

File No.: 04-1000-20-2019-552

October 15, 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 August 30, 2019 for:

Any correspondence from any employee, manager, executive or chairperson of the City of Vancouver's Development and Building Services Department and Board of Variance related to DP-2018-01131 at 2633 and 2637 Commercial Drive, from December 7, 2018 to August 29, 2019.

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.13(1), s.15(1)(I), and s.22(1) of the Act. You can read or download this section here: <a href="http://www.bclaws.ca/EPLibraries/bclaws">http://www.bclaws.ca/EPLibraries/bclaws</a> new/document/ID/freeside/96165\_00.

Please note that we have removed 278 pages of notification postcards in order to improve the readability of the records. One page of the notification postcards remain, which you can find on page 2 of the records.

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 (#04-1000-20-2019-552); 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

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

\*If you have any questions, please email us at <a href="mailto:foi@vancouver.ca">foi@vancouver.ca</a> and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Encl.

:kt

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

To: "Printshop Copier" < CSPPQ@vancouver.ca>

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



#### Development, Buildings & Licensing

453 West 12<sup>th</sup> Avenue Vancouver, BC V5Y 1V4

IMPORTANT INFORMATION Please have this translated

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

重要資料 請找人爲你翻譯

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

ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੱਬਾ ਕਰਵਾਓ

s.22(1)



Development, Buildings & Licensing

453 West 12<sup>th</sup> Avenue Vancouver, BC V5Y 1V4

IMPORTANT INFORMATION Please have this translated

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

重 要 資 料 請找人爲你翻譯

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

ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੱਥਾ ਕਰਵਾਓ

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.

To: "Fridkin, Alycia" <alycia.fridkin@vancouver.ca>

"KELLER, Jodyne" \$.15(1)(I)

"Hicks, Sarah" <Sarah.Hicks@vancouver.ca>

Date: 1/31/2019 2:15:04 PM

Subject: 2633 + 2637 Commercial Dr - DP-2018-01131 - application for Cannabis Store

Attachments: VanMap distancing.PNG

NOTIFICATION - Operational Letter.pdf

Site Plans & Floor Plans.pdf

#### 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?

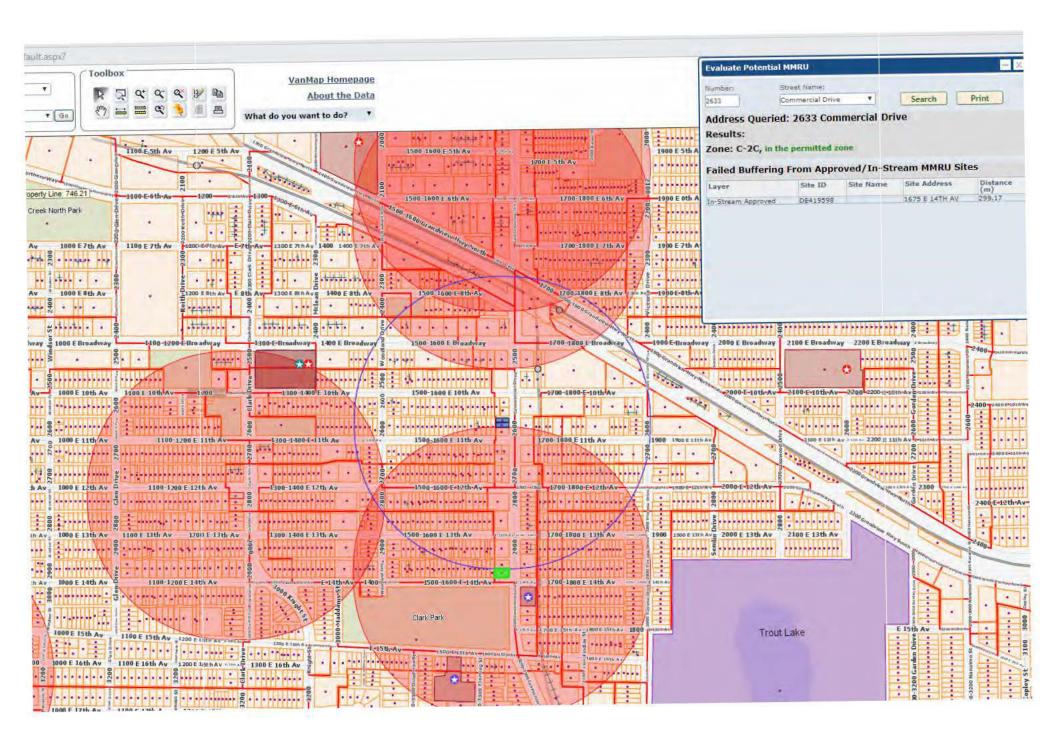
Thank you,

Jessica Blackmore

Jessica Blackmore

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







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



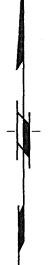
WE WILL EMPLOY 12 STAFF MEMBERS TOTAL AT THIS LOCATION, WITH FOUR TO FIVE STAFF MEMBERS IN THE STORE DURING REGULAR BUSINESS HOURS, INCLUDING MANAGERS AND SHIFT LEADERS.

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

E. 10th AVE.

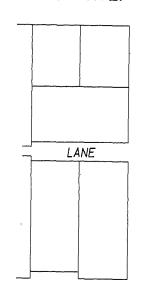
SCALE: 1: 1200 Metric

Dimensions are based on Land Title Office records.

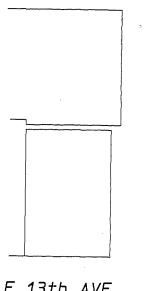


2633/2637 2641 2651

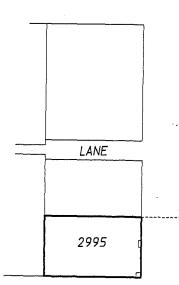
E. 11th AVE.



E. 12th AVE.



E. 13th AVE.



E. 14th AVE.

COMMERCIAL DRIVE

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

CERTIFIED CORRECT:

December 4, 2018



DEC 1 0 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

City of Vancouver - FOF2019-552 - Page 8 of 268

FILE: TA-7544A

## **EGGS CANNA**

2633 Commercial Drive Vancouver, BC V5N 4C3





OWNER
EGGS CANNA INC.
2303 EAST HASTINGS STREET
VANCOLIVER BC CANADA VSI 1V6

INTERIOR DESIGNER

SSDG INTERIORS INC.
609 GRANVILLE ST, SUITE 310
VANCOUVER, BC, CANADA, V7:
504.685.4301

#### LEGAL DESCRIPTION

LOT	Yā
BLOCK	16
PLAN	VAP247
SUBSIDY LOT	52 TO 6
DISTRICT LOT	264

#### **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 HAVINS JURISDICTION. UNLESS OTHERWISE SPECIFIED, ALL GOODS & MATERIALS SHALL BET OS PECS OF CSS A LL WORKMANISHIP AND FINISHING SHALL BE OF THE FINEST QUALITY & BE PERFORMED A WORKMANISHIP MAINTER 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 VOIDING THE CONTRACT, NOWEVER, 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 CONFROM 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 & CLEANIN

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



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

#### SSDG INTERIORS INC.

SSDG Interiors Inc. 310 - 609 Gram/ile Street Vancouver BC Canada V7Y O 604 685 4301 www.sado.com

#### Job Title

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

Drawing 1

DECEIVE N CITY OF VANCOUVER

DEC 1 0 2018

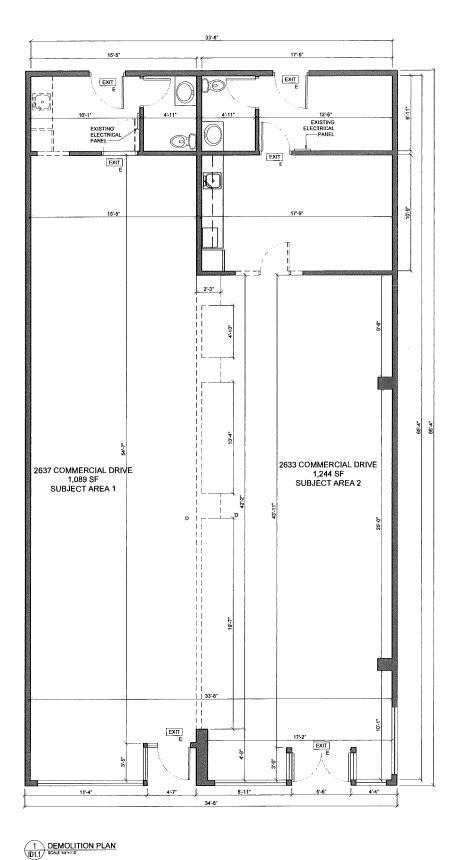
DEVELOPMENT BUILDINGS & LICENSING COVER SHEET, EXISTING + PROPOSED SITE PLANS, + EXTERIOR ELEVATION

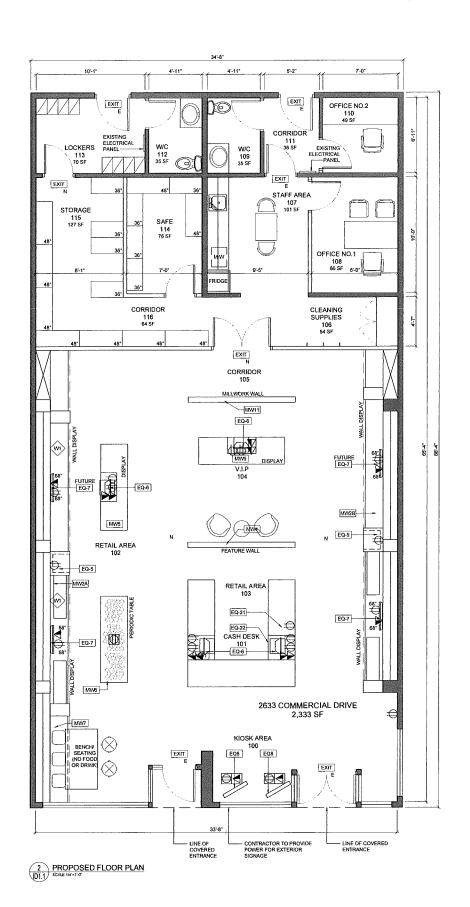
 Project Date.
 DECIDABER 2018

 Drawn by, AK/LC
 Checked by, HS

 Project No: 2018 184
 Scale, AS NOTED (24" X 36")

ID0.1







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

#### SYMBOL LEGEND

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

DECEIVED N CITY OF VANCOUVER

DEC 1 0 2018

DEVELOPMENT BUILDINGS & LICENSING

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

01 ISSUED FOR DEV. PERMIT DEC. 7, 2018

NO. REVISIONS DATE

#### SSDG INTERIORS INC.

SSDG Interiors Inc. 310-609 Grandle Street Vancouver BC Canada V7Y 1G5 0 /604 685 4301 www.aadg.com

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

DEMOLITION PLAN + FLOOR PLAN

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

**ID1.1** 

City of Vancouver - FOI 2019-552 - Page 10 of 268

To: "Shirmohammad, Farnoosh" <farnoosh.shirmohammad@vancouver.ca>

Date: 2/7/2019 2:37:09 PM

Subject: 2633 + 2637 Commercial Dr - DP-2018-01131 - Notification

Attachments: Operational Letter.pdf

Site Plan.pdf

NOTIFICATION - Devapps Website.docx

NOTIFICATION - Postcard.docx

NOTIFICATION - Notification Area.pdf

#### Hi Farnoosh.

Could you please send a notification postcard for 2633 & 2637 Commercial Drive?

I've set the notification area & created the recipient list in Posse, as well at attached the notification area.

I've attached the content for the webpage as well as a draft for the postcard. Please also attach the following documents to the webpage:

- Operational Letter
- Site Plan

Please set the 'Comments Due Date' for February 28, 2019.

Please let me know if there is anything else you need from me ③

Jessica Blackmore

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





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



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.

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

E. 10th AVE.

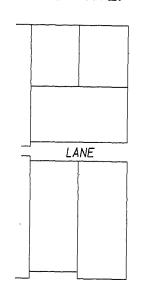
SCALE: 1: 1200 Metric

Dimensions are based on Land Title Office records.

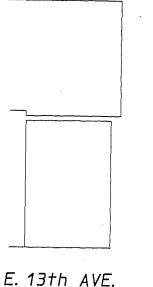


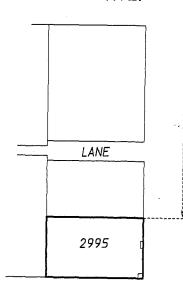
2633/2637 2641 2651

E. 11th AVE.



E. 12th AVE.



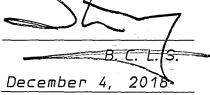


E. 14th AVE.

COMMERCIAL DRIVE

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

CERTIFIED CORRECT:





DEC 1 0 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

City of Vancouver - FOI 2019-552 - Page 14 of 268

FILE: TA-7544A

## **EGGS CANNA**

2633 Commercial Drive Vancouver, BC V5N 4C3





opyright reserved. This proposal and design are at all times to main the exclusive property of SSDG Interiors Inc. and cannot a used without consent.

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

Supercedes all prints bearing previous revision number.

#### PROJECT DIRECTORY

GS STREET

INTERIOR DESIGNER

SSDG INTERIORS INC.
T 609 GRANVILLE ST, SUITE 31
5L 1V6 VANCOLIVER, BC, CANADA, V
604,685,4301

#### LEGAL DESCRIPTION

Y&
16
VAP247
52 TO 6
264

#### **GENERAL NOTES:**

ALL WORK TO CONFORM TO BCBC 2012

#### NOTES:

OWNER

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 BET OS PECS OF CSS.A ALL WORKMANISHIP AND FRIISHING SHALL BE OF THE FINEST OUALITY & BE PERFORMED A VORKMANISHIP 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 VOIDING THE CONTRACT, NOWEVER, 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 CONFROM 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 & CLEANIN

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

### | 04 | 03 | 02 | 02 | 01 | ISSUED FOR DEV. PERMIT | DEC. 7, 2018 | NO. | REVISIONIS | DATE

#### SSDG INTERIORS INC.

SSDG Interiors Inc. 310 - 609 Gram/ile Street Vancouver BC Canada V7Y O 604 685 4301 www.sado.com

Job Title

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

Drawing 1

DECEIVE N CITY OF VANCOUVER

DEC 1 0 2018

DEVELOPMENT BUILDINGS & LICENSING COVER SHEET, EXISTING + PROPOSED SITE PLANS, + EXTERIOR ELEVATION

 Project Date
 DECD/ABER 2018

 Drawn by: AK/LC
 Checked by: HS

 Project No: 2018 184
 Scale: AS NOTED (24" X 36")

ID0.1

1186739 B.C. Ltd. (doing business as Eggs Canna) has applied to the City of Vancouver for permission to change the use from Retail 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.

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 (letter or e-mail) on this development application. Comments should be received on, or before February 15, 2019 to be included in the staff review. However, comments will be considered up until the date of decision.

Contact: Jessica Blacmore Project Coordinator at jessica.blackmore@vancouver.ca or 604.873.7216

To assist you, a Glossary of key technical terms and a brief explanation of the application process are posted on our website at: <a href="mailto:vancouver.ca/devapps">vancouver.ca/devapps</a>
In reviewing this application, and before making a decision, the Director of Planning will also need to consider City by-law regulations, and Council-adopted policies and guidelines. Once a full application review is completed, a decision will be made. If you respond to this notification, we will keep you informed by re-notifying you as to the decision.

The submitted plans may be viewed at the Project Coordinator's office, Development and Building Services Centre, 1st Floor at 515 West 10th Avenue by arranging an appointment between 8:30am and 4:30pm, Monday through Friday. Copies of City bylaw regulations, policies and guidelines are available at the City's website at <a href="http://www.vancouver.ca/commsvcs/bylaws/bylaw1.htm">http://www.vancouver.ca/commsvcs/bylaws/bylaw1.htm</a> or at either the Development and Building Services Centre (1st Floor, 515 West 10th Avenue) or the Central Public Library (350 West Georgia Street).

Please note that all comments and responses to this notification are subject to, and may be released, pursuant to the Freedom of Information and Protection of Privacy Act. The Act does, however, protect your privacy by prohibiting disclosure of personal information (such as names, addresses and other identifying information) where such a disclosure would be an unreasonable invasion of personal privacy.

# NOTICE OF DEVELOPMENT APPLICATION



2633 & 2637 Commercial Drive DP-2018-01131

February 7, 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:

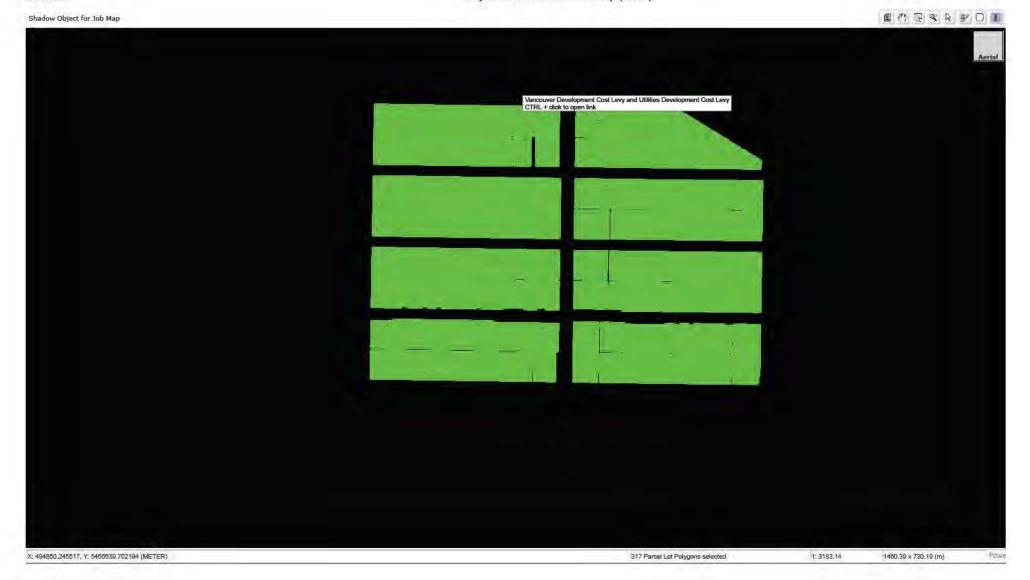
 Interior alterations and to combine units 2633 and 2637 Commercial Drive, for a total floor area of approximately 2,333.0 square feet.

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.



To: "Greer, John" <john.greer@vancouver.ca>

Date: 5/1/2019 3:44:49 PM

Subject: 2633 + 2637 Commercial Drive - DP-2018-01131

Hi John,

Please see email draft to Oana below – please update and send back to me.

s.13(1)

Thank you,

Jessica Blackmore

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

To: "Greer, John" <john.greer@vancouver.ca>

**Date**: 4/15/2019 10:48:21 AM **Subject**: 2633 Commercial Dr

#### Hi John,

Just wanted to follow up on this Cannabis Store application – so this can either go for decision this week or when I return – no worries either way just trying to make sure I'm upto-date before I go.

#### Thanks!

Jessica Blackmore

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



To: "Oana Nicoara (oana.n@eggscanna.com)" <oana.n@eggscanna.com>

CC: "Greer, John" <john.greer@vancouver.ca>

Date: 5/3/2019 4:27:52 PM

Subject: Development Permit Application DP-2018-01131 - 2633 + 2637 Commercial Dr

#### Hi Oana,

Thank you for your patience throughout the review process for Development Permit Number DP-2018-01131 (to combine two units and to change the use from Retail to a Cannabis Store).

We have concluded our review of the proposal, including the neighbourhood feedback of both opposition and support letters. The opposition letters received were greater than the previous application refusal, which was upheld by the Board of Variance. Due to the increased neighbourhood opposition, and that the Board of Variance upheld the previous decision, this application has been refused by the Director of Planning.

#### Reasoning for refusal is as follows:

- 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.

Two sets of plans will be made available for pick-up next week; you will be notified when they are made available. If you have any questions, please contact myself or John Greer.

#### Jessica Blackmore

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

To: "Oana Nicoara (oana.n@eggscanna.com)" <oana.n@eggscanna.com>

"Stefana Herman \(stefana.h@eggscanna.com\)" <stefana.h@eggscanna.com>

Date: 1/29/2019 10:32:14 AM

Subject: DP-2018-01131 - 2633 + 2637 Commercial Dr

Attachments: 1B-DA-sitesign-template.idml

Sign Site E-mail.docx

Site Sign Location Map Instructions.PDF

Hi Stefana, Oana,

Thanks for allowing me time to follow-up on the above-noted project.

We will be moving forward with the notification process, including a postcard notification to neighboring properties, as well as requiring installation of a site sign. Additionally, details of the application will be made available for public viewing on our City of Vancouver Development applications website, up until date of decision (specifically, the site plan and operational letter which you submitted at intake).

Thank you for attaching a draft site sign in your last e-mail, however, we have changed the required formatting. As such, please find the requirements for the site sign attached, as well as the template, and the instructions on how to generate the map. Please ensure that once the template has been generated with the related information, it is sent to me via e-mail for final approval before installation (so that I can make any changes or corrections, if required).

Please let me know if you have any questions, and I'll await your e-mail with a copy of the sign so I can approve for posting.

Thanks! Have a good weekend.

Jessica Blackmore

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



Jessica Blackmore

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



#### Dear < mapplicant>,

The City of Vancouver has introduced a new look for development site signs as part of our ongoing efforts to improve our notification processes. Our goals are for a consistent look with easier-to-read information that provides residents with a clear picture of what the application is proposing and the process for review. The site signs are based on a look that has already been in use for rezoning and more recent development applications.

Applicants will be provided with a template (see attached) and will be responsible for creating the sign based on the new look. Applicants will also continue to work with City staff to ensure the appropriate information is included on the sign. <u>Signs should not be printed and installed until City staff have approved the design</u>.

Please review these attachments, and the template, and work with your staff (or another graphic designer) to draft a pdf of the sign for my review, with the following information included (red letters correspond to the Guidelines attached).

A Address of the site 2633 & 2637 Commercial Drive DP-2017-01031

#### **B** Details:

Under the site's existing C-2C zoning, the application is for 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.
- C Applicant information 1186739 B.C. Ltd. (DBA: Eggs Canna)
- **E** Location Image (see location map instructions attached)
  - Map with the site and streets clearly labeled so the location is easily identifiable
  - Size: 22.125 inches width x 20.125 inches height (Picas=132p9 x 120p9) at 300 ppi, pixels per inch (same as dpi, dots per inch)

#### **F** Progress Timeline

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

#### **G** Contact and further information

...or phone the Project Coordinator at 604.873.7216

#### **Frequently Asked Questions**

#### I don't know how to use the templates and/or don't have the software. What do I do?

All applicants are responsible for the creation and installation of the site sign as required. If you do not have the resources to work with the template, you may contract a graphic designer (generally available through a sign printing company) who can help complete the work.

#### What software do I need to use the template?

The site sign template requires Adobe InDesign. The standard font for the sign is Gotham.

#### I can't get the location map files to work despite the instructions

Location maps can be created or provided in other formats as long as the information is clear, easy to read and works within the template. The map image must be created at a resolution high enough to be used on the site sign without significant blurring or pixilation.

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

#### Creating location maps for City of Vancouver site signs

The City of Vancouver has a standardized set of wayfinding maps that should be used for site signs.



The maps are available here (sign up not required): https://www.dropbox.com/sh/x1frfjamub1oylr/AACowlHcnvjyX8tRn7f1DQpYa?dl=0

#### How to create a location map for a site sign:

- **1.**Using the files in the Dropbox link, determine which map you will need by looking at **Finder Maps > (list view) "citywide-map-tile-reference.jpg"**. Choose the section of the city where the address you are plotting is located.
  - DOWNTOWN.jpg
  - NORTHEAST.jpg
  - NORTHWEST.jpg
  - SOUTH.jpg
  - SOUTHEAST.jpg
  - SOUTHWEST.jpg
- **2.** Open the chosen jpg from the list above in **Adobe Photoshop**. Adjust the view so you can see the entire map.
- **3.** Go to Toolbox, select the **Rectangular Marquee Tool** (top right icon dashed square), and create a box around the area that you would like to crop out. Remember to leave a little more on the sides than you need so you have room to manoeuvre your map around in InDesign.
- **4.** With the box that you just created still highlighted, go to **Image > Crop** which will cut your box down to the size that you want. Save this cropped map at 600 ppi (pixels per

- inch), as a jpg, using a different name than the bigger map you took if from. Let's call this cropped map "map.jpg" for our purposes. Keep this map.jpg in the same folder with your InDesign file of your site sign.
- **5.** Now go into InDesign, select the image box in the site sign that you want the **map.jpg** to appear in. **Place** the **map.jpg** that you just created, in the box you have selected, and use the **Direct Selection Tool (white arrow)** to move the image around and to change the **map.jpg** size in the box until it is how you want it to look.
- 6. With the **map.jpg** set in place in your InDesign site sign file, draw the proposed building location shape onto your map, using the **Pen Tool** in InDesign. The standard colour for this is 100% magenta + 100% yellow to make bright Red. Go to **Objects** > **Effects** > **Transparency** and designate the Red colour as "**Multiply**" (instead of Normal) with **Opacity 50**% to make the red shape transparent with a red tint. (Note: you can also make the location shape in Photoshop, or bring the jpg into Illustrator if you prefer to do this.)
- **7**. The "**YOU ARE HERE**" wording is on the Master page in InDesign. You can move this around to where you want it on top of **map.jpg**. The **compass icon** for the map is also in InDesign, so you move this around on top of the map to where you want it.
- **8.** When you are happy with your InDesign site sign, **Save As**. Then go to **File > Export** and save your site sign as a pdf. The pdf is what you send to print.

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

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

Date: 3/1/2019 10:39:32 AM

Subject: FW: 2633 & 2637 Commercial Drive

#### FYI...

From: Oana Nicoara [mailto:oana.n@eggscanna.com]

Sent: Friday, March 01, 2019 10:30 AM

To: Bosnjak, Joe

Subject: 2633 & 2637 Commercial Drive

Hi Joe,

Happy Friday! I just spoke to Jessica and understand that this will be up for review and consideration next week. I just wanted to touch base and see if you needed anything further from me, and I am also having severe anxiety about the decision here so if you could please call me to discuss any concerns prior to the decisions being made so that I can address anything I would really appreciate it. I really want to be compliant and work with the city and will conduct my business in a manner that has the public's best interest, I really hope that we have demonstrated this by closing our stores and being completely compliant and I am hopeful that the decision made in this application is one that supports us. Again I really appreciate your continued time and consideration. Please please let me know if you need anything further from us.

Respectfully,

Oana Nicoara
President | Eggs Canna Franchising Ltd.
D | 604 754 7795

This email was sent using a cellular device, please excuse any grammatical errors.

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

Date: 3/5/2019 4:20:20 PM

Subject: FW: 2633 and 2637 Commercial Drive Development Permit Sign

Attachments: 2633 & 2637 Commercial Drive.pdf

I advised her as below to put the correct DP number (DP-2018-01131). They sent me the attached template and I confirmed it...and I guess when they posted the site sign and sent me the installation they did not use the one I confirmed and I missed it.

Jessica Blackmore

Project Coordinator II | Subdivision & Strata |

Development, Buildings, and Licensing | City of Vancouver |



From: Stefana Herman [mailto:stefana.h@eggscanna.com]

Sent: Thursday, January 31, 2019 12:03 PM

To: Blackmore, Jessica

Subject: RE: 2633 and 2637 Commercial Drive Development Permit Sign

Hi Jessica,

No worries, hopefully it will be good to go now.

Cheers! Stefana

From: Blackmore, Jessica <Jessica.Blackmore@vancouver.ca>

Sent: January 31, 2019 10:01 AM

To: Stefana Herman <stefana.h@eggscanna.com>

Subject: FW: 2633 and 2637 Commercial Drive Development Permit Sign

Oh my goodness, so sorry.

Its DP-2018-01131

Other than that, looks perfect. Please send me one last confirmation then I will let you know you can post it.

Thanks.

Jessica Blackmore

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



From: Stefana Herman [mailto:stefana.h@eggscanna.com]

Sent: Thursday, January 31, 2019 9:56 AM

To: Blackmore, Jessica

Subject: RE: 2633 and 2637 Commercial Drive Development Permit Sign

Hi Jessica,

Thank you IIve attached the revised sign.

Cheers! Stefana

From: Blackmore, Jessica < Jessica.Blackmore@vancouver.ca>

Sent: January 31, 2019 8:45 AM

To: Stefana Herman < stefana.h@eggscanna.com>

Subject: RE: 2633 and 2637 Commercial Drive Development Permit Sign

Hi Stefana,

Looks great so far, could you just update the sign to include the correct permit number **DP-2017-01131**, and edit the portion below so there are spaces between the words:



Once that so complete would you mind sending back to me for review?

Thanks,

Jessica Blackmore

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



From: Stefana Herman [mailto:stefana.h@eggscanna.com]

Sent: Wednesday, January 30, 2019 4:42 PM

To: Blackmore, Jessica; Hicks, Claudia

Cc: Oana Nicoara

Subject: 2633 and 2637 Commercial Drive Development Permit Sign

Hello!

Please find attached the Development Permit sign for 2633 and 2637 Commercial Drive as per the instructions and template you had provided me. Please let me know if I need to make any adjustments and I will get to it right away.

Jessica as well if you could please at your earliest convenience call Oana that would be great, her number is 604-754-7795.

Thank you! Stefana

Stefana Herman
Director of Administration | Eggs Canna Franchising Ltd.
Direct: 778-879-8609
2406 Hastings St. E, Vancouver BC, V5K 1Z1
www.eggscanna.ca



# DEVELOPMENT APPLICATION

2633 & 2637 Commercial Drive DP-2018-01131

# DETAILS

At this address under the site s existing C-2C zon ng the application is request ng permission to change he use from Retail Store to Cannabis Store cons sting of

 Interior a terat ons and to comb ne un ts 2633 and 2637
 Commercial Drive for a total floor area of app oximate y 2 333 O square feet



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

# What's happening:

Deve opment app icat on submitted on December 1 2018

App ication rev ew by
Ci y staff adv sory panels
and commit ees



Decision by Director of P ann ng

For details or to offer input vancouver ca/devapps or phone the Project Coordinator at 604 873 7216



To: "Greer, John" <john.greer@vancouver.ca>

Date: 5/1/2019 11:43:49 AM

Subject: FW: 2633 commercial drive

Hi John,

Just wanted to touch base since we last spoke Apr 15 - please let me know when you've had a chance to speak to lan and when we are ready to move forward!

Thanks,

Jessica Blackmore

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



From: Oana Nicoara [mailto:oana.n@eggscanna.com]

Sent: Tuesday, April 30, 2019 9:56 AM

To: Blackmore, Jessica

Subject: 2633 commercial drive

Good morning Jessica,

I hope you had a wonderful holiday. Can I please get an update on this.

Regards,

Oana Nicoara

President | Eggs Canna Franchising Ltd.

D | 604 754 7795

This email was sent using a cellular device, please excuse any grammatical errors.

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

"Greer, John" <john.greer@vancouver.ca>

Date: 3/26/2019 10:00:09 AM

Subject: FW: Hi just a few notes for your review

FYI-

From: Oana Nicoara [mailto:oana.n@eggscanna.com]

Sent: Tuesday, March 26, 2019 9:58 AM

To: Blackmore, Jessica

Subject: Hi just a few notes for your review

Good morning Jessica,

Thank you for taking time to talk to me yesterday, I just wanted to email you some quick notes before you summarize the letters for review. I would like to reite ate a few notes that need to be taken into consideration.

#### Notification Process

It is important that city staff understand that this is the only avenue for the neighbourhood to voice opinions about cannabis, and often the community express concerns over the illegal stores and there being too many, "we do not need another one", or that "cannabis is bad and a nuisance". This is unjust for the applicant who is trying to apply legally, their application should not be bombarded with concerns over lack of enforcement of other illegal stores and the stigma that those current black market operators are bringing to the community because the neighbours do not have any other outlet to voice their concerns except for this notification process. I have not operated illegally and am waiting for a license, therefore the amount of illegal operators and their poor operations should not be considered as significant neighbourhood opposition against my application as that would not be right or fair.

#### Cannabis is bad, NIMBYSM

There will always be a small number of individuals who will have an issue with cannabis and will not want it in their community. Although we will always respect everyone's opinion and would love to work with those individuals to better educate them on cannabis and its many uses, we recognize that they are entitled to feel that way. The fact of the matter is that cannabis is now legal, and the Provincial and Municipal framework for distribution has be in cie ted, therefore, it will be made available to the public. A small group of individuals who have an issue with cannabis should not speak for the mass majority of the community who in fact want legal regulated access. I believe the notifications are sent to 400 addresses or more, significant neighbourhood opposition must demonstrate that the vast majority do not want this in their community.

#### Poor business operations

Eggs Canna's business is conducted with the publics interest and safety at the core of our day to day decisions. It is important to no e that I have not illegally operated at this address, and have no poor business practices. Many concerns that have been voiced in the past have been with poor illegal operators allowing patrons to smoke outside the stores, or odour and nuisance coming from the premise, which again is not specific to my business and should not be used to oppose my legal application.

#### **Business License**

The Development Permit process is only the first step to obtaining a Provincial and Municipal business license at this location, which is then renewed yearly. Many of the concerns regarding operations, nuisance and the illegal aspect of cannabis is completely mitigated through the legal licensing regime. In order for us to obtain all required licenses we need to meet the strict requirements. And we are then monitored for compliance by the Province, therefore many concerns that a small number of neighbours may have, are in fact resolved through this process. This must be taken into consideration, an approved DP does not guarantee a license, and in order to obtain and maintain your license a business must be continuously compliant with no complaints from the neighbours. I do not believe that the public understands this, as many of them did not know the steps to being licensed when we held our open-house.

#### Previous operations

We have been licensed through the city of Vancouver at our location at 208 E.16th Avenue for 2 years with no incidents. We had a wonderful letter of support written for us from the BIA in our community and have worked with the neighbours and the community in many charitable events. We closed our doors to be 100% compliant during the application process for the province and have continued to be responsible business leaders. This should be taken into consideration when reviewing this application. As I have previously stated, I respect everyone's opinion but when I see letters written that do not pertain to my specific business, and some paint cannabis as a dangerous drug and its users as drug addicts, especially now that cannabis is legal, is very concerning. Additionally, there are now programs using cannabis therapy to help those who are addicted to opioids and other dangerous drugs, and when I see letters warning that cannabis will cause addictions and how dangerous it is, it continues to drive the stigma that cannabis has been fighting with for decades. (I am referencing previous letters at this address) The fact of the matter is that City of Vancouver - FOI 2019-552 - Page 33 of 268

cannabis is now legal, and customers have a right to legal, regulated access. Unless I pose a definite harm to the community, or have past operations that have posed harm to the community, such as selling to minors, I do not fell that this application should be denied.

\*\*\*208 East 16<sup>th</sup> Avenue received more letters of opposition that the commercial drive location, and the letters were identical in nature to this site and was still approved for a DP, I do believe that there needs to be a precedent and standard that these applications are reviewed with. The city cannot approve one site and deny another that are so similar in opposition letters.\*\*\*

The fact of the matter is that I am a good operator, who has been compliant with the city and has not operated illegally at this location like many others who have received a DP. Additionally we have gathered neighbourhood support for this application which I am hopeful will be demonstrated through letters of support, also this application meets distancing requirements and is in fact in compliance with the bylaw therefore, should be passed to the next stages of obtaining all necessary licenses.

Respectfully,

#### OANA NICOARA

resident / Eggs Carrie Franchising Ltd

T: 604.754.7795 | D: 604.754.7795 2406 East Hastings Street | Vancouver BC, V5K 1Z1 www.eggscanna.com



To: "Oana Nicoara (oana.n@eggscanna.com)" <oana.n@eggscanna.com>

"Stefana Herman \(stefana.h@eggscanna.com\)" <stefana.h@eggscanna.com>

Date: 5/6/2019 11:46:25 AM

Subject: FW: Refusal Letter for DP-2018-01131

Attachments: Refusal Letter.pdf

Hi Oana, Stefana,

Two sets of stamped plans are now available at concierge (ground floor, 515 West 10th Avenue).

Thank you,

Jessica Blackmore

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



From: Blackmore, Jessica

Sent: Monday, May 6, 2019 9:53 AM

To: Oana Nicoara (oana.n@eggscanna.com); Stefana Herman (stefana.h@eggscanna.com)

Cc: Greer, John

Subject: Refusal Letter for DP-2018-01131

Hi Oana, Stefana,

Please find the official letter of refusal attached in this e-mail.

I will notify you via e-mail when drawings are available for pick-up.

Thank you,

Jessica Blackmore

Project Coordinator II | Subdivision & Strata |

Development, Buildings, and Licensing | City of Vancouver |





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.

Xours truly,

Jessica Blackmore Project Coordinator II

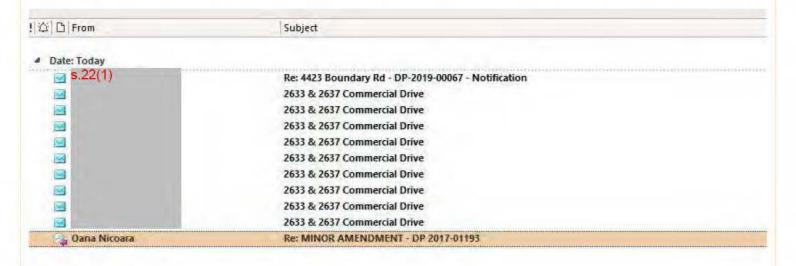
E-mail: jessica.blackmore@vancouver.ca

Phone: 604.873.7216

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

**Date:** 2/28/2019 2:18:25 PM **Subject:** FYI - 2633 Commercial

Tons of support emails coming in. I want to make a decision on this one by Monday – hopefully we can chat tomorrow.



#### Jessica Blackmore

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



To: "Oana Nicoara (oana.n@eggscanna.com)" <oana.n@eggscanna.com>

Date: 2/1/2019 9:29:59 AM

Subject: Missed call

# Hi Oana,

I tried to give you a call this morning, just now at 9:30am but I must have missed you and there was no voicemail. I knew you had wanted me to give you a call earlier this week so I wanted to follow up.

## Thanks!

Jessica Blackmore



To: s.22(1)

Date: 3/4/2019 12:18:11 PM

Subject: RE: 2633 & 2637 Commercial Drive

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 | Development Review Branch | Development, Buildings, and Licensing | City of Vancouver |



From: 5.22(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 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

To: \$.22(1)

Date: 3/4/2019 12:18:03 PM

Subject: RE: 2633 & 2637 Commercial Drive

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 | Development Review Branch | Development, Buildings, and Licensing | City of Vancouver |



From: 5.22(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

To: s.22(1)

Date: 3/4/2019 12:17:36 PM

Subject: RE: 2633 & 2637 Commercial Drive

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 | Development Review Branch | Development, Buildings, and Licensing | City of Vancouver |



From: \$.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 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

To: 5.2

Date: 3/4/2019 12:17:32 PM

Subject: RE: 2633 & 2637 Commercial Drive

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 | Development Review Branch | Development, Buildings, and Licensing | City of Vancouver |



From: \$.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 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

To: s.22(1)

Date: 3/4/2019 12:17:28 PM

Subject: RE: 2633 & 2637 Commercial Drive

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 | Development Review Branch | Development, Buildings, and Licensing | City of Vancouver |



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 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)

To: \$.22(1)

Date: 3/4/2019 12:17:22 PM

Subject: RE: 2633 & 2637 Commercial Drive

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: 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 no intend on opening without all needed permits in hand.

Have a great day!

To: s.22(1)

Date: 3/4/2019 12:16:57 PM

Subject: RE: 2633 & 2637 Commercial Drive

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: Thursday, February 28, 2019 1:38 PM

To: Blackmore, Jessica

Subject: 2633 & 2637 Commercial Drive

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,

To: \$.22(1)

Date: 3/4/2019 12:16:46 PM

Subject: RE: 2633 & 2637 Commercial Drive

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 | Development Review Branch | Development, Buildings, and Licensing | City of Vancouver |



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, s.22(1)

Vancouver

To: s.22(1)

Date: 3/4/2019 12:16:41 PM

Subject: RE: 2633 & 2637 Commercial Drive

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 | Development Review Branch | Development, Buildings, and Licensing | City of Vancouver |



From: \$.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)

s.22(1)			

To: s.22(1)

Date: 3/4/2019 12:16:31 PM

Subject: RE: 2633 & 2637 Commercial Drive

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 | Development Review Branch | Development, Buildings, and Licensing | City of Vancouver |



From: \$.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)				
	-			

To: s.22(1)

Date: 3/4/2019 12:16:18 PM

Subject: RE: 2633 & 2637 Commercial Drive

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 | Development Review Branch | Development, Buildings, and Licensing | City of Vancouver |



From: 5.22(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,

s.22(1)

Vancouver

To: s.22(1)

Date: 3/4/2019 12:16:02 PM

Subject: RE: 2633 & 2637 Commercial Drive

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 | Development Review Branch | Development, Buildings, and Licensing | City of Vancouver |



From: \$.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

To: s.22(1)

Date: 3/4/2019 12:15:54 PM

Subject: RE: 2633 & 2637 Commercial Drive

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 | Development Review Branch | Development, Buildings, and Licensing | City of Vancouver |



From: 5.22(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

To: s.22(1)

Date: 3/4/2019 12:15:45 PM

Subject: RE: 2633 & 2637 Commercial Drive

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 | Development Review Branch | Development, Buildings, and Licensing | City of Vancouver |



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

To: s.22(1)

Date: 3/4/2019 12:15:41 PM

Subject: RE: 2633 & 2637 Commercial Drive

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 | Development Review Branch | Development, Buildings, and Licensing | City of Vancouver |



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, s.22(1)

Vancouver

To: s.22(1)

Date: 3/4/2019 12:15:36 PM

Subject: RE: 2633 & 2637 Commercial Drive

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 | Development Review Branch | Development, Buildings, and Licensing | City of Vancouver |



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,

s.22(1)

Vancouver

To: s.22(1)

Date: 3/4/2019 12:15:26 PM

Subject: RE: 2633 & 2637 Commercial Drive

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 | Development Review Branch | Development, Buildings, and Licensing | City of Vancouver |



From: \$.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

To: s.22(1)

Date: 2/19/2019 12:11:07 PM

Subject: RE: 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.

Jessica Blackmore

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



From: \$.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,

To: s.22(1)

Date: 3/4/2019 12:20:31 PM

Subject: RE: 2633 & 2637 Commercial Drive

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 | Development Review Branch | Development, Buildings, and Licensing | City of Vancouver |



From: \$.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 5.22(1)

s.22(1)

Sent with ProtonMail Secure Email.

To: s.22(1)

Date: 3/4/2019 12:19:09 PM

Subject: RE: 2633 & 2637 Commercial

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 | Development Review Branch | Development, Buildings, and Licensing | City of Vancouver |



From: s.22(1)

Sent: Thursday, February 28, 2019 8:32 PM

To: Blackmore, Jessica

Subject: 2633 & 2637 Commercial

I support this application.

To: \$.22(1)

Date: 3/4/2019 12:18:15 PM

Subject: RE: 2633 &2637 Commercial Dr.

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 | Development Review Branch | Development, Buildings, and Licensing | City of Vancouver |



From: \$.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

From: "KELLER, Jodyne" s.15(1)(I)

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 \$.15(1)(1) 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).

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



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

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

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



From: "Fridkin, Alycia" < Alycia. Fridkin@vancouver.ca>

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

"KELLER, Jodyne" s.15(1)(I)

"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 xwməθkwəyəm (Musqueam), Skwxwú7mesh (Squamish), and sel⊞witulh (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 14<sup>th</sup> 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



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

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

Date: 2/7/2019 2:39:47 PM

Subject: RE: 2633 + 2637 Commercial Dr - DP-2018-01131 - Notification

Hi Jessica,

Yes for sure ①

From: Blackmore, Jessica

Sent: Thursday, February 07, 2019 2:37 PM

To: Shirmohammad, Farnoosh

Subject: 2633 + 2637 Commercial Dr - DP-2018-01131 - Notification

Hi Farnoosh,

Could you please send a notification postcard for 2633 & 2637 Commercial Drive?

I've set the notification area & created the recipient list in Posse, as well at attached the notification area.

I've attached the content for the webpage as well as a draft for the postcard. Please also attach the following documents to the webpage:

- Operational Letter

- Site Plan

Please set the 'Comments Due Date' for February 28, 2019.

Please let me know if there is anything else you need from me ©

Jessica Blackmore



From: "Greer, John" < john.greer@vancouver.ca>

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

Date: 5/2/2019 9:11:59 AM

Subject: RE: 2633 + 2637 Commercial Drive - DP-2018-01131

## I have completed the POSSE decision

From: Blackmore, Jessica

Sent: Thursday, May 2, 2019 9:10 AM

To: Greer, John

Subject: RE: 2633 + 2637 Commercial Drive - DP-2018-01131

If you're ok with that, I'm ok with that. Lol.

From: Greer, John

Sent: Thursday, May 2, 2019 9:09 AM

To: Blackmore, Jessica

**Subject:** RE: 2633 + 2637 Commercial Drive - DP-2018-01131

Will do, 4:59 tomorrow seems like a good strategy ©

From: Blackmore, Jessica

Sent: Thursday, May 2, 2019 9:00 AM

To: Greer, John

**Subject:** RE: 2633 + 2637 Commercial Drive - DP-2018-01131

Thanks John!

If you're able to clear the 'make decision' process – I'll let Oana know today or tomorrow, and I'll re-notify respondents next week.

### Jessica Blackmore

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

From: Greer, John

Sent: Thursday, May 2, 2019 8:04 AM

To: Blackmore, Jessica

**Subject:** RE: 2633 + 2637 Commercial Drive - DP-2018-01131

I have made a few additions to explain our rationale

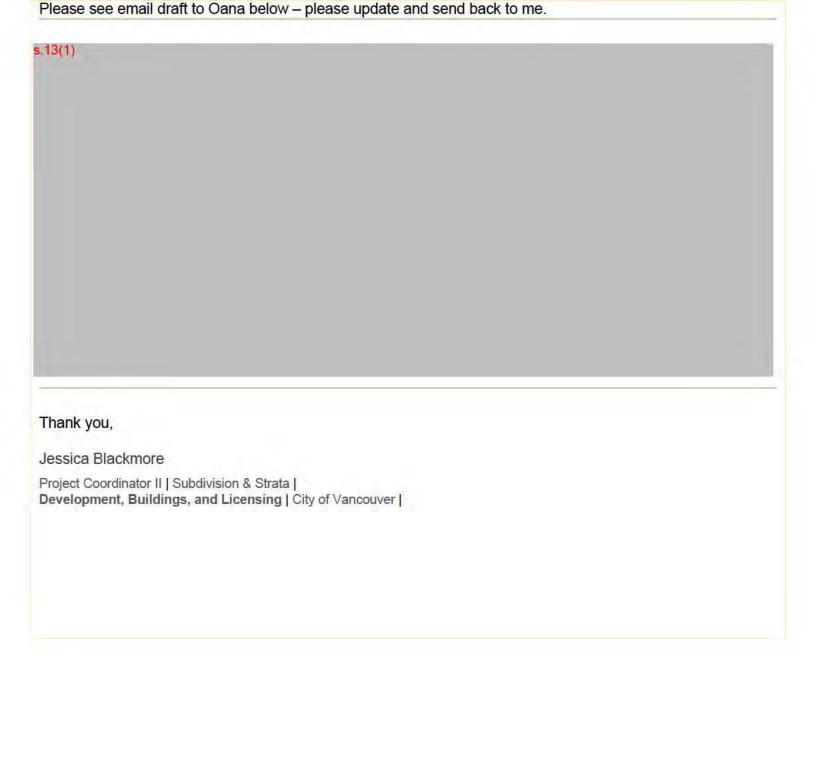
From: Blackmore, Jessica

Sent: Wednesday, May 1, 2019 3:45 PM

To: Greer, John

**Subject:** 2633 + 2637 Commercial Drive - DP-2018-01131

Hi John,



To: s.22(1)

Date: 3/21/2019 2:08:35 PM

Subject: RE: 2633/2637 Commercial dr- cannabis store application

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 | Development Review Branch | Development, Buildings, and Licensing | City of Vancouver |

----Original Message----

From: \$.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

To: s.22(1)

Date: 2/19/2019 2:35:09 PM

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: \$.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 5.22(1)

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: s.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 .
s.22(1)

To: s.22(1)

Date: 3/4/2019 12:19:58 PM

Subject: RE: 2633 and 2637 Commercial Drive

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 | Development Review Branch | Development, Buildings, and Licensing | City of Vancouver |



From: \$.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

To: s.22(1)

Date: 3/4/2019 12:19:22 PM

Subject: RE: 2633 and 2637 Commercial Drive

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 | Development Review Branch | Development, Buildings, and Licensing | City of Vancouver |



From: S.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,

To: "Stefana Herman" < stefana.h@eggscanna.com>

Date: 1/31/2019 2:13:42 PM

Subject: RE: 2633 and 2637 Commercial Drive Development Permit Sign

Sounds great, I'll await your e-mail!

Thanks!

Jessica Blackmore

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



From: Stefana Herman [mailto:stefana.h@eggscanna.com]

Sent: Thursday, January 31, 2019 2:13 PM

To: Blackmore, Jessica Cc: Oana Nicoara

Subject: RE: 2633 and 2637 Commercial Drive Development Permit Sign

Hi Jessica,

Sounds great thank you, I will send it off to the printer and send photos as soon as everything is ready for confirmation.

Thank you! Stefana

From: Blackmore, Jessica <Jessica.Blackmore@vancouver.ca>

Sent: January 31, 2019 1:15 PM

To: Stefana Herman <stefana.h@eggscanna.com>

Subject: RE: 2633 and 2637 Commercial Drive Development Permit Sign

Looks great to me. Could you post it, 8 x 4., at eye-level on the street fronting portion of the building and send me a photo once complete to confirm the positioning is acceptable?

Once that is done and I have confirmed the installation, I will send out the notification postcard as well.

Jessica Blackmore

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



From: Stefana Herman [mailto:stefana.h@eggscanna.com]

Sent: Thursday, January 31, 2019 12:03 PM

To: Blackmore, Jessica

Subject: RE: 2633 and 2637 Commercial Drive Development Permit Sign

Hi Jessica,

No worries, hopefully it will be good to go now.

Cheers! Stefana

From: Blackmore, Jessica < Jessica.Blackmore@vancouver.ca>

Sent: January 31, 2019 10:01 AM

To: Stefana Herman < stefana.h@eggscanna.com>

Subject: FW: 2633 and 2637 Commercial Drive Development Permit Sign

Oh my goodness, so sorry□

Its DP-2018-01131

Other than that, looks perfect. Please send me one last confirmation then I will let you know you can post it.

Thanks,

Jessica Blackmore

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



From: Stefana Herman [mailto:stefana.h@eggscanna.com]

Sent: Thursday, January 31, 2019 9:56 AM

To: Blackmore, Jessica

Subject: RE: 2633 and 2637 Commercial Drive Development Permit Sign

Hi Jessica,

Thank you I've attached the revised sign.

Cheers! Stefana

From: Blackmore, Jessica <Jessica.Blackmore@vancouver.ca>

Sent: January 31, 2019 8:45 AM

To: Stefana Herman < stefana.h@eggscanna.com>

Subject: RE: 2633 and 2637 Commercial Drive Development Permit Sign

Hi Stefana,

Looks great so far, could you just update the sign to include the correct permit number **DP-2017-01131**, and edit the portion below so there are spaces between the words:

City of Vancouver - FOI 2019-552 - Page 74 of 268



Once that s complete would you mind sending back to me for review?

Thanks.

Jessica Blackmore

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



From: Stefana Herman [mailto:stefana.h@eggscanna.com]

**Sent:** Wednesday, January 30, 2019 4:42 PM **To:** Blackmore, Jessica; Hicks, Claudia

Cc: Oana Nicoara

Subject: 2633 and 2637 Commercial Drive Development Permit Sign

Hello!

Please find attached the Development Permit sign for 2633 and 2637 Commercial Drive as per the instructions and template you had provided me. Please let me know if I need to make any adjustments and I will get to it right away.

Jessica as well if you could please at your earliest convenience call Oana that would be great, her number is 604-754-7795.

Thank you! Stefana

Stefana Herman
Director of Administration | Eggs Canna Franchising Ltd.
Direct: 778-879-8609
2406 Hastings St. E, Vancouver BC, V5K 1Z1
www.eggscanna.ca



To: s.22(1)

Date: 4/3/2019 10:58:56 AM

Subject: RE: 2633 and 2637 Commercial Drive

Hi s.22(1)

This application is still awaiting decision.

Thank you,

Jessica Blackmore

Project Coordinator II | Subdivision & Strata |

Development, Buildings, and Licensing | City of Vancouver |



From: \$.22(1)

Sent: Wednesday, April 3, 2019 10:31 AM

To: Blackmore, Jessica

Subject: Re: 2633 and 2637 Commercial Drive

Hello,

Apologies this went to my spam folder, it's a good thing I checked it today.

I am at \$.22(1)

What is going on with this location? I thought we would hear back by now.

Thank you, s.22(1)

On Monday, March 4, 2019, 12:15:21 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 |

City of Vancouver - FOI 2019-552 - Page 76 of 268



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,

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

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

**Date:** 3/28/2019 12:45:03 PM **Subject:** RE: 2633 Commercial

I will talk with John when he out of his meeting or after design review.

From: Blackmore, Jessica

Sent: Thursday, March 28, 2019 11:52 AM

To: Bosnjak, Joe

Subject: 2633 Commercial

Hey,

Did we decide how we will inform Oana of decision? I'd like to finalize it today! Just want to be prepared lol.

Thanks,

Jessica Blackmore

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



From: \$.22(1)

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

Date: 3/4/2019 11:01:14 AM

Subject: Re: 2633 Commercial Drive

My full name is \$.22(1) my address is \$.22(1) Vancouver BC \$.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: 5.22(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,

To: "Stefana Herman" < stefana.h@eggscanna.com>

Date: 2/7/2019 2:44:49 PM

Subject: RE: 2633 Commercial Drive DP 2018-01131

# Thank you!

From: Stefana Herman [mailto:stefana.h@eggscanna.com]

Sent: Thursday, February 7, 2019 2:41 PM

**To:** Blackmore, Jessica **Cc:** Oana Nicoara

Subject: RE: 2633 Commercial Drive DP 2018-01131

Hi Jessica,

Thank you very much for the confirmation, enjoy your time away from the office!

Cheers, Stefana

From: Blackmore, Jessica <Jessica.Blackmore@vancouver.ca>

Sent: February 7, 2019 2:38 PM

To: Stefana Herman <stefana.h@eggscanna.com>
Cc: Oana Nicoara <oana.n@eggscanna.com>
Subject: RE: 2633 Commercial Drive DP 2018-01131

Looks great `thanks for confirming!

I've just confirmed the postcard notification – postcards will likely be delivered next week.

Just as a note – I will be out of office beginning next Wednesday (returning Tuesday, February 19th after Family Day) – anything I miss during that time I will respond to upon my return.

Thanks.

Jessica Blackmore

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



From: Stefana Herman [mailto:stefana.h@eggscanna.com]

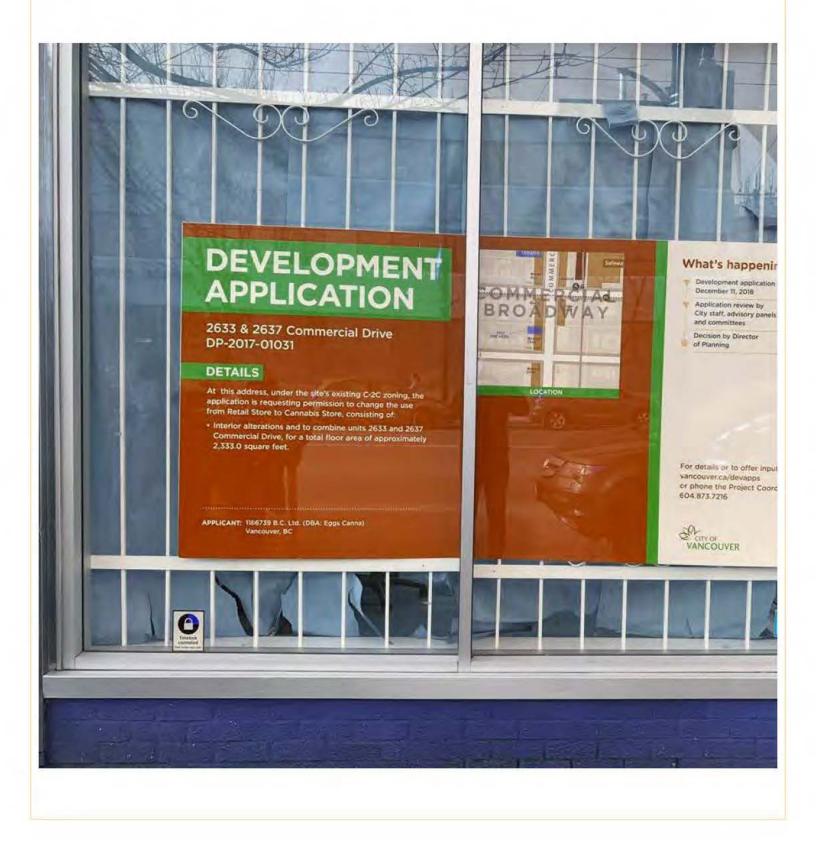
Sent: Thursday, February 7, 2019 2:06 PM

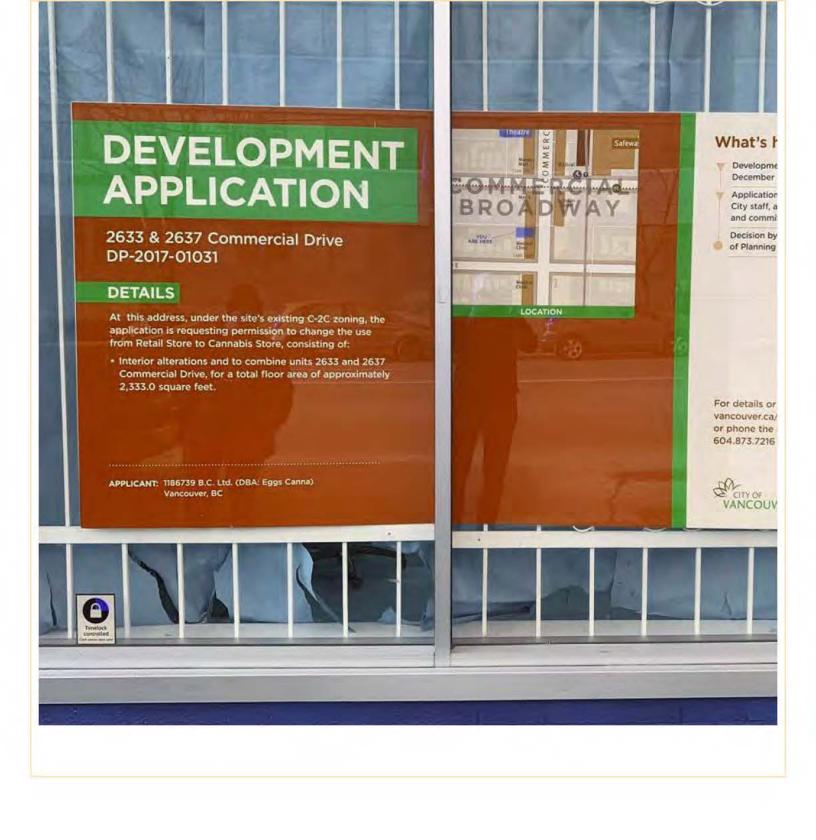
To: Blackmore, Jessica Cc: Oana Nicoara

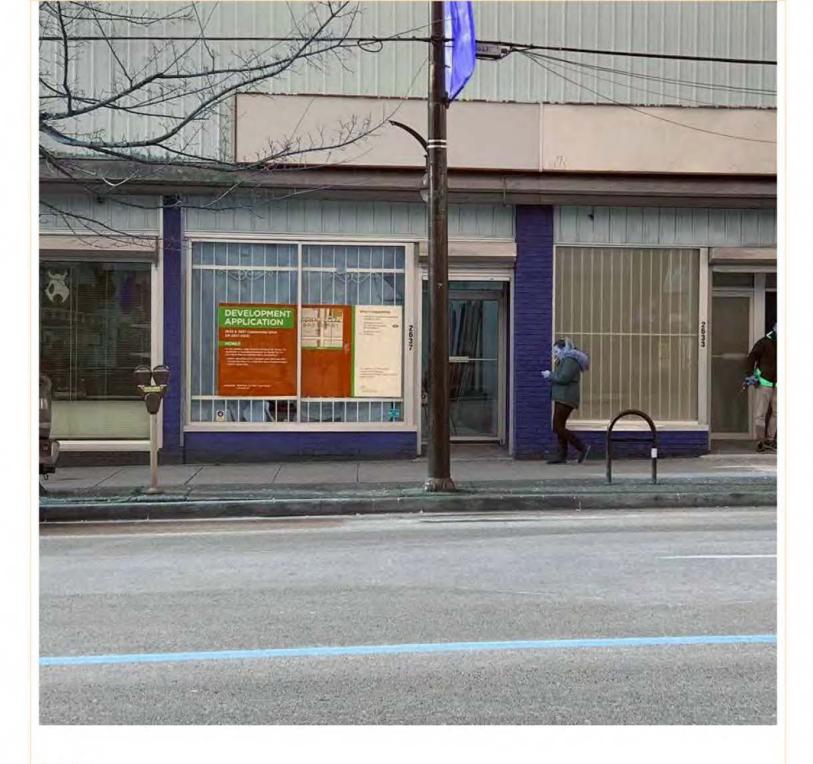
Subject: 2633 Commercial Drive DP 2018-01131

Hi Jessica,

Please find attached the photos of our signage for the 2633 Commercial Drive for your approval 552 - Page 80 of 268







Craig L.

To: "Oana Nicoara" <oana.n@eggscanna.com>

Date: 3/25/2019 9:34:06 AM

Subject: RE: 2633 Commercial Drive

Hi Oana,

Still in review; as soon as I have information on a decision, I will let you know.

Thank you,

Jessica Blackmore

Project Coordinator II | Subdivision & Strata |

Development, Buildings, and Licensing | City of Vancouver |



From: Oana Nicoara [mailto:oana.n@eggscanna.com]

Sent: Monday, March 25, 2019 8:19 AM

To: Blackmore, Jessica

Subject: 2633 Commercial Drive

Good morning Jessica,

Can I please have an update on how the decision on this file is making progress please. Thank you!

Warm regards,

Oana Nicoara

President | Eggs Canna Franchising Ltd.

D | 604 754 7795

This email was sent using a cellular device, please excuse any grammatical errors.

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

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

**Date:** 3/28/2019 12:57:07 PM **Subject:** RE: 2633 Commercial

Can you get John the response to notifications that were AGAINST please? He would like to review them again.

### Thanks

Joe

From: Blackmore, Jessica

Sent: Thursday, March 28, 2019 11:52 AM

To: Bosnjak, Joe

Subject: 2633 Commercial

Hey,

Did we decide how we will inform Oana of decision? I'd like to finalize it today! Just want to be prepared lol.

Thanks,

Jessica Blackmore

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



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

Date: 3/25/2019 12:00:12 PM Subject: RE: Cannabis Meeting

Oh boy! Ok sounds good just entering all the responses into Posse. Will let ya know ©

Thanks,

Jessica Blackmore

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



From: Bosnjak, Joe

Sent: Monday, March 25, 2019 11:58 AM

To: Blackmore, Jessica

Subject: RE: Cannabis Meeting

s.13(1)

Commercial - whenever you ready to refuse...

From: Blackmore, Jessica

Sent: Monday, March 25, 2019 11:39 AM

To: Bosnjak, Joe

Subject: RE: Cannabis Meeting

I can come!

Do we have to wait to formally refuse the two permits until Friday then?

Jessica Blackmore

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



From: Bosnjak, Joe

Sent: Monday, March 25, 2019 11:11 AM

To: Blackmore, Jessica

Subject: RE: Cannabis Meeting

Friday at 2:30pm. You coming? ©

Sent: Monday, March 25, 2019 10:22 AM

To: Bosnjak, Joe

Subject: Cannabis Meeting

Hey Joe,

When.s your next Cannabis Store meeting with Kathryn & Sarah?

s.13(1)

and I will have 2633 Commercial Drive ready for refusal today.

Ps got a flustered phone call from Oana today – just in case she reaches out to you too!! I let her know that when we have a decision, she will be made aware.

Jessica Blackmore

Project Coordinator II | Subdivision & Strata |

Development, Buildings, and Licensing | City of Vancouver |



To: s.22(1)

Date: 3/4/2019 12:18:27 PM

Subject: RE: Comment on Development Application 2633 and 2637 Commercial Drive

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 | Development Review Branch | Development, Buildings, and Licensing | City of Vancouver |



From: 5.22(1)

Sent: Thursday, February 28, 2019 4:56 PM

To: Blackmore, Jessica

Subject: Comment on Development Application 2633 and 2637 Commercial Drive

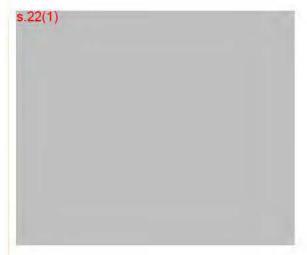
Dear Ms. Blackmore,

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 \$.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,



To: Si

Date: 3/4/2019 12:17:43 PM

Subject: RE: Comments for 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.

Jessica Blackmore

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



From: \$.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 Second Elementary
- 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.

s.22(1)

My family and I have lived at \$.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 City of Vancouver - FOI 2019-552 - Page 89 of 268

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)

To: s.22(1)

Date: 3/1/2019 3:07:30 PM

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

Hi s.22(1)

Thanks for chatting with me this morning. I appreciate you taking the time to explain everything to me.

For anything you would like considered in the decision – please do send in writing via email, including your full name and address. Again, I assure you any and all contact information remains confidential.

Please let me know if you have any further questions.

Thank you and have a great weekend,

Jessica Blackmore

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



From: 5.22(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 \$.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: 5.22(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 outfile (avoid the fill 120) 9-55 at Phase 1 no 368 oblem

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

To: s.22(1)

Date: 2/19/2019 12:09:11 PM

Subject: RE: Development Application 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.

Jessica Blackmore

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

----Original Message----

From: \$.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 byright.

Best.

s.22(1)

Vancouver

From: "Blackmore, Jessica"

To: "Larry Gwozd" \$.22(1)

Date: 2/20/2019 8:45:58 AM

Subject: RE: Development Application DP-2018-01131

### Hi Larry,

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 | Development Review Branch | Development, Buildings, and Licensing | City of Vancouver |



From: Larry Gwozd 5.22(1)

Sent: Tuesday, February 19, 2019 4:32 PM

To: Blackmore, Jessica

Subject: RE: Development Application DP-2018-01131

#### 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 City of Vancouver - FOI 2019-552 - Page 94 of 268

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 5.22(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

To: s.22(1)

Date: 2/19/2019 12:10:27 PM

Subject: RE: Development DP-2018-01131

Hi s.22(1) 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: 5.22(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)

:p

To: s.22(1)

Date: 3/4/2019 12:18:37 PM

Subject: RE: Dispensary at 2633 Commercial Drive

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 | Development Review Branch | Development, Buildings, and Licensing | City of Vancouver |



From: \$.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

To: s.22(1)

**Date:** 3/4/2019 12:19:32 PM **Subject:** RE: 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.

Jessica Blackmore

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



From: \$.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!

To: s.22(1)

**Date:** 3/4/2019 12:20:24 PM **Subject:** RE: 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.

Jessica Blackmore

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



From: \$.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 \$.22(1) 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,

To: s.22(1)

Date:

3/4/2019 12:19:42 PM

Subject: RE: 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.

#### Jessica Blackmore

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



From: 5.22(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)

To: s.22(1)

Date: 3/4/2019 12:18:58 PM

Subject: RE: DP 2018-01131 2633 & 2637 Commercial Drive

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 | Development Review Branch | Development, Buildings, and Licensing | City of Vancouver |



From: s.22(1)

Sent: Thursday, February 28, 2019 8:20 PM

To: Blackmore, Jessica

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

From: \$.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)