxone Clinics (2703 Commercial Dr and 6 pharmacies providing methadone in a 0.5km area) as well as many half-way and youth homes in the neighbourhood.)

The location is next door to a pawn shop/high interest lender and a block away from Vancouver's largest SkyTrain station and a pub/liquor store. There is very limited community policing as the closest community policing centre only monitors north of the Grandview cut and the catchment policing centre

s.22(1)

is located near Joyce Skytrain. Property crime, drug deals, and overnight camping in local parks complaints are on the rise in the s.22(1) as noted by numerous neighbours and ourselves being victim to vandalism and destruction of property.

In addition, there are many in the neighbourhood who are concerned about the proposed operators:

- Please refer to the attached statement that s.22(1) sent to the Vancouver Police Department - Statement re: File 18-47708 in reference to what occurred at the **Board of Variance Hearing for Appeal No. Z35207 in March 2018.** (please see page 6 of this letter)
- **At the Board of Variance Hearing for Appeal No. Z35292 in June 2018, EGGS CANNA once again tried to intimidate the neighbours that attended to oppose their appeal. We urge you to obtain a copy of the sign in sheet to see that there were more neighbours who attended to oppose their appeal – including their children.** Although the City of Vancouver had increased security there on that day – a member of the EGGS CANNA Support of their appeal took a photo of the sign in sheet to document everyone present (both opposed and in support of) to note their names, addresses and phone numbers.
- EGGS CANNA assured those present at the BOV appeal hearing Z35207 that they would work with the neighbours – THEY HAVE YET TO DO SO – although they have names and contact information. At this point WE ARE NOT REQUESTING THAT THEY DO SO.
- Please refer to the attached photo on page 3. It was displayed in the window of EGGS CANNA's former retail location to recruit supporters to attend the **Board of Variance Hearing for Appeal No. Z35292 in June 2018.**

In conclusion, the area is oversaturated with locations to purchase marijuana and under equipped with resources to deter crime often associated with drug use. More importantly, we feel that EGGS CANNA has not demonstrated good will or the attempt to work with the neighbours to alleviate their concerns. Should a development permit be issued to an applicant wishing to do business as a marijuana dispensary/store, then we would strongly advise that it be given to a longstanding, proven good corporate citizen in our neighbourhood – like a pharmacy with long term proven dispensing and storage procedures in place. Please do not support this or any future application by EGGS CANNA, or 1186739 BC Ltd., at this location.

Sincerely,

s.22(1) (via email)

cc: Joe Bosnjak, Supervisor of Development Services - joe.bosnjak@vancouver.ca
Louis Ng, Secretary of the Board of Variance - bov@vancouver.ca

s.22(1)

Photos Taken at former EGGS CANNA Location on Commercial Drive/6th Avenue prior to the on Wednesday, February 27, 2019



s.22(1)

Photos Taken at 2637 Commercial Drive on Wednesday, February 27, 2019

PLEASE NOTE INCORRECT DEVELOPMENT APPLICATION NUMBER:

DEVELOPMENT APPLICATION

2633 & 2637 Commercial Drive
DP-2017-01031

DETAILS

At this address, under the site's existing C-2C zoning, the application is requesting permission to change the use from Retail Store to Cannabis Store, consisting of:

- Interior alterations and to combine units 2633 and 2637 Commercial Drive, for a total floor area of approximately 2,333.0 square feet.

.....

APPLICANT: 1186739 B.C. Ltd. (DBA: Eggs Canna)
Vancouver, BC

LOCATION

s.22(1)

What's happening:

- ▼ Development application submitted on December 11, 2018
- ▼ Application review by City staff, advisory panels and committees
- Decision by Director of Planning

PUBLIC
INPUT

2
6
3
7

s.22(1)

Statement re: File 18-47708

On Wednesday, March 7, 2018 s.22(1) attended a hearing for an appeal to the City of Vancouver Board of Variance. The hearing was with regard to an application from EGGS CANNA to obtain a permit to open a marijuana dispensary. This marijuana dispensary was proposed to be located s.22(1) on Commercial drive between 10th and 11th avenues. The hearing was held at Committee Room 1, 3rd Floor, City Hall, 453 West 12th Avenue, Vancouver.

The purpose of our attendance was to speak in opposition to their appeal. This was the second application that EGGS CANNA made to the City. The first one was denied due to the numerous written and submitted concerns from the neighbours.

We arrived at the hearing prior to 2:30pm and it was over at approximately 4:15pm, at which time we departed. The board ruled against their appeal (the vote was 4-1.)

There were 4 people in the EGGS CANNA group. They were the owner (female), the manager (female) and 2 men who sat in the audience s.22(1). The two females spoke at the hearing and the two males sat in the audience without speaking.

s.22(1)

s.22(1)

s.22(1)

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s.22(1)

Submitted by,
s.22(1)

s.22(1)

s.22(1)

Vancouver, BC

November 14, 2017

Claudia Hicks
Project Coordinator
City of Vancouver Planning Department

via email: Claudia.hicks@vancouver.ca

Re: DP-2017-01031 Change of use of 2633 and 2637 Commercial Drive to Medical Marijuana-Related

Dear Claudia Hicks:

We, the undersigned, are in strong opposition to this application.

There are currently 4 other medical marijuana locations within a 5 block radius that we are aware of, not including Eggs current location.

- BC Pain Society is 0.2km away at 2908 Commercial Drive
- BC Compassion Club Society is 0.3km away at 2995 Commercial Drive
- Canna Clinic – Commercial is 0.4km away at 2223 Commercial Drive
- MMJ Canada Kensington is 0.7km away at 1290 East 12th Ave

This location is only 0.6km from Queen Alexandra Elementary School which has a large proportion of vulnerable families. It is also 0.3km from Stratford Hall Independent School. These students are often found finding lunch in the Commercial Drive skytrain area as well as before and after school. It is also located just off the 10th Avenue bikeway which is heavily used by students heading to other in catchment schools such as French immersion at Laura Secord and Vancouver Technical Secondary.

The location is next door to a pawn shop/high interest lender and a block away from Vancouver's largest skytrain station, a pub, and a methadone clinic. There is very limited community policing as the closest community policing centre only monitors north of the Grandview cut and the catchment policing centre is located near Joyce Skytrain. Property crime, drug deals, and overnight camping in local parks complaints are on the rise in the s.22(1) as noted by numerous neighbours and ourselves being victim to vandalism and destruction of property.

In conclusion, the area is oversaturated with locations to purchase marijuana and under equipped with resources to deter crime often associated with drug use. Please do not support this application.

Sincerely,

HOUSE NUMBER on EAST 11 th	NAME	SIGNATURE
s.22(1)	s.22(1)	s.22(1)
s.22(1)	s.22(1)	s.22(1)

RE: DP-2017-01031 from s.22(1)

Page 1 of 2

s.22(1)

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

cc: Hector Bremner - hector.bremner@vancouver.ca

Mandy So - Mandy.so@vancouver.ca

John Greer - John.greer@vancouver.ca

s.22(1)

s.22(1)

s.22(1)

RE: DP-2017-01031 from s.22(1)

Page 2 of 2

s.22(1)

s.22(1)

Vancouver, BC

March 5, 2018

Louis Ng
Secretary to the Board of Variance
City of Vancouver

via email: bov@vancouver.ca

Re: Board of Variance Hearing for Appeal No. Z35207 - 2633 and 2637 Commercial Drive

Dear Louis Ng and the Board of Variance:

We, the undersigned are in strong opposition to this application.

There are currently 4 other medical marijuana locations within a 5 block radius that we are aware of, not including Eggs current location.

- BC Pain Society is 0.2km away at 2908 Commercial Drive
- BC Compassion Club Society is 0.3km away at 2995 Commercial Drive
- Canna Clinic – Commercial is 0.4km away at 2223 Commercial Drive
- MMJ Canada Kensington is 0.7km away at 1290 East 12th Ave

This location is only 0.6km from Queen Alexandra Elementary School which has a large proportion of vulnerable families. It is also 0.3km from Stratford Hall Independent School. These students are often found finding lunch in the Commercial Drive skytrain area as well as before and after school. It is also located just off the 10th Avenue bikeway which is heavily used by students heading to other in catchment schools such as French immersion at Laura Secord and Vancouver Technical Secondary.

The location is next door to a pawn shop/high interest lender and a block away from Vancouver's largest skytrain station, a pub, and a methadone clinic. There is very limited community policing as the closest community policing centre only monitors north of the Grandview cut and the catchment policing centre is located near Joyce Skytrain. Property crime, drug deals, and overnight camping in local parks complaints are on the rise in the s.22(1) as noted by numerous neighbours and ourselves being victim to vandalism and destruction of property.

In conclusion, the area is oversaturated with locations to purchase marijuana and under equipped with resources to deter crime often associated with drug use. Please do not support this application.

Sincerely,

HOUSE NUMBER on EAST 11 th	NAME	SIGNATURE
s.22(1)	s.22(1)	s.22(1)
s.22(1)	s.22(1)	s.22(1)

RE: Board of Variance Hearing for Appeal No. Z35207 from s.22(1)
s.22(1) Page 1 of 2

s.22(1)

House #	NAME	Signature
s.22(1)	s.22(1)	s.22(1)
s.22(1)	s.22(1)	s.22(1)
s.22(1)	s.22(1)	s.22(1)
s.22(1)	s.22(1)	s.22(1)
s.22(1)	s.22(1)	s.22(1)
s.22(1)	s.22(1)	s.22(1)
s.22(1)	s.22(1)	s.22(1)
s.22(1)	s.22(1)	s.22(1)
s.22(1)	s.22(1)	s.22(1)
s.22(1)	s.22(1)	s.22(1)
s.22(1)	s.22(1)	s.22(1)
s.22(1)	s.22(1)	s.22(1)
s.22(1)	s.22(1)	s.22(1)

RE: Board of Variance Hearing for Appeal No. Z35207 from s.22(1)
s.22(1) Page 2 of 2

s.22(1)



s.22(1)

June 11, 2018

Louis Ng
Secretary to the Board of Variance
City of Vancouver

via email: bov@vancouver.ca

Re: Board of Variance Hearing for Appeal No. Z35292 - 2633 Commercial Drive

Dear Louis Ng and the Board of Variance:

It is with regret and frustration that we, the undersigned, continue^{to} oppose and strongly protest the Development Application made by EGGS CANNA Inc. to change the use of 2633 Commercial Drive into a Medical Marijuana use as per the Board of Variance Hearing for Appeal No. Z35292.

In our opinion, Appeal No. Z35292 has no material changes that are significantly different than what was discussed at the hearing for Appeal No. Z35207 on March 7, 2018.

It is our understanding that pursuant to Section 7.3 of the CITY OF VANCOUVER - BRITISH COLUMBIA - BOARD OF VARIANCE BY-LAW NO. 10200, that this matter should not be brought back for appeal at the Board of Variance.

**Section 7.3 States:
No re-hearing of appeal**

7.3 The Board must not re-hear an appeal covering the identical grounds or principles upon which the Board has previously rendered a decision.

We ask that decision of the Board of Variance Hearing for Appeal No. Z35207 – 2633 & 2637 be upheld.

Sincerely,

Name	Address	SIGNATURE
s.22(1)	s.22(1)	s.22(1)
s.22(1)	s.22(1)	s.22(1)
s.22(1)	s.22(1)	s.22(1)
s.22(1)	s.22(1)	s.22(1)
s.22(1)	s.22(1)	s.22(1)

s.22(1)

Petition from residents, to deny an appeal filed with the Board of Variance with the City of Vancouver by **EGGS CANNA INC.** to establish a **Medical Marijuana-Related Retail Building** at 2633 Commercial Drive

Board of Variance Hearing for Appeal No. Z35292

We, the undersigned, residents of the Grandview-Woodland neighbourhood would like the earlier Appeal No. Z35207 by EGGS CANNA INC. to be upheld. Arguments have previously been made and accepted by the Board to reject the appeal.

We do NOT want an additional marijuana dispensary in our neighbourhood.

NAME	ADDRESS	SIGNATURE	DATE
s.22(1)	s.22(1)	s.22(1)	June 14, 2018
			June 14, 2018
			June 14, 2018
			June 14, 2018
			June 14, 2018
			June 14, 2018
			June 14, 2018
			June 14, 2018
			14 June 2018

Petition from residents, to deny an appeal filed with the Board of Variance with the City of Vancouver by **EGGS CANNA INC.** to establish a **Medical Marijuana-Related Retail Building** at 2633 Commercial Drive

Board of Variance Hearing for Appeal No. Z35292

We, the undersigned, residents of the Grandview-Woodland neighbourhood would like the earlier Appeal No. Z35207 by EGG5 CANNA INC. to be upheld. Arguments have previously been made and accepted by the Board to reject the appeal.

We do NOT want an additional marijuana dispensary in our neighbourhood.

NAME	ADDRESS	SIGNATURE	DATE
s.22(1)	s.22(1)	s.22(1)	June 14, 2018
			June 14, 2018
			June 14, 2018
			June 17, 2018
			June 14/2018
			June 14/2018
			June 14/18
			June 14/2018

*

s.22(1)

Petition from residents, to deny an appeal filed with the Board of Variance with the City of Vancouver by **EGGS CANNA INC.** to establish a **Medical Marijuana-Related Retail Building** at 2633 Commercial Drive

Board of Variance Hearing for Appeal No. Z35292

We, the undersigned, residents of the Grandview-Woodland neighbourhood would like the earlier Appeal No. Z35207 by EGG5 CANNA INC. to be upheld. Arguments have previously been made and accepted by the Board to reject the appeal.

We do NOT want an additional marijuana dispensary in our neighbourhood.

NAME	ADDRESS	SIGNATURE	DATE
s.22(1)	s.22(1)	s.22(1)	Jun 14/18
			June 14/18
			June 14/18
			JUNE 14
			Jun 14 th /18
			June 15, 18
			June 15/18
			June 18, 2018

Board of Variance Hearing for Appeal No. Z35292

We, the undersigned, residents of the Grandview-Woodland neighbourhood would like the earlier Appeal No. Z35207 by EGGS CANNA INC. to be upheld. Arguments have previously been made and accepted by the Board to reject the appeal.

We do NOT want an additional marijuana dispensary in our neighbourhood.

NAME	ADDRESS	SIGNATURE	DATE
s.22(1)	s.22(1)	s.22(1)	
			15 June 2018
			June 15, 2018
			June 15, 2018
			June 15, 2018
			June 15, 2018
			June 15, 2018
			June 15, 2018
			June 15, 2018
			June 15, 2018

s.22(1)

Board of Variance Hearing for Appeal No. Z35292

We, the undersigned, residents of the Grandview-Woodland neighbourhood would like the earlier Appeal No. Z35207 by EGGS CANNA INC. to be upheld. Arguments have previously been made and accepted by the Board to reject the appeal.

We do NOT want an additional marijuana dispensary in our neighbourhood.

NAME	ADDRESS	SIGNATURE	DATE
s.22(1)	s.22(1)	s.22(1)	14 June 2018
			15 June 2018
			15 June 2018
			18/06/2018
			18/06/2018
			June 18/18

s.22(1)

Board of Variance Hearing for Appeal No. Z35292

We, the undersigned, residents of the Grandview-Woodland neighbourhood would like the earlier Appeal No. Z35207 by EGGS CANNA INC. to be upheld. Arguments have previously been made and accepted by the Board to reject the appeal.

We do NOT want an additional marijuana dispensary in our neighbourhood.

NAME	ADDRESS	SIGNATURE	DATE
s.22(1)	s.22(1)	s.22(1)	June 14 2018
			June 14/18
			June 14 . 18
			June 14/2018
			JUNE 14/2018
			June 14/2018
			Jun 14/2018
			06/14/18
			06/15/2018

s.22(1)

Board of Variance Hearing for Appeal No. Z35292

We, the undersigned, residents of the Grandview-Woodland neighbourhood would like the earlier Appeal No. Z35207 by EGGS CANNA INC. to be upheld. Arguments have previously been made and accepted by the Board to reject the appeal.

We do NOT want an additional marijuana dispensary in our neighbourhood.

NAME	ADDRESS		DATE
s.22(1)	s.22(1)	s.22(1)	June 18/2018
			June 18/2018

s.22(1)

Board of Variance Hearing for Appeal No. Z35292

We, the undersigned, residents of the Grandview-Woodland neighbourhood would like the earlier Appeal No. Z35207 by EGGS CANNA INC. to be upheld. Arguments have previously been made and accepted by the Board to reject the appeal.

We do NOT want an additional marijuana dispensary in our neighbourhood.

NAME	ADDRESS	SIGNATURE	DATE
s.22(1)	s.22(1)	s.22(1)	15 June 2018.

Board of Variance Hearing for Appeal No. Z35292

We, the undersigned, residents of the Grandview-Woodland neighbourhood would like the earlier Appeal No. Z35207 by EGGS CANNA INC. to be upheld. Arguments have previously been made and accepted by the Board to reject the appeal.

We do NOT want an additional marijuana dispensary in our neighbourhood.

NAME	ADDRESS	DATE
s.22(1)	s.22(1)	06/18/18
		06/18/18
		06/18/18
		06/18/18
		06/18/18

Petition from residents, to deny an appeal filed with the Board of Variance with the City of Vancouver by **EGGS CANNA INC.** to establish **a Medical Marijuana-Related Retail Building** at 2633 Commercial Drive

Board of Variance Hearing for Appeal No. Z35292

We, the undersigned, parents, guardians and caregivers of Queen Alexandra F.A.M.I.L.Y. School (1300 East Broadway), would like the earlier Appeal No. Z35207 by EGGS CANNA INC. to be upheld. Arguments have previously been made and accepted by the Board to reject the appeal.

We do NOT want an additional marijuana dispensary in the neighbourhood.

NAME	ADDRESS	SIGNATURE	DATE
[REDACTED]	[REDACTED]	[REDACTED]	06/15/18
			06/15/18
			06/15/18
			06/15/18
			06/15/18

From: s.22(1)

To: "Blackmore, Jessica" <Jessica.Blackmore@vancouver.ca>

CC: "Bosnjak, Joe" <joe.bosnjak@vancouver.ca>

"Ng, Louis" <louis.ng@vancouver.ca>

s.22(1)

Date: 3/5/2019 9:38:05 PM

Subject: letter in opposition to DP-2018-01131 - EGGS CANNA/1186739 BC Ltd.

Attachments: Letter in Opposition.pdf

Hi Jessica!

I've attached a letter of opposition to the proposed Eggs Canna application.

I hope this email finds you well.

cheers,

s.22(1)

s.22(1)



March 5,
2019

Jessica Blackmore via email: Jessica.blackmore@vancouver.ca Project Coordinator
City of Vancouver Planning Department

Re: DP-2018-01131 Change of use of 2633 and 2637 Commercial Drive to Medical Marijuana-Related

Dear Jessica
Blackmore:

We, the undersigned CONTINUE to be IN STRONG OPPOSITION to
this application.

It is with regret and frustration that we, the undersigned, must continue to oppose the Development Application made by EGG'S CANNA Inc. to change the use of 2633 Commercial Drive into a Medical Marijuana use as per Development Permit 2018-01131. **It was our understanding that decisions of the Board of Variance Hearing for Appeal No. Z35207 – 2633 & 2637 Commercial Drive and the second Board of Variance Hearing for Appeal No. Z35292 were final. (Which pertained to DP-2017-01031.)**

There are currently 4 other medical marijuana locations within a 5 block radius of the re-proposed clinic - that we are aware of:

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Centre is on Victoria Drive and 11th Avenue. Additionally, there are numerous harm reduction service facilities in the neighbourhood: Pacifica Treatment Society, Methadone Suboxone Clinics (2703 Commercial Dr and 6 pharmacies providing methadone in a 0.5km area) as well as many half-way and youth homes in the neighbourhood.)

The location is next door to a pawn shop/high interest lender and a block away from Vancouver's largest SkyTrain station and a pub/liquor store. There is very limited community policing as the closest community policing centre only monitors north of the Grandview cut and the catchment policing centre

RE: DP-2018-01131 from s.22(1) Page 1 of 22

is located near Joyce Skytrain. Property crime, drug deals, and overnight camping in local parks complaints are on the rise in the s.22(1) s.22(1) as noted by numerous neighbours and ourselves being victim to vandalism and destruction of property.

In addition, there are many in the neighbourhood who are concerned about the proposed operators:

- There has been a police report filed by s.22(1) sent to the Vancouver Police Department - Statement re: File 18-47708 in reference to what occurred at the **Board of Variance Hearing for Appeal No. Z35207 in March 2018.** (Attached in s.22(1) letter)
- **At the Board of Variance Hearing for Appeal No. Z35292 in June 2018, EGGS CANNA once again tried to intimidate the neighbours that attended to oppose their appeal. We urge you to obtain a copy of the sign in sheet to see that there were more neighbours who attended to oppose their appeal – including their children.** Although the City of Vancouver had increased security there on that day – a member of the EGGS CANNA Support of their appeal took a photo of the sign in sheet to document everyone present (both opposed and in support of) to note their names, addresses and phone numbers.
- EGGS CANNA assured those present at the BOV appeal hearing Z35207 that they would work with the neighbours – THEY HAVE YET TO DO SO – although they have names and contact information. At this point WE ARE NOT REQUESTING THAT THEY DO SO.

In conclusion, the area is oversaturated with locations to purchase marijuana and under equipped with resources to deter crime often associated with drug use. More importantly, we feel that EGGS CANNA has not demonstrated good will or the attempt to work with the neighbours to alleviate their concerns. Should a development permit be issued to an applicant wishing to do business as a marijuana dispensary/store, then we would strongly advise that it be given to a longstanding, proven good corporate citizen in our neighbourhood – like a pharmacy with long term proven dispensing and storage procedures in place. Please do not support this or any future application by EGGS CANNA, or 1186739 BC Ltd., at this location.

Sincerely,

s.22(1)

(via email)

cc: Joe Bosnjak, Supervisor of Development Services -
joe.bosnjak@vancouver.ca

Louis Ng, Secretary of the Board of Variance -
bov@vancouver.ca

From: "Fridkin, Alycia" <Alycia.Fridkin@vancouver.ca>
To: "Blackmore, Jessica" <Jessica.Blackmore@vancouver.ca>
"KELLER, Jodyne" s.15(1)(l)
"Hicks, Sarah" <Sarah.Hicks@vancouver.ca>
Date: 2/6/2019 1:05:38 PM
Subject: RE: 2633 + 2637 Commercial Dr - DP-2018-01131 - application for Cannabis Store

Thanks, Jessica.

I have no additional concerns.

alycia

Alycia Fridkin, PhD (she/her/hers)
Urban Health Planner
Social Policy & Projects | City of Vancouver
501-111 West Hastings Street, Vancouver, BC V6B 1H4
Unceded homelands of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and sel̓il̓wítulh (Tsleil-Waututh) Nations.
604.257.8758 | alycia.fridkin@vancouver.ca

From: Blackmore, Jessica
Sent: Thursday, January 31, 2019 2:15 PM
To: Fridkin, Alycia; KELLER, Jodyne; Hicks, Sarah
Subject: 2633 + 2637 Commercial Dr - DP-2018-01131 - application for Cannabis Store

Hi all,

Just making you all aware of a Development Permit application taken in on December 11, 2018: Stefana Herman of Eggs Canna has applied for a Development Permit to combine units 2633 & 2637 Commercial Drive, and to change the use from Retail to Cannabis Store (approximately 2,333.0 square feet).

Tenant/operator: Please see the attached Operational Letter for further details; I've also attached the floor plans.

After an initial review, we have determined that following fall within a 300m radius from this site of interest:

- Cannabis Store – 1675 E 14th Av (DE419598) – 299.17m away (I've attached the map for reference).

Are there any additional concerns with this application?

Thank you,

Jessica Blackmore

Jessica Blackmore

Project Coordinator II | Development Review Branch |
Development, Buildings, and Licensing | City of Vancouver |



>

From: "Stefana Herman" <stefana.h@eggscanna.com>
To: "Blackmore, Jessica" <Jessica.Blackmore@vancouver.ca>
CC: "Oana Nicoara" <oana.n@eggscanna.com>
Date: 2/7/2019 2:06:11 PM
Subject: 2633 Commercial Drive DP 2018-01131

Hi Jessica,

Please find attached the photos of our signage for the 2633 Commercial Drive for your approval.

Thank you,
Stefana



**DEVE
APPL**

**2633 & 2637
DP-2017-0103**



Craig L.

g22

From: "KELLER, Jodyne" s.15(1)(l)
To: "Blackmore, Jessica" <Jessica.Blackmore@vancouver.ca>
Date: 2/4/2019 11:35:13 AM
Subject: RE: 2633 + 2637 Commercial Dr - DP-2018-01131 - application for Cannabis Store

Hi Jessica,

The VPD does not have any concerns at this time.

Jodyne

From: Blackmore, Jessica <Jessica.Blackmore@vancouver.ca>
Sent: Thursday, January 31, 2019 2:15 PM
To: Fridkin, Alycia <Alycia.Fridkin@vancouver.ca>; KELLER, Jodyne s.15(1)(l); Hicks, Sarah <Sarah.Hicks@vancouver.ca>
Subject: 2633 + 2637 Commercial Dr - DP-2018-01131 - application for Cannabis Store

Hi all,

Just making you all aware of a Development Permit application taken in on December 11, 2018: Stefana Herman of Eggs Canna has applied for a Development Permit to combine units 2633 & 2637 Commercial Drive, and to change the use from Retail to Cannabis Store (approximately 2,333.0 square feet).

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Thank you,

Jessica Blackmore

Jessica Blackmore

Project Coordinator II | Development Review Branch |
Development, Buildings, and Licensing | City of Vancouver |



Last Update By	Last Update Date	Locked?	Note Type	Note Text
Jessica Blackmore	2019-02-06 11:51:40	False	General Note	Spoke with Oana on Feb 6/19 - might want to touch base with John about distancing? Apparently VanMap shows skewed distancing but she has survey to prove this does not fall within 300m of the other Cannabis Store.

Recipient Address	Name	Parcels	Recipient Responded	Email	Country Code
s.22(1)	s.22(1)	s.22(1)	False		CAN
s.22(1)		s.22(1)	False		CAN
101-1868 11TH AVE E VANCOUVER BC V5N 1Z1		016-048-962	False		CAN
101-1883 10TH AVE E VANCOUVER BC V5N 1X8		019-010-401	False		CAN
101-2620 COMMERCIAL DR VANCOUVER BC V5N 4C4		005-774-942	False		CAN
101-2709 VICTORIA DR VANCOUVER BC V5N 5T6		017-136-407	False		CAN
102 - 2709 VICTORIA DR VANCOUVER BC V5N 5T6		017-136-415	False		CAN
102-1868 11TH AVE E VANCOUVER BC V5N 1Z1		016-048-971	False		CAN
102-1868 11TH AVE E VANCOUVER BC V5N 1Z1		016-048-971	False		CAN
102-1883 10TH AVE E VANCOUVER BC V5N 1X8		019-010-435	False		CAN
s.22(1)		s.22(1)	False		CAN
103-1883 10TH AVE E VANCOUVER BC V5N 1X8		019-010-460	False		CAN
103-2709 VICTORIA DR VANCOUVER BC V5N 5T6		017-136-393	False		CAN
104-1868 11TH AVE E VANCOUVER BC V5N 1Z1		016-048-997	False		CAN
s.22(1)		s.22(1)	False		CAN
105-1868 11TH AVE E VANCOUVER BC V5N 1Z1		016-049-004	False		CAN
105-1868 11TH AVE E VANCOUVER BC V5N 1Z1		016-049-004	False		CAN
s.22(1)		s.22(1)	False		CAN
105-2620 COMMERCIAL DR VANCOUVER BC V5N 4C4		005-775-019	False		CAN
105-2620 COMMERCIAL DR VANCOUVER BC V5N 4C4		005-775-019	False		CAN
106-1868 11TH AVE E VANCOUVER BC V5N 1Z1		016-049-012	False		CAN

s.22(1)

s.22(1)

s.22(1)

s.22(1)

s.22(1)

1-1755 BROADWAY E
RPO GRANDVIEW
VANCOUVER BC V5N 1W0

s.22(1)

s.22(1)

s.22(1)

s.22(1)

s.22(1)

s.22(1)

s.22(1)

s.22(1)

1502 10TH AVE E
VANCOUVER BC V5N 1X5
1502 10TH AVE E
VANCOUVER BC V5N 1X5

s.22(1)

s.22(1)

False

CAN

s.22(1)

False

CAN

s.22(1)

False

CAN

s.22(1)

False

CAN

013-497-219
003-613-038
007-268-386
010-682-210
010-897-143
013-737-988
014-585-791
015-278-735

False

CAN

s.22(1)

False

CAN

s.22(1)

False

CAN

s.22(1)

False

CAN

s.22(1)

False

CAN

s.22(1)

False

CAN

013-542-346
013-542-338
013-542-346

False

CAN

False

CAN

1505 13TH AVE E
VANCOUVER BC V5N 2B7
1505 13TH AVE E
VANCOUVER BC V5N 2B7
1506 12TH AVE E
VANCOUVER BC V5N 2A3
1509 13TH AVE E
VANCOUVER BC V5N 2B7
1510 11TH AVE E
VANCOUVER BC V5N 1Y7
s.22(1)
1511 13TH AVE E
VANCOUVER BC V5N 2B7
1511 13TH AVE E
VANCOUVER BC V5N 2B7
1514 11TH AVE E
VANCOUVER BC V5N 1Y7
1514 11TH AVE E
VANCOUVER BC V5N 1Y7
1514 12TH AVE E
VANCOUVER BC V5N 2A3
1514 12TH AVE E
VANCOUVER BC V5N 2A3
s.22(1)
1515 13TH AVE E
VANCOUVER BC V5N 2B7
1516 10TH AVE E
VANCOUVER BC V5N 1X5
1516 11TH AVE E
VANCOUVER BC V5N 1Y7
1517 13TH AVE E
VANCOUVER BC V5N 2B7
1518 12TH AVE E
VANCOUVER BC V5N 2A3
1522 12TH AVE E
VANCOUVER BC V5N 2A3
1522 12TH AVE E
VANCOUVER BC V5N 2A3
1523 11TH AVE E
VANCOUVER BC V5N 1Y8
1523-1525 12TH AVE E
VANCOUVER BC V5N 2A2
1523-1525 12TH AVE E
VANCOUVER BC V5N 2A2

s.22(1)

006-805-817	False	CAN
006-805-817	False	CAN
EPS-107-	False	CAN
006-740-839	False	CAN
004-232-682	False	CAN
015-518-698		
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006-740-863	False	CAN
002-974-312	False	CAN
002-974-312	False	CAN
027-695-361	False	CAN
027-695-361	False	CAN
s.22(1)	False	CAN
006-747-701	False	CAN
002-872-544	False	CAN
003-010-082	False	CAN
006-747-779	False	CAN
027-695-379	False	CAN
014-115-964		
014-115-972	False	CAN
014-115-964		
014-115-972	False	CAN
006-694-667	False	CAN
013-785-443	False	CAN
013-785-443	False	CAN

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1527 13TH AVE E VANCOUVER BC V5N 2B7		011-074-817 009-598-260	False	CAN
1529 10TH AVE E VANCOUVER BC V5N 1X6		009-598-316	False	CAN
1530 11TH AVE E VANCOUVER BC V5N 1Y7		014-756-641	False	CAN
1530 11TH AVE E VANCOUVER BC V5N 1Y7		014-756-641	False	CAN
1531 11TH AVE E VANCOUVER BC V5N 1Y8		013-737-953	False	CAN
1533 13TH AVE E VANCOUVER BC V5N 2B7		010-171-495	False	CAN
1533 13TH AVE E VANCOUVER BC V5N 2B7		010-171-495	False	CAN
1533 13TH AVE E VANCOUVER BC V5N 2B7		010-171-495	False	CAN
1536 10TH AVE E VANCOUVER BC V5N 1X5		023-067-632	False	CAN
1536 11TH AVE E VANCOUVER BC V5N 1Y7		018-168-531	False	CAN
1536 12TH AVE E VANCOUVER BC V5N 2A3		008-547-149	False	CAN
1536 12TH AVE E VANCOUVER BC V5N 2A3		008-547-149	False	CAN
1537 13TH AVE E VANCOUVER BC V5N 2B7		023-176-211	False	CAN
1538 10TH AVE E VANCOUVER BC V5N 1X5		023-067-641	False	CAN
1538 11TH AVE E VANCOUVER BC V5N 1Y7		018-168-540	False	CAN
1538 11TH AVE E VANCOUVER BC V5N 1Y7		018-168-540	False	CAN
1539 11TH AVE E VANCOUVER BC V5N 1Y8		025-191-896	False	CAN
1539 13TH AVE E VANCOUVER BC V5N 2B7		023-176-229	False	CAN
1541 11TH AVE E VANCOUVER BC V5N 1Y8		025-191-888	False	CAN
1541 11TH AVE E VANCOUVER BC V5N 1Y8		025-191-888	False	CAN
1541 12TH AVE E VANCOUVER BC V5N 2A2		013-785-451	False	CAN

1541 12TH AVE E	s.22(1)	013-785-451	False	CAN
VANCOUVER BC V5N 2A2				
1541 13TH AVE E		028-210-476	False	CAN
VANCOUVER BC V5N 2B7				
1541 13TH AVE E		028-210-476	False	CAN
VANCOUVER BC V5N 2B7				
1542 11TH AVE E		015-519-350	False	CAN
VANCOUVER BC V5N 1Y7				
1542 12TH AVE E		011-115-033	False	CAN
VANCOUVER BC V5N 2A3				
1543 13TH AVE E		028-210-484	False	CAN
VANCOUVER BC V5N 2B7				
1543 13TH AVE E		028-210-484	False	CAN
VANCOUVER BC V5N 2B7		006-945-694		
1546 12TH AVE E		012-533-114	False	CAN
VANCOUVER BC V5N 2A3		006-945-694		
1546 12TH AVE E		012-533-114	False	CAN
VANCOUVER BC V5N 2A3				
1547 11TH AVE E		013-738-500	False	CAN
VANCOUVER BC V5N 1Y8		014-284-707		
1547 13TH AVE E		029-145-074	False	CAN
VANCOUVER BC V5N 2B7				
1547 13TH AVE E		029-145-074	False	CAN
VANCOUVER BC V5N 2B7				
1548 11TH AVE E		015-519-694	False	CAN
VANCOUVER BC V5N 1Y7				
1549 12TH AVE E		013-785-486	False	CAN
VANCOUVER BC V5N 2A2				
1549 13TH AVE E		029-145-082	False	CAN
VANCOUVER BC V5N 2B7				
1549 13TH AVE E		029-145-082	False	CAN
VANCOUVER BC V5N 2B7				
1550 12TH AVE E		012-230-189	False	CAN
VANCOUVER BC V5N 2A3				
1551 10TH AVE E		004-284-496	False	CAN
VANCOUVER BC V5N 1X6				
1551 10TH AVE E		004-284-496	False	CAN
VANCOUVER BC V5N 1X6				
1552 10TH AVE E		024-184-357	False	CAN
VANCOUVER BC V5N 1X5				
1552 10TH AVE E		024-184-357	False	CAN
VANCOUVER BC V5N 1X5				
1553 11TH AVE E		006-364-063	False	CAN
VANCOUVER BC V5N 1Y8				
1553 11TH AVE E		006-364-063	False	CAN
VANCOUVER BC V5N 1Y8				

1553 13TH AVE E	s.22(1)	029-294-941		
VANCOUVER BC V5N 2B7		029-294-959	False	CAN
1554 10TH AVE E				
VANCOUVER BC V5N 1X5		024-184-373	False	CAN
1555 11TH AVE E				
VANCOUVER BC V5N 1Y8		010-868-071	False	CAN
1555 11TH AVE E				
VANCOUVER BC V5N 1Y8		010-868-071	False	CAN
1555 12TH AVE E		008-092-656		
VANCOUVER BC V5N 2A2		013-785-516	False	CAN
1557 11TH AVE E		026-478-153		
VANCOUVER BC V5N 1Y8		026-478-161	False	CAN
1560 11TH AVE E		015-564-169		
VANCOUVER BC V5N 1Y7		015-564-177	False	CAN
1561 12TH AVE E		008-092-656		
VANCOUVER BC V5N 2A2		013-785-516	False	CAN
1563 10TH AVE E		023-786-175		
VANCOUVER BC V5N 1X6		023-786-183	False	CAN
1565 10TH AVE E				
VANCOUVER BC V5N 1X6		015-521-583	False	CAN
1566 12TH AVE E				
VANCOUVER BC V5N 2A3		004-081-676	False	CAN
1568 11TH AVE E				
VANCOUVER BC V5N 1Y7		008-860-939	False	CAN
1568 11TH AVE E				
VANCOUVER BC V5N 1Y7		008-860-939	False	CAN
s.22(1)		009-610-197		
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1572 10TH AVE E				
VANCOUVER BC V5N 1X5		014-256-657	False	CAN
1572 12TH AVE E				
VANCOUVER BC V5N 2A3		024-537-900	False	CAN
1573 10TH AVE E		008-288-089		
VANCOUVER BC V5N 1X6		015-564-878	False	CAN
1573 10TH AVE E		008-288-089		
VANCOUVER BC V5N 1X6		015-564-878	False	CAN
1575 12TH AVE E				
VANCOUVER BC V5N 2A2		013-785-575	False	CAN
1576 12TH AVE E				
VANCOUVER BC V5N 2A3		024-537-918	False	CAN
1578 12TH AVE E				
VANCOUVER BC V5N 2A3		024-537-896	False	CAN
1578 12TH AVE E				
VANCOUVER BC V5N 2A3		024-537-896	False	CAN
1580 10TH AVE E				
VANCOUVER BC V5N 1X5		023-440-970	False	CAN

1580 10TH AVE E
VANCOUVER BC V5N 1X5
1580 11TH AVE E
VANCOUVER BC V5N 1Y7
1580 11TH AVE E
VANCOUVER BC V5N 1Y7
1581 12TH AVE E
VANCOUVER BC V5N 2A2

s.22(1)

s.22(1)

1584 12TH AVE E
VANCOUVER BC V5N 2A3
1585 13TH AVE E
VANCOUVER BC V5N 2B7
1586 11TH AVE E
VANCOUVER BC V5N 1Y7
1586 11TH AVE E
VANCOUVER BC V5N 1Y7
1587 12TH AVE E
VANCOUVER BC V5N 2A2
1588 10TH AVE E
VANCOUVER BC V5N 1X5
1588 11TH AVE E
VANCOUVER BC V5N 1Y7
1588 11TH AVE E
VANCOUVER BC V5N 1Y7

s.22(1)

1595 13TH AVE E
VANCOUVER BC V5N 2B7
1597 11TH AVE E
VANCOUVER BC V5N 1Y8
1599 11TH AVE E
VANCOUVER BC V5N 1Y8
1603 10TH AVE E
VANCOUVER BC V5N 1X6
1603 10TH AVE E
VANCOUVER BC V5N 1X6
1603 11TH AVE E
VANCOUVER BC V5N 1Y8
1603 11TH AVE E
VANCOUVER BC V5N 1Y8

s.22(1)

023-440-970	False	CAN
014-015-331	False	CAN
014-015-331	False	CAN
009-298-711	False	CAN
024-115-924		
024-115-941		
s.22(1)	False	CAN
	False	CAN
011-722-703	False	CAN
005-162-891	False	CAN
027-633-187	False	CAN
027-633-187	False	CAN
013-785-583	False	CAN
023-440-988	False	CAN
027-633-195	False	CAN
027-633-195	False	CAN
004-409-701		
s.22(1)	False	CAN
013-980-572	False	CAN
013-738-542	False	CAN
003-576-311	False	CAN
013-023-250	False	CAN
013-023-250	False	CAN
008-587-248	False	CAN
008-587-248	False	CAN

1603 13TH AVE E
VANCOUVER BC V5N 2B7
1603 13TH AVE E
VANCOUVER BC V5N 2B7
1605 11TH AVE E
VANCOUVER BC V5N 1Y8
1605 13TH AVE E
VANCOUVER BC V5N 2B7
s.22(1)
1606 10TH AVE E
VANCOUVER BC V5N 1X5
1606 10TH AVE E
VANCOUVER BC V5N 1X5
1606 11TH AVE E
VANCOUVER BC V5N 1Y7
1606 11TH AVE E
VANCOUVER BC V5N 1Y7
1607 10TH AVE E
VANCOUVER BC V5N 1X6
1607 12TH AVE E
VANCOUVER BC V5N 2A2
1607 12TH AVE E
VANCOUVER BC V5N 2A2
1607 13TH AVE E
VANCOUVER BC V5N 2B7
1607 13TH AVE E
VANCOUVER BC V5N 2B7
1610 10TH AVE E
VANCOUVER BC V5N 1X5
1610 11TH AVE E
VANCOUVER BC V5N 1Y7
s.22(1)
1611 10TH AVE E
VANCOUVER BC V5N 1X6
1611 12TH AVE E
VANCOUVER BC V5N 2A2
1613 12TH AVE E
VANCOUVER BC V5N 2A2
1613 13TH AVE E
VANCOUVER BC V5N 2B7
1617 11TH AVE E
VANCOUVER BC V5N 1Y8
1617 12TH AVE E
VANCOUVER BC V5N 2A2

s.22(1)

015-552-616	False	CAN
015-552-616	False	CAN
007-180-446	False	CAN
015-745-970	False	CAN
s.22(1)	False	CAN
014-256-711	False	CAN
014-256-711	False	CAN
015-568-776	False	CAN
015-568-776	False	CAN
011-924-748	False	CAN
025-487-345	False	CAN
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015-745-996	False	CAN
015-745-996	False	CAN
019-139-501	False	CAN
010-775-315	False	CAN
s.22(1)	False	CAN
004-580-842	False	CAN
025-487-353	False	CAN
004-813-570	False	CAN
014-205-734	False	CAN
028-289-315	False	CAN
015-519-511	False	CAN

1618 10TH AVE E	s.22(1)	015-519-180	False	CAN
VANCOUVER BC V5N 1X5				
1618 10TH AVE E		015-519-180	False	CAN
VANCOUVER BC V5N 1X5				
1618 12TH AVE E		015-551-938	False	CAN
VANCOUVER BC V5N 2A3				
1622 11TH AVE E		015-519-732	False	CAN
VANCOUVER BC V5N 1Y7				
1623 12TH AVE E		013-131-770	False	CAN
VANCOUVER BC V5N 2A2				
1623 12TH AVE E		013-131-770	False	CAN
VANCOUVER BC V5N 2A2				
1623 13TH AVE E		014-205-718	False	CAN
VANCOUVER BC V5N 2B7		018-296-459		
1625 11TH AVE E		018-296-742	False	CAN
VANCOUVER BC V5N 1Y8		018-296-459		
1625 11TH AVE E		018-296-742	False	CAN
VANCOUVER BC V5N 1Y8				
1627 10TH AVE E		011-818-522	False	CAN
VANCOUVER BC V5N 1X6				
1629 13TH AVE E		012-639-532	False	CAN
VANCOUVER BC V5N 2B7				
1630 11TH AVE E		025-666-916	False	CAN
VANCOUVER BC V5N 1Y7				
1630 12TH AVE E		025-474-324	False	CAN
VANCOUVER BC V5N 2A3				
1632 10TH AVE E		011-434-112	False	CAN
VANCOUVER BC V5N 1X5				
1632 11TH AVE E		025-666-932	False	CAN
VANCOUVER BC V5N 1Y7				
1632 12TH AVE E		025-474-332	False	CAN
VANCOUVER BC V5N 2A3				
1633 10TH AVE E		026-293-587	False	CAN
VANCOUVER BC V5N 1X6		013-738-585		
1633 11TH AVE E		013-738-607	False	CAN
VANCOUVER BC V5N 1Y8		011-434-007		
1633 12TH AVE E		013-018-817	False	CAN
VANCOUVER BC V5N 2A2				
1635 13TH AVE E		014-032-295	False	CAN
VANCOUVER BC V5N 2B7				
1635 13TH AVE E		014-032-295	False	CAN
VANCOUVER BC V5N 2B7				
1636 11TH AVE E		026-372-495	False	CAN
VANCOUVER BC V5N 1Y7				
1636 11TH AVE E		026-372-495	False	CAN
VANCOUVER BC V5N 1Y7				

1636 12TH AVE E
VANCOUVER BC V5N 2A3
1637 10TH AVE E
VANCOUVER BC V5N 1X6
1638 11TH AVE E
VANCOUVER BC V5N 1Y7
1638 12TH AVE E
VANCOUVER BC V5N 2A3
1639 12TH AVE E
VANCOUVER BC V5N 2A2
1640 10TH AVE E
VANCOUVER BC V5N 1X5
1640 12TH AVE E
VANCOUVER BC V5N 2A3
1641 12TH AVE E
VANCOUVER BC V5N 2A2
1642 12TH AVE E
VANCOUVER BC V5N 2A3
1642 12TH AVE E
VANCOUVER BC V5N 2A3
1643 12TH AVE E
VANCOUVER BC V5N 2A2
1644 10TH AVE E
VANCOUVER BC V5N 1X5
1646 12TH AVE E
VANCOUVER BC V5N 2A3
1648 10TH AVE E
VANCOUVER BC V5N 1X5
1648 11TH AVE E
VANCOUVER BC V5N 1Y7
1648 11TH AVE E
VANCOUVER BC V5N 1Y7
1648 12TH AVE E
VANCOUVER BC V5N 2A3
1648 12TH AVE E
VANCOUVER BC V5N 2A3
1649 13TH AVE E
VANCOUVER BC V5N 2B7
1654 11TH AVE E
VANCOUVER BC V5N 1Y7
1655 11TH AVE E
VANCOUVER BC V5N 1Y8
1658 10TH AVE E
VANCOUVER BC V5N 1X5

s.22(1)

s.22(1)

027-968-502	False	CAN
026-293-579	False	CAN
026-372-487	False	CAN
027-968-511	False	CAN
029-234-905	False	CAN
014-256-495	False	CAN
027-968-120	False	CAN
029-234-913	False	CAN
027-968-138	False	CAN
027-968-138	False	CAN
029-234-921	False	CAN
015-568-733	False	CAN
027-968-219	False	CAN
007-823-355	False	CAN
006-739-733	False	CAN
006-739-733	False	CAN
027-968-201	False	CAN
027-968-201	False	CAN
014-032-279	False	CAN
015-564-801	False	CAN
013-738-682	False	CAN
016-441-150		
016-441-168	False	CAN
s.22(1)	False	CAN

1663 11TH AVE E
VANCOUVER BC V5N 1Y8
1663 11TH AVE E
VANCOUVER BC V5N 1Y8
1668 10TH AVE E
VANCOUVER BC V5N 1X5
1669 13TH AVE E
VANCOUVER BC V5N 2B7
1669 13TH AVE E
VANCOUVER BC V5N 2B7
1683 12TH AVE E
VANCOUVER BC V5N 2A2
1683 13TH AVE E
VANCOUVER BC V5N 0A5
s.22(1)
s.22(1)

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

1738 11TH AVE E
VANCOUVER BC V5N 1Z1
1738 11TH AVE E
VANCOUVER BC V5N 1Z1
1749 13TH AVE E
VANCOUVER BC V5N 2B9
1749 13TH AVE E
VANCOUVER BC V5N 2B9
1750 11TH AVE E
VANCOUVER BC V5N 1Z1
1755 - 12TH AVE E
VANCOUVER BC V5N 2A4
1755 - 12TH AVE E
VANCOUVER BC V5N 2A4
1755 11TH AVE E
VANCOUVER BC V5N 1Y9
1755 13TH AVE E
VANCOUVER BC V5N 2B9
1761 13TH AVE E
VANCOUVER BC V5N 2B9
1764 11TH AVE E
VANCOUVER BC V5N 1Z1

s.22(1)

013-738-704	False	CAN
013-738-704	False	CAN
015-519-619	False	CAN
005-117-593	False	CAN
005-117-593	False	CAN
006-984-746	False	CAN
028-634-012	False	CAN
002-974-312		
s.22(1)	False	CAN
s.22(1)	False	CAN
	False	CAN
	False	CAN
013-771-931	False	CAN
013-771-931	False	CAN
024-919-845	False	CAN
024-919-845	False	CAN
014-861-542	False	CAN
011-692-049	False	CAN
011-692-049	False	CAN
017-337-151	False	CAN
014-983-974	False	CAN
013-127-497	False	CAN
014-861-526	False	CAN

s.22(1)

1774 12TH AVE E
VANCOUVER BC V5N 2A5
1775 12TH AVE E
VANCOUVER BC V5N 2A4
1775 13TH AVE E
VANCOUVER BC V5N 2B9
1776 12TH AVE E
VANCOUVER BC V5N 2A5
1777 12TH AVE E
VANCOUVER BC V5N 2A4
1777 12TH AVE E
VANCOUVER BC V5N 2A4
1777 13TH AVE E
VANCOUVER BC V5N 2B9
1779 13TH AVE E
VANCOUVER BC V5N 2B9
1781 12TH AVE E
VANCOUVER BC V5N 2A4
1781 13TH AVE E
VANCOUVER BC V5N 2B9
1786 12TH AVE E
VANCOUVER BC V5N 2A5
1786 12TH AVE E
VANCOUVER BC V5N 2A5
1787 13TH AVE E
VANCOUVER BC V5N 2B9
1787 13TH AVE E
VANCOUVER BC V5N 2B9
1788 12TH AVE E
VANCOUVER BC V5N 2A5
1798 11TH AVE E
VANCOUVER BC V5N 1Z1
1801 12TH AVE E
VANCOUVER BC V5N 2A4
1801 12TH AVE E
VANCOUVER BC V5N 2A4

s.22(1)

1803 12TH AVE E
VANCOUVER BC V5N 2A4
1803 12TH AVE E
VANCOUVER BC V5N 2A4
1804 12TH AVE E
VANCOUVER BC V5N 2A5

s.22(1)

010-208-909

s.22(1)

False	CAN	
009-879-871	False	CAN
028-287-380	False	CAN
017-940-664	False	CAN
009-879-871	False	CAN
028-287-398	False	CAN
028-287-398	False	CAN
017-940-656	False	CAN
030-339-022	False	CAN
013-055-682	False	CAN
030-339-031	False	CAN
029-454-204	False	CAN
029-454-204	False	CAN
014-983-931	False	CAN
014-983-931	False	CAN
029-454-221	False	CAN
023-993-782	False	CAN
027-034-348	False	CAN
027-034-348	False	CAN
009-689-265		
009-689-290		
s.22(1)	False	CAN
027-034-356	False	CAN
027-034-356	False	CAN
014-983-745	False	CAN

1807 13TH AVE E VANCOUVER BC V5N 2B9 1809 E 13TH AVE VANCOUVER BC V5N 2B9 1810 11TH AVE E VANCOUVER BC V5N 1Z1 1810 11TH AVE E VANCOUVER BC V5N 1Z1 1810 12TH AVE E VANCOUVER BC V5N 2A5 1810 12TH AVE E VANCOUVER BC V5N 2A5 1810 E 10TH AVE VANCOUVER BC V5N 1X7 1810 E 10TH AVE VANCOUVER BC V5N 1X7 1811 12TH AVE E VANCOUVER BC V5N 2A4 1813 13TH AVE E VANCOUVER BC V5N 2B9 1813 13TH AVE E VANCOUVER BC V5N 2B9 1816 10TH AVE E VANCOUVER BC V5N 1X7 1816 11TH AVE E VANCOUVER BC V5N 1Z1 1817 12TH AVE E VANCOUVER BC V5N 2A4 1817 12TH AVE E VANCOUVER BC V5N 2A4 1817 13TH AVE E VANCOUVER BC V5N 2B9 1819 12TH AVE E VANCOUVER BC V5N 2A4 1823 11TH AVE E VANCOUVER BC V5N 1Y9 1823 11TH AVE E VANCOUVER BC V5N 1Y9 1824 10TH AVE E VANCOUVER BC V5N 1X7 1824 10TH AVE E VANCOUVER BC V5N 1X7 1824 11TH AVE E VANCOUVER BC V5N 1Z1 1824 11TH AVE E VANCOUVER BC V5N 1Z1	s.22(1)	023-830-158	False	CAN
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		026-921-634	False	CAN
		024-065-706	False	CAN
		024-065-706	False	CAN
		014-293-943	False	CAN
		014-861-470	False	CAN
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		013-927-418	False	CAN
		014-861-615	False	CAN
		012-159-069	False	CAN
		012-159-069	False	CAN
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		014-293-951	False	CAN
		014-861-461	False	CAN
		014-861-461	False	CAN

s.22(1)

s.22(1)

1826 12TH AVE E
VANCOUVER BC V5N 2A5
1830 11TH AVE E
VANCOUVER BC V5N 1Z1

1833 12TH AVE E
VANCOUVER BC V5N 2A4
1833 12TH AVE E
VANCOUVER BC V5N 2A4
1835 13TH AVE E
VANCOUVER BC V5N 2B9
1836 11TH AVE E
VANCOUVER BC V5N 1Z1
1839 13TH AVE E
VANCOUVER BC V5N 2B9
1840 12TH AVE E
VANCOUVER BC V5N 2A5
1840 12TH AVE E
VANCOUVER BC V5N 2A5
1842 E 12TH AVE
VANCOUVER BC V5N 2A5
1842 E 12TH AVE
VANCOUVER BC V5N 2A5
1843 12TH AVE E
VANCOUVER BC V5N 2A4
1843 12TH AVE E
VANCOUVER BC V5N 2A4
1845 12TH AVE E
VANCOUVER BC V5N 2A4
1848 11TH AVE E
VANCOUVER BC V5N 1Z1
1849 13TH AVE E
VANCOUVER BC V5N 2B9
1849 13TH AVE E
VANCOUVER BC V5N 2B9
1851 13TH AVE E
VANCOUVER BC V5N 2B9
1853 13TH AVE E
VANCOUVER BC V5N 2B9
1853 13TH AVE E
VANCOUVER BC V5N 2B9
1858 12TH AVE E
VANCOUVER BC V5N 2A5

s.22(1)

014-256-479

s.22(1) False CAN

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014-983-796 False CAN

006-612-431 False CAN
014-861-631
014-861-640
014-861-658 False CAN

009-637-605 False CAN

011-681-781 False CAN

009-919-848 False CAN
013-462-083
029-429-374 False CAN

003-120-066 False CAN

003-120-066 False CAN

014-983-826 False CAN

014-983-826 False CAN

026-048-001 False CAN

026-048-001 False CAN

026-047-993 False CAN
028-806-832
BCS-440-1 False CAN

014-983-885 False CAN

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026-066-602 False CAN

026-066-629 False CAN

026-066-629 False CAN

014-983-834 False CAN

1858 12TH AVE E
VANCOUVER BC V5N 2A5
1861 12TH AVE E
VANCOUVER BC V5N 2A4
1866 12TH AVE E
VANCOUVER BC V5N 2A5
1868 11TH AVE E APT 303
VANCOUVER BC V5N 1Z1
1868 11TH AVE E STE 103
VANCOUVER BC V5N 1Z1
1869 12TH AVE E
VANCOUVER BC V5N 2A4
1869 12TH AVE E
VANCOUVER BC V5N 2A4
1875 12TH AVE E
VANCOUVER BC V5N 2A4
1885 13TH AVE E
VANCOUVER BC V5N 2B9
1890 12TH AVE E
VANCOUVER BC V5N 2A5
1890 12TH AVE E
VANCOUVER BC V5N 2A5
1895 12TH AVE E
VANCOUVER BC V5N 2A4
1895 12TH AVE E
VANCOUVER BC V5N 2A4
1895 12TH AVE E
VANCOUVER BC V5N 2A4
1895 12TH AVE E
VANCOUVER BC V5N 2A4
1937 13TH AVE E
VANCOUVER BC V5N 2C3
1937 13TH AVE E
VANCOUVER BC V5N 2C3

s.22(1)

s.22(1)

s.22(1)

201-1868 11TH AVE E
VANCOUVER BC V5N 1Z1
201-1883 10TH AVE E
VANCOUVER BC V5N 1X8

s.22(1)

014-983-834	False	CAN
012-094-234	False	CAN
024-140-015	False	CAN
016-049-128	False	CAN
016-048-989	False	CAN
014-861-682	False	CAN
014-861-682	False	CAN
014-861-691	False	CAN
026-577-577	False	CAN
007-282-842	False	CAN
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014-861-704	False	CAN
014-861-704	False	CAN
014-861-704	False	CAN
012-072-281		
028-634-021	False	CAN
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015-489-531		
029-558-123		
BCS-390-8		
s.22(1)	False	CAN
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016-049-021	False	CAN
019-010-478	False	CAN

201-2709 VICTORIA DR
VANCOUVER BC V5N 5T6
202-1689 13TH AVE E
VANCOUVER BC V5N 0A5
202-1868 11TH AVE E
VANCOUVER BC V5N 1Z1
202-1883 10TH AVE E
VANCOUVER BC V5N 1X8

s.22(1)

202-2709 VICTORIA DR
VANCOUVER BC V5N 5T6
202-2709 VICTORIA DR
VANCOUVER BC V5N 5T6
s.22(1)

203-1689 13TH AVE E
VANCOUVER BC V5N 0A5
203-1689 13TH AVE E
VANCOUVER BC V5N 0A5
203-1868 11TH AVE E
VANCOUVER BC V5N 1Z1
203-1868 11TH AVE E
VANCOUVER BC V5N 1Z1
203-1883 10TH AVE E
VANCOUVER BC V5N 1X8
203-2620 COMMERCIAL DR
VANCOUVER BC V5N 4C4
203-2709 VICTORIA DR
s.22(1)

VANCOUVER BC V6H 1V7
204-1689 13TH AVE E
VANCOUVER BC V5N 0A5
204-1868 11TH AVE E
VANCOUVER BC V5N 1Z1
204-1883 10TH AVE E
VANCOUVER BC V5N 1X8

s.22(1)

017-136-431	False	CAN
028-634-039	False	CAN
016-049-047	False	CAN
019-010-494	False	CAN
010-158-171		
011-501-863		
013-924-290		
013-924-354		
013-924-389		
014-938-600		
015-246-531		
015-496-201		
015-496-228		
s.22(1)	False	CAN
017-136-440	False	CAN
017-136-440	False	CAN
s.22(1)	False	CAN
028-634-047	False	CAN
028-634-047	False	CAN
016-049-055	False	CAN
016-049-055	False	CAN
019-010-516	False	CAN
005-775-167	False	CAN
s.22(1)	False	CAN
	False	CAN
028-634-055	False	CAN
016-049-063	False	CAN
019-010-532	False	CAN

s.22(1)

205-1689 13TH AVE E
VANCOUVER BC V5N 0A5
205-1868 11TH AVE E
VANCOUVER BC V5N 1Z1
206-1689 13TH AVE E
VANCOUVER BC V5N 0A5
206-1868 11TH AVE E
VANCOUVER BC V5N 1Z1
206-1868 11TH AVE E
VANCOUVER BC V5N 1Z1
s.22(1)

207-1689 13TH AVE E
VANCOUVER BC V5N 0A5
208-1689 13TH AVE E
VANCOUVER BC V5N 0A5
s.22(1)

s.22(1)

s.22(1)

209-1689 13TH AVE E
VANCOUVER BC V5N 0A5
210-1689 13TH AVE E
VANCOUVER BC V5N 0A5
s.22(1)

s.22(1)

s.22(1)

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s.22(1)

015-330-346
s.22(1) False CAN

028-634-063 False CAN

016-049-071 False CAN

028-634-071 False CAN

016-049-080 False CAN

016-049-080 False CAN
015-518-698
s.22(1) False CAN

028-634-080 False CAN

028-634-098 False CAN

s.22(1) False CAN

s.22(1) False CAN

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028-634-101 False CAN

028-634-110 False CAN

s.22(1) False CAN

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s.22(1)

015-866-335
025-705-776
025-705-784

s.22(1)

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False

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CAN

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s.22(1)

2536 WOODLAND DR
VANCOUVER BC V5N 3P3
2616 WOODLAND DR
VANCOUVER BC V5N 3P5
2622 WOODLAND DR
VANCOUVER BC V5N 3P5

2622 WOODLAND DR
VANCOUVER BC V5N 3P5

2641 COMMERCIAL DR
VANCOUVER BC V5N 4C3

s.22(1)

004-026-527

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014-407-574

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014-407-671
014-407-671
018-404-634

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LMS-102-7
013-738-712

False

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016-330-471

016-330-480

False

CAN

013-729-527

s.22(1)

False

CAN

2680 12TH AVE W
VANCOUVER BC V6K 2P5
2722 WOODLAND DR
VANCOUVER BC V5N 3P8
2722 WOODLAND DR
VANCOUVER BC V5N 3P8
s.22(1)

2723 WOODLAND DR
VANCOUVER BC V5N 3P7

2723 WOODLAND DR
VANCOUVER BC V5N 3P7
2730 WOODLAND DR
VANCOUVER BC V5N 3P8
2730 WOODLAND DR
VANCOUVER BC V5N 3P8
2733 COMMERCIAL DR
VANCOUVER BC V5N 4C5
2756 WOODLAND DR
VANCOUVER BC V5N 3P8
2756 WOODLAND DR
VANCOUVER BC V5N 3P8

s.22(1)

s.22(1)

s.22(1)

2807 VICTORIA DR
VANCOUVER BC V5N 4L5
2808 WOODLAND DR
VANCOUVER BC V5N 5T2
2809 VICTORIA DR
VANCOUVER BC V5N 4L5
2815 VICTORIA DR
VANCOUVER BC V5N 4L5

s.22(1)

s.22(1)

018-290-639 False CAN

013-120-328 False CAN

013-120-328 False CAN

s.22(1) False CAN

025-145-053 False CAN
005-775-027
006-546-307
009-768-220 False CAN

011-986-212 False CAN

011-986-212 False CAN

005-969-026 False CAN

004-331-796 False CAN

004-331-796 False CAN
004-284-348
008-115-028
010-092-960
011-895-071

s.22(1) False CAN

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s.22(1) False CAN

024-826-219 False CAN
027-945-227
027-945-235 False CAN

024-826-201 False CAN

006-080-898 False CAN

2815 VICTORIA DR
VANCOUVER BC V5N 4L5

2816 COMMERCIAL DR
VANCOUVER BC V5N 4C6

2816 COMMERCIAL DR
VANCOUVER BC V5N 4C6

2821 VICTORIA DR
VANCOUVER BC V5N 4L5

2821 VICTORIA DR
VANCOUVER BC V5N 4L5

2823 VICTORIA DR
VANCOUVER BC V5N 4L5

2829 VICTORIA DR
VANCOUVER BC V5N 4L5

s.22(1)

2835 VICTORIA DR
VANCOUVER BC V5N 4L5

2835 VICTORIA DR
VANCOUVER BC V5N 4L5

2837 VICTORIA DR
VANCOUVER BC V5N 4L5

2837 VICTORIA DR
VANCOUVER BC V5N 4L5

2845 VICTORIA DR
VANCOUVER BC V5N 4L5

2845 VICTORIA DR
VANCOUVER BC V5N 4L5

2865 VICTORIA DR
VANCOUVER BC V5N 4L5

2868 WOODLAND DR
VANCOUVER BC V5N 5T2

s.22(1)

s.22(1)

300-2620 COMMERCIAL DR
VANCOUVER BC V5N 4C4

301-1689 E 13TH AVE
VANCOUVER BC V5N 0A5

301-1689 E 13TH AVE
VANCOUVER BC V5N 0A5

s.22(1)

006-080-898	False	CAN
013-290-134		
013-719-131		
014-926-644	False	CAN
007-957-181		
009-315-144		
014-983-656		
015-763-897	False	CAN
025-493-701	False	CAN
025-493-701	False	CAN
025-493-698	False	CAN
004-016-254	False	CAN
s.22(1)	False	CAN
BCS-349-6	False	CAN
027-960-811		
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027-960-820	False	CAN
027-960-820	False	CAN
014-983-851	False	CAN
014-983-851	False	CAN
026-577-585	False	CAN
006-805-841	False	CAN
011-267-801		
011-686-383		
s.22(1)	False	CAN
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018-502-628	False	CAN
028-634-128	False	CAN
028-634-128	False	CAN

301-1883 10TH AVE E VANCOUVER BC V5N 1X8	s.22(1)	019-010-559	False	CAN
301-2620 COMMERCIAL DR VANCOUVER BC V5N 4C4		005-775-337	False	CAN
301-2709 VICTORIA DR VANCOUVER BC V5N 5T6		017-136-466	False	CAN
301-2709 VICTORIA DR VANCOUVER BC V5N 5T6		017-136-466	False	CAN
302 - 1883 10TH AVE E VANCOUVER BC V5N 1X8		019-010-575	False	CAN
302-1689 13TH AVE E VANCOUVER BC V5N 0A5		028-634-136	False	CAN
302-1689 13TH AVE E VANCOUVER BC V5N 0A5		028-634-136	False	CAN
302-1868 11TH AVE E VANCOUVER BC V5N 1Z1		016-049-110	False	CAN
302-2709 VICTORIA DR VANCOUVER BC V5N 5T6		017-136-474	False	CAN
303-1689 13TH AVE E VANCOUVER BC V5N 0A5		028-634-144	False	CAN
303-2709 VICTORIA DR VANCOUVER BC V5N 5T6		017-136-458	False	CAN
303-2709 VICTORIA DR VANCOUVER BC V5N 5T6		017-136-458	False	CAN
304-1689 13TH AVE E VANCOUVER BC V5N 0A5		028-634-152	False	CAN
304-1868 11TH AVE E VANCOUVER BC V5N 1Z1		016-049-136	False	CAN
304-1883 10TH AVE E VANCOUVER BC V5N 1X8		019-010-621	False	CAN
304-1883 10TH AVE E VANCOUVER BC V5N 1X8		019-010-621	False	CAN
305-1868 11TH AVE E VANCOUVER BC V5N 1Z1		016-049-144	False	CAN
305-2620 COMMERCIAL DR VANCOUVER BC V5N 4C4		005-775-353	False	CAN
306-1689 13TH AVE E VANCOUVER BC V5N 0A5		028-634-179	False	CAN
306-1868 11TH AVE E VANCOUVER BC V5N 1Z1		016-049-152	False	CAN
306-2620 COMMERCIAL DR VANCOUVER BC V5N 4C4		005-775-361	False	CAN
307-1689 13TH AVE E VANCOUVER BC V5N 0A5		028-634-187	False	CAN
308-1689 13TH AVE E VANCOUVER BC V5N 0A5		028-634-195	False	CAN

s.22(1)

401-1883 10TH AVE E
VANCOUVER BC V5N 1X8
402-1883 10TH AVE E
VANCOUVER BC V5N 1X8
403-1883 10TH AVE E
VANCOUVER BC V5N 1X8
s.22(1)

453 W 12TH AV
VANCOUVER BC V5Y 1V4
453 W 12TH AV
VANCOUVER BC V5Y 1V4
s.22(1)

s.22(1)

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s.22(1)

FARNOOSH SHIRMOHAMMAD
CITY OF VANCOUVER
JESSICA BLACKMORE
CITY OF VANCOUVER
s.22(1)

013-250-752		
014-773-171	False	CAN
019-010-648	False	CAN
019-010-664	False	CAN
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003-923-533
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008-431-035
011-683-627
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011-683-643
011-683-651
011-751-436
013-491-890
013-491-911
013-491-920
014-861-411
014-861-429
015-652-122
015-741-061
015-741-079

030-406-684 False

CAN

030-585-449 False
003-923-533
004-120-060
013-491-890
013-491-911
013-491-920
014-861-411
014-861-429

s.22(1) False

CAN

False

CAN

018-495-427

025-474-341 False

CAN

018-495-427

025-474-341 False

CAN

s.22(1) False

CAN

False

CAN

False

CAN

900-666 BURRARD ST
VANCOUVER BC V6C 2X8
900-666 BURRARD ST
VANCOUVER BC V6C 2X8

(NOMINEE) LTD

GRANDVIEW WOODLAND PROJECT (NOMINEE) LTD

900-666 BURRARD ST
VANCOUVER BC V6C 2X8

GRANDVIEW WOODLAND PROJECT

s.22(1)

911-500 10TH AVE W
VANCOUVER BC V5Z 4P1
911-500 10TH AVE W
VANCOUVER BC V5Z 4P1

s.22(1)

s.22(1)

		007-575-713		
		007-056-401		
		007-297-955		
		007-990-294		
		008-557-705		
		008-874-549		
		009-407-413		
		012-634-409		
		014-265-061		
		014-375-117		
		014-375-133		
		014-461-765		
		014-463-342		
		014-463-369		
		014-468-115		
		014-468-158		
		014-726-581		
		014-726-726		
		014-726-769		
		014-726-882		
		014-953-528		
		014-953-536		
		014-984-016		
		015-652-505		
		015-669-645		
		015-971-082		
ATTN REAL ESTATE OPERATIONS		015-971-091		
400-287 NELSON'S CRT		015-979-164		
NEW WESTMINSTER BC V3L 0E7	BC TRANSIT	015-999-301	False	CAN
		012-979-155		
		014-028-701		
		016-302-401		
		017-154-235		
		017-319-251		
ATTN STEVE HOOK		018-621-414		
1-1001 ROYAL AVE		024-271-543		
NEW WESTMINSTER BC V3M 1K3	AFFORDABLE HOUSING CHARITABLE ASSOCIATION	027-339-181	False	CAN
C/O ASSET MANAGEMENT				
DEPARTMEN				
1020 64 AVE NE				
CALGARY AB T2E 7V8	SNOWCAT PROPERTY HOLDINGS LTD	006-634-851	False	CAN

		024-115-813			
		024-115-835			
		024-115-843			
		024-115-851			
		024-115-860			
		024-115-878			
		024-115-886			
		024-115-894			
		024-115-908			
		024-115-916			
		024-115-932			
		024-115-967			
		024-115-975			
		024-115-983			
		024-116-017			
		024-116-025			
		024-116-033			
		024-116-041			
		024-116-050			
		024-116-068			
		024-116-076			
		024-116-084			
		024-116-092			
		024-116-106			
		024-116-114			
		024-116-122			
C/O AWM ALLIANCE REAL ESTATE G		024-116-131			
401-958 8TH AVE W		024-116-149			
VANCOUVER BC V5Z 1E5	BROADWAY STATION HOLDINGS INC	024-116-157	False		CAN
C/O COHO MGMT SERVICES SOCIETY					
ATTN ACCOUNTING DEPARTMENT					
220-1651 COMMERCIAL DR	BURLINGTON HEIGHTS HOUSING COOPERATIVE	018-280-846	False		CAN
C/O COLLIERS INTERNATIONAL					
1500-200 GRANVILLE ST		015-561-216			
VANCOUVER BC V6C 1S4	FAMILY & CHILDREN'S FOUNDATION OF	015-561-224	False		CAN
C/O COLLIERS INTERNATIONAL					
1500-200 GRANVILLE ST		015-561-216			
VANCOUVER BC V6C 1S4	BRITISH	015-561-224	False		CAN
C/O COM EL MEDICAL BLDG					
102-2620 COMMERCIAL DR					
VANCOUVER BC V5N 4C4	DR CHRISTOPHER MAN INC	005-775-051	False		CAN
C/O COM EL MEDICAL BLDG					
201-2620 COMMERCIAL DR					
VANCOUVER BC V5N 4C4	ELENA ENTERPRISES LTD	005-775-124	False		CAN

008-736-481
010-747-486
010-929-193
010-972-544
010-972-595
010-972-609
012-946-575
012-946-605
012-947-288
012-947-300
014-296-748
014-357-771
014-357-780
014-357-798
014-357-828
014-357-836
015-079-091

018-703-810
003-206-815
004-483-146
005-484-031
005-484-049
011-651-199

False

False

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False

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C/O IMPERIAL OIL LIMITED
ATTN O&G PROPERTY TAX DEPT
PO BOX 6384 STN D
CALGARY AB
IMPERIAL OIL LTD

C/O KITSILANO MANAGEMENT LTD
200-1948 4TH AVE W
VANCOUVER BC V6J 1M5
C/O NOBLE & ASSOCIATES PROPERT
ANTHONY and YUMY NG

s.22(1)

s.22(1)

C/O PROPERTY TAX OFFICE
PO BOX 7747 STN TERMINAL
VANCOUVER BC V6B 8R1

VANCOUVER (CITY)

002-726-721
002-526-956
002-555-280
002-559-463
002-559-480
002-559-501
002-559-510
002-559-536
002-559-544
002-559-552
002-559-579
002-561-581
002-618-737
002-647-214
002-697-921
002-787-989
002-842-106
002-842-114
002-912-848
003-238-750
003-545-741
003-615-294
003-615-464
003-616-380
003-616-436
003-641-074
003-912-086
003-948-161
003-979-458

False

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C/O TPMG CAPITAL
999 BROADWAY W FLR 9
VANCOUVER BC V5Z 1K5
PH 2
2709 VICTORIA DR
VANCOUVER BC V5N 5T6
PH10-1689 13TH AVE E
VANCOUVER BC V5N 0A5
PH1-1689 13TH AVE E
VANCOUVER BC V5N 0A5
PH1-2709 VICTORIA DR
VANCOUVER BC V5N 5T6
PH1-2709 VICTORIA DR
VANCOUVER BC V5N 5T6
PH2-1689 13TH AVE E
VANCOUVER BC V5N 0A5
PH3-1689 13TH AVE E
VANCOUVER BC V5N 0A5
PH3-2709 VICTORIA DR
VANCOUVER BC V5N 5T6

TRANSWORLD MANAGEMENT LTD

s.22(1)

005-205-102
006-997-490
007-833-024
007-989-172
007-989-181
007-989-199
007-989-202
008-487-537
009-768-262
009-768-301
010-841-911
011-304-341
011-970-065
011-970-073
011-970-081
012-635-685
012-841-871
012-841-919
013-160-141
013-160-150
013-160-192
013-160-214
013-160-265
013-160-460
013-160-516
013-502-701
013-502-751
015-064-816
015-064-832

False

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s.22(1)

False

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False

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False

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False

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False

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False

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False

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PH4-1689 13TH AVE E
VANCOUVER BC V5N 0A5
PH5-1689 13TH AVE E
VANCOUVER BC V5N 0A5
PH6-1689 13TH AVE E
VANCOUVER BC V5N 0A5
PH6-1689 13TH AVE E
VANCOUVER BC V5N 0A5
PH7-1689 13TH AVE E
VANCOUVER BC V5N 0A5
PH8-1689 13TH AVE E
VANCOUVER BC V5N 0A5
PH9-1689 13TH AVE E
VANCOUVER BC V5N 0A5
s.22(1)

s.22(1)

L & K DEVELOPMENTS CO LTD

s.22(1)

s.22(1)

024-115-991

024-116-009

s.22(1)

False
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False

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