

From: "Blackmore, Jessica"
To: s.22(1)
Date: 3/4/2019 12:20:35 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: s.22(1)
Sent: Thursday, February 28, 2019 10:57 PM
To: Blackmore, Jessica
Subject: DP 2018-01131

Hello,

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

s.22(1)

Vancouver

From: "Blackmore, Jessica"

To: s.22(1)

Date: 3/4/2019 12:14:25 PM

Subject: RE: DP 2633 and 1637 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: Wednesday, February 27, 2019 4:58 PM

To: Blackmore, Jessica

Subject: DP 2633 and 1637 Commercial Drive

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

Please allow this store to open.

Thank you,

s.22(1)

s.22(1)

From: "Blackmore, Jessica"
To: "Skuce, Tanya" <tanya.skuce@vancouver.ca>
Date: 2/5/2019 10:12:13 AM
Subject: RE: DP-2018-01131 - 2633 Commercial Drive

Thanks Tanya!

From: Skuce, Tanya
Sent: Tuesday, February 5, 2019 10:11 AM
To: stefana.h@eggscanna.com
Cc: Blackmore, Jessica
Subject: DP-2018-01131 - 2633 Commercial Drive

Good morning,

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

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

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

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

Thank you.

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

From: "Blackmore, Jessica"
To: s.22(1)
Date: 3/4/2019 12:19:36 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 9:10 PM
To: Blackmore, Jessica
Subject: DP-2018-01131: 2633 & 2637 Commercial Drive

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

I support legal Cannabis Stores for the following reasons;

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

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

Fond regards,

s.22(1)
Vancouver BC

From: "Blackmore, Jessica"
To: "Bosnjak, Joe" <joe.bosnjak@vancouver.ca>
Date: 4/4/2019 3:21:47 PM
Subject: RE: DP-2018-01131 - EGGS CANNA/1186739 BC Ltd.

Fantastical thanks so much. I'll pass that on. And I'll be saving that to use in the future. Haha.

Much appreciated!!

From: Bosnjak, Joe
Sent: Thursday, April 4, 2019 2:59 PM
To: Blackmore, Jessica
Subject: RE: DP-2018-01131 - EGGS CANNA/1186739 BC Ltd.

Hey Jess,

I've crafted up a little something. Please use as needed when you respond. If you would like me to respond I can also, just let me know. Let's work off this.... Needs some changes but this is what I was thinking....

Thanks

Joe

s.13(1)



From: s.22(1)
Sent: Thursday, April 04, 2019 12:52 PM
To: Blackmore, Jessica
Cc: Bosnjak, Joe
Subject: Re: DP-2018-01131 - EGGS CANNA/1186739 BC Ltd.

Hi

I can't find their permit - please refer to paragraph 1 of this article which includes commercial drive. We would really like to know where

<https://www.globenewswire.com/news-release/2019/03/11/1751141/0/en/Donnelly-Group-Confirms-Plan-for-Cannabis-Retail-Chain-Hobo-Recreational-Cannabis-Store.html>

Thanks again,

s.22(1)

Sent from my phone

Hi s.22(1)

City staff are currently reviewing the results of neighbourhood notification, and the application in general, to move towards a decision.

Could you provide some more information on the proposed location you are looking for the address for? I.e. which block of Commercial Drive so that I can find you an address? Otherwise, you can find in process Development Permit applications listed on our website (bottom of page): <https://development.vancouver.ca/>

Thanks,

Jessica Blackmore

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



From: s.22(1)

Sent: Thursday, April 4, 2019 12:01 PM

To: Blackmore, Jessica

Cc: Bosnjak, Joe

Subject: Re: DP-2018-01131 - EGGS CANNA/1186739 BC Ltd.

Thanks Jessica,

Could you explain where it is in the review process please? Was there a meeting? A conditional permit? Etc?
We're a bit confused at this stage.

Also, we understand that the Donnelly group is opening a similar business called "Hobo" on commercial drive. May we have the address for this site please?

Thanks,

s.22(1) - on behalf of some neighbours.

Sent from my phone

On Thu, Apr 4, 2019 at 11:37 AM -0700, "Blackmore, Jessica" <Jessica.Blackmore@vancouver.ca> wrote:

Hi s.22(1)

The Development Permit is still under review.

Please feel free to send me an e-mail if you have any further questions.

Thank you,

Jessica Blackmore

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

From: s.22(1)
Sent: Thursday, April 4, 2019 10:48 AM
To: Blackmore, Jessica
Cc: Bosnjak, Joe
Subject: RE: DP-2018-01131 - EGGS CANNA/1186739 BC Ltd.

Hi Jessica:

Could you please advise me of where the application is in the process? We see people in the unit and the permit sign has been removed. I have 3 neighbours asking me to follow up.

Thanks,
s.22(1)

From: Blackmore, Jessica <Jessica.Blackmore@vancouver.ca>
Sent: March 8, 2019 1:37 PM
To: s.22(1)
Cc: Bosnjak, Joe <joe.bosnjak@vancouver.ca>
Subject: RE: Email confirmation

Hi s.22(1)

No decision has been reached as of yet, application is still in review.

I will be out of the office next week, so please reach out to Joe Bosnjak if you have anything pressing regarding this Development Permit Application..

Thank you!

Jessica Blackmore

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

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

Hi Jessica:

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

Have a great weekend!

Thanks,
s.22(1)

Sent from my phone

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

You're welcome!

Jessica Blackmore

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



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

Nevermind! Just received your reply. Thanks ☐

Sent from my phone

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Hi s.22(1)

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Please feel free to send me an e-mail if you have any further questions.

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Could you provide some more information on the proposed location you are looking for the address for? I.e. which block of Commercial Drive so that I can find you an address? Otherwise, you can find in process Development Permit applications listed on our website (bottom of page): <https://development.vancouver.ca/>

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Jessica Blackmore

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



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Thanks,
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Sent from my phone

From: "Blackmore, Jessica"
To: s.22(1)
Date: 3/4/2019 12:18:44 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: s.22(1)
Sent: Thursday, February 28, 2019 8:09 PM
To: Blackmore, Jessica
Subject: Dp-2018-01131

Hello,

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

Thank you very much,

s.22(1)

From: "Blackmore, Jessica"
To: s.22(1)
Date: 3/4/2019 12:18:32 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: s.22(1)
Sent: Thursday, February 28, 2019 7:56 PM
To: Blackmore, Jessica
Subject: dp-2018-01131

Hi Jessica

I would like to register my support for the dispensary at 2633 and 2637 commercial drive.I live at s.22(1)

Thanks
s.22(1)

From: "Blackmore, Jessica"
To: s.22(1)
Date: 3/4/2019 12:17:52 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: s.22(1)
Sent: Thursday, February 28, 2019 3:32 PM
To: Blackmore, Jessica
Subject: Dp-2018-01131

Jessica Blackmore,

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

Looking forward to hearing from you,

s.22(1)

s.22(1)

From: "Blackmore, Jessica"
To: s.22(1)
Date: 3/4/2019 12:15:04 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 |
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From: s.22(1)
Sent: Thursday, February 28, 2019 11:38 AM
To: Blackmore, Jessica
Subject: DP-2018-01131

Hello Ms. Blackmore,

I have been a resident of the Commercial Drive neighbourhood for over 20 years and most recently at 1568 E. Broadway. I am writing to you today to support the application put fourth by Eggs Canna to be licensed by the city of Vancouver and believe that legislation will only be successful when we allow these businesses to be regulated. Many of my neighbours feel that if we are going to have cannabis stores serving our communities, we would like to have regulated ones. Therefore, knowing that legalization is now here, I would like to support any and all businesses who are trying to obtain legal licenses for distribution, and hope that through their new-found legitimacy these businesses in return work with the residents in keeping our streets safe.

Thank you,
s.22(1)

From: "Blackmore, Jessica"
To: s.22(1)
Date: 3/4/2019 12:14:35 PM
Subject: RE: DP-2018-01131

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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: Wednesday, February 27, 2019 5:03 PM
To: Blackmore, Jessica
Subject: DP-2018-01131

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

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

Thank you

s.22(1)

From: "Blackmore, Jessica"
To: s.22(1)
Date: 2/26/2019 12:31:58 PM
Subject: RE: DP-2018-01131

Hi s.22(1)

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

Hello Jessica,

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

Please let me know if you need any further information, Tony

s.22(1)

Vancouver BC, s.22(1)

s.22(1)

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

Hi Jessica,

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

I live at s.22(1) Vancouver, BC.

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

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

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

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

Thank you.

s.22(1)

From: "Blackmore, Jessica"
To: s.22(1)
Date: 3/4/2019 12:19:52 PM
Subject: RE: DP-2018-01131 From s.22(1)

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

Jessica Blackmore,

RE: DP-2018-01131

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

Thanks,
s.22(1)

From: "Blackmore, Jessica"
To: s.22(1)
Date: 3/4/2019 12:19:18 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: s.22(1)
Sent: Thursday, February 28, 2019 8:46 PM
To: Blackmore, Jessica
Subject: DP-2018-01131

Dear Jessica,

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

Thanks
s.22(1)

s.22(1) Vancouver

Sent from Outlook

From: "Blackmore, Jessica"
To: s.22(1)
Date: 3/4/2019 12:14:49 PM
Subject: RE: Eggs Canna 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.

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: Wednesday, February 27, 2019 5:11 PM
To: Blackmore, Jessica
Subject: Eggs Canna 2633 & 2637 Commercial

Good evening Jessica,

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

A neighbour and cannabis advocate.

From: "Blackmore, Jessica"

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

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

Date: 1/28/2019 4:34:51 PM

Subject: RE: Eggs Canna 2633 Commercial Drive

Attachments: Eggs Canna 2633 Commercial Drive DP Sign.msg

Hi Stefana,

I spoke with Oana last Wednesday and requested that she provide me with an update as to the status of the site sign. I received your e-mail today with the site sign attachment - please allow me to review the attachment and the Development Permit file, and I will be in touch tomorrow with next steps.

Thank you,

Jessica Blackmore

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



From: Bosnjak, Joe

Sent: Monday, January 28, 2019 4:24 PM

To: Stefana Herman

Cc: Blackmore, Jessica

Subject: RE: Eggs Canna 2633 Commercial Drive

Hi Stefana,

You can speak with Jessica about the file.

Joe

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

Sent: Monday, January 28, 2019 1:39 PM

To: Bosnjak, Joe

Subject: Eggs Canna 2633 Commercial Drive

Hello Joe,

Oana passed along your contact information to me.

I understand that Claudia will be out of office for some time so I hope that she is doing alright or that she can have a speedy recovery.

Previously Jessica had asked that we verify the signage for the notification with Claudia, as that isn't possible at this time I was wondering if there was someone else assigned to our case file I could get a hold of?

Thank you so much and sorry to disturb you with this,
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



EGGS CANNA

From: "Blackmore, Jessica"
To: s.22(1)
Date: 3/4/2019 12:15:09 PM
Subject: RE: Eggs canna 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: s.22(1)
Sent: Thursday, February 28, 2019 11:42 AM
To: Blackmore, Jessica
Subject: Eggs canna commercial drive

Hi

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

s.22(1)

From: "Blackmore, Jessica"
To: s.22(1)
Date: 3/4/2019 12:20:40 PM
Subject: RE: Eggs Canna 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: s.22(1)
Sent: Thursday, February 28, 2019 11:18 PM
To: Blackmore, Jessica
Subject: Eggs Canna Commercial Drive Dp 2018 01131

Hello,

I've known the owners for a long time, they work hard and I hope they get this. I know it means a lot to them. I support them.

Thanks,

s.22(1)

From: "Blackmore, Jessica"
To: s.22(1)
Date: 3/4/2019 12:20:06 PM
Subject: RE: Eggs Canna 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 10:38 PM
To: Blackmore, Jessica
Subject: Eggs Canna Commercial Drive

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

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

Please support them as well in their application.

Cheers.

s.22(1)

From: "Blackmore, Jessica"
To: s.22(1)
Date: 3/4/2019 12:14:41 PM
Subject: RE: Eggs canna 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: Wednesday, February 27, 2019 5:06 PM
To: Blackmore, Jessica
Subject: Eggs canna commercial

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

Thank you for considering my feedback.

s.22(1)

From: "Blackmore, Jessica"
To: s.22(1)
Date: 3/4/2019 12:20:18 PM
Subject: RE: Eggs Canna Development Application: 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: s.22(1)
Sent: Thursday, February 28, 2019 10:41 PM
To: Blackmore, Jessica
Subject: Eggs Canna Development Application: Commercial Dr

Hi Jessica,

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

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

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

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

10th Ave being a one way street with delivery trucks often double parked, it's already a problematic area!

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

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

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

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

s.22(1)

s.22(1)

From: "Blackmore, Jessica"
To: s.22(1)
Date: 2/27/2019 8:49:56 AM
Subject: RE: From s.22(1) for 2633 and 2637 Commercial

Hello,

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

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

Jessica Blackmore

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



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

Dear Jessica Blackmore,

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

Thank you for your time,

s.22(1)

From: "Bosnjak, Joe" <joe.bosnjak@vancouver.ca>
To: "Blackmore, Jessica" <Jessica.Blackmore@vancouver.ca>
Date: 3/5/2019 1:47:16 PM
Subject: RE: FW: 2633 commercial drive

Let's discuss at our biweekly tomorrow.

Thanks

From: Blackmore, Jessica
Sent: Tuesday, March 05, 2019 11:35 AM
To: Bosnjak, Joe
Subject: RE: FW: 2633 commercial drive

Sounds good we can set up a time for later this week.

Also, I have a few that may be ready for the Cannabis meeting tomorrow (to discuss the notification), being:

- s.13(1) [REDACTED]
- [REDACTED]
- And this 2633 Commercial, notification ended last week – decision to be discussed

Can I send you the stats to bring to the meeting tomorrow?

Thanks,

Jessica Blackmore

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



From: Bosnjak, Joe
Sent: Tuesday, March 5, 2019 9:20 AM
To: Blackmore, Jessica; Greer, John
Subject: RE: FW: 2633 commercial drive

Thanks Jess!

I think the next step is the 3 of us get together and talk about the results of notification. Maybe end of the week since notification just ended on Friday? Give some of the snail mail letters (if any) to come in? ☺

Joe

From: Blackmore, Jessica
Sent: Saturday, March 02, 2019 10:12 AM
To: Greer, John
Cc: Bosnjak, Joe
Subject: FW: 2633 commercial drive

Hey John,

Let me give you some background!

I met with Oana yesterday (Friday) as she wanted make some small revisions one of her previous DP's with Claudia (2406 E Hastings), and while I was down there she asked me about 2633 Commercial (as the notification just ended on Feb 28th and she's anxious for a result).

I told her I have not yet reviewed the results of notification. She did canvas the area and I have received many e-mails of support which I am sure she is aware of – and so she asked if a heavy volume of support e-mails would guarantee an approval. I just told her I cannot provide her any further information about the results until the notification is summarized, at which point the permit will be reviewed by myself and Management and a decision will be made on behalf of the Director of Planning (target date is March 14th, 2019 – but I am hoping I can bring this one to the meeting for decision this Tuesday or Wednesday as I am away March 11-18th).

I think she was under the impression that if the volume of support responses outweighed the volume of negative responses, that would guarantee approval (though she wouldn't know if or how many objections we received at this point...but I assume she thinks she has more as she did do a lot of canvassing. I've received well over 60+ responses in total, in support & opposition).

Nevertheless, she emailed Joe yesterday right after I met her saying she was extremely anxious and asked to speak with him about the situation, and now I see she has e-mailed you. I just wanted to send you an e-mail to give you some insight as her e-mail might otherwise seem to be coming out of the blue.

We will chat about this one when you return ☺

Hope you had a good week off and talk to you this week.

Jessica Blackmore

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



From: Oana Nicoara [mailto:oana.n@eggscanna.com]
Sent: Friday, March 1, 2019 8:56 PM
To: Greer, John
Cc: Bosnjak, Joe; Blackmore, Jessica
Subject: 2633 commercial drive

Hi John,

I wanted to write you a quick note regarding the above application. As you are aware we have been trying to obtain a license at this address for some time now and during this time we have been compliant with the city's requirements and have NOT operated illegally at this address, and intend on continuing to wait for all permits prior to opening. Since we have addressed the initial mistake in the distancing requirement the only other obstacle we have had to overcome has been neighbourhood opposition, to which I would like to state;

- ☐ We have canvassed the area and introduced ourselves, explaining our intent of becoming a legitimate cannabis retailer and that we have no plans of operating without receiving all of the required provincial and municipal permits, which has resonated well with the community;
- ☐ We have held open houses where we invited neighbours in an effort to mitigate and address all of their concerns;
- ☐ I have personally met with and given residents my direct phone number where they again can contact me with any concerns or issues they may have now or in the future with regards to our business;
- ☐ We have also had an opportunity to better explain the notification process, through this we better understand where the neighbours frustrations have come from, which has not been with us per say, but these notifications are the only means they have had to express their dismay with the many illegal operators still operating on Commercial Drive

Although we have garnered significant support, and have been informed of the many emails sent in demonstrating this, we must understand that these notifications will always have SOME neighbourhood opposition, as is the case with many things. We recognize that even though the climate has changed a lot since legalisation with further normalization and acceptance of our industry, cannabis will still be a topic for debate and will always come with some level of NIMBYISM.

I would like to reiterate that our intention is to be good operators and good neighbours, and we will comply with all regulatory standards placed on our businesses. We are one of the very few cannabis retailers to close our stores while we await all provincial and municipal licenses. We have chosen to comply because we wish to be a part of Vancouver's legal climate for many years to come, and appreciate the importance of legalisation and the level of compliance that must be a part of this new landscape. Please call or email me should you have any concerns with this application, or if you require anything further from me. Also I know how busy you are, but if you could please email me back confirming you have received this email I would really appreciate it.

Thank you kindly for your time and consideration!

Respectfully,

OANA NICOARA

President | Eggs Canna Franchising Ltd.

T: 604.754.7795 | D: 604.754.7795

2406 East Hastings Street | Vancouver BC, V5K 1Z1

www.eggscanna.com



From: "Blackmore, Jessica"
To: "Bosnjak, Joe" <joe.bosnjak@vancouver.ca>
"Oana Nicoara" <oana.n@eggscanna.com>
Date: 1/22/2019 2:59:11 PM
Subject: RE: Hello!

Hi Oana,

As mentioned by Joe below, Lizette and I are assisting with Claudia's work load while she is out of the office. Hopefully I can help you in the meantime.

Could you let me know what you are needing follow-up on (i.e. Development Permit number and address) and if you have any specific questions?

Thanks so much,

Jessica Blackmore

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



From: Bosnjak, Joe
Sent: Tuesday, January 22, 2019 2:55 PM
To: Oana Nicoara
Cc: Berdahl, Lizette; Blackmore, Jessica
Subject: RE: Hello!

Hi Oana,

So far my Tuesday is OK even with the rain! Unfortunately Claudia is away sick and hopefully will be back in the office soon. Until then we have her backups available to help with any questions/concerns from her applicants. I have cc'ed both Lizette and Jessica on this email.

Lizette/Jessica – Can one of you please get back to Oana as soon as you have some free time.

Thanks

Joe

From: Oana Nicoara [mailto:oana.n@eggscanna.com]
Sent: Tuesday, January 22, 2019 9:46 AM
To: Bosnjak, Joe
Subject: Hello!

Hi Joe,

I hope you are having a great Tuesday. I wanted to email as I have not heard back from Claudia which

is not like her she's usually very punctual, so I am getting a bit worried. Could you please call me when you have a minute. Thank you so much for your time I really appreciate it I'm sorry to bother you.

Respectfully,

Oana

604-754-7795

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From: "Berdahl, Lizette" <lizette.berdahl@vancouver.ca>
To: "Blackmore, Jessica" <Jessica.Blackmore@vancouver.ca>
"Bosnjak, Joe" <joe.bosnjak@vancouver.ca>
Date: 1/22/2019 2:57:21 PM
Subject: RE: Hello!

Great ok.
Thanks!

Lizette Berdahl

Project Coordinator
Development, Buildings & Licensing
lizette.berdahl@vancouver.ca
t. 604.871.6706



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From: Blackmore, Jessica
Sent: Tuesday, January 22, 2019 2:57 PM
To: Bosnjak, Joe
Cc: Berdahl, Lizette
Subject: RE: Hello!

Hey Lizette,

I can reach out to Oana! I'll let you know if I have any questions.

Thanks,

Jessica Blackmore

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



From: Bosnjak, Joe
Sent: Tuesday, January 22, 2019 2:55 PM
To: Oana Nicoara
Cc: Berdahl, Lizette; Blackmore, Jessica
Subject: RE: Hello!

Hi Oana,

So far my Tuesday is OK even with the rain! Unfortunately Claudia is away sick and hopefully will be back in the office soon. Until then we have her backups available to help with any questions/concerns from her applicants. I have cced both Lizette and Jessica on this email.

Lizette/Jessica – Can one of you please get back to Oana as soon as you have some free time.

Thanks

Joe

From: Oana Nicoara [mailto:oana.n@eggscanna.com]
Sent: Tuesday, January 22, 2019 9:46 AM
To: Bosnjak, Joe
Subject: Hello!

Hi Joe,

I hope you are having a great Tuesday. I wanted to email as I have not heard back from Claudia which is not like her she's usually very punctual, so I am getting a bit worried. Could you please call me when you have a minute. Thank you so much for your time I really appreciate it I'm sorry to bother you.

Respectfully,
Oana
604-754-7795

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From: "Blackmore, Jessica"
To: "Oana Nicoara" <oana.n@eggscanna.com>
CC: "Stefana Herman" <stefana.h@eggscanna.com>
Date: 1/23/2019 9:04:59 AM
Subject: RE: Hello!

Hi Oana,

Thank you.

Permit Number is DP-2018-01131. Had Claudia already provided you with the guidelines & template for the site sign? Or are you still awaiting that information so that you can generate the draft site sign template and run it past her before installation?

Please let me know so I can help get you sorted.

Thanks!

Jessica Blackmore

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



From: Oana Nicoara [mailto:oana.n@eggscanna.com]
Sent: Wednesday, January 23, 2019 8:52 AM
To: Blackmore, Jessica
Cc: Stefana Herman
Subject: Re: Hello!

Good morning Jessica,

Thank you so much for taking this on for us it's really appreciated! The address is 2633 Commercial Drive, but Claudia did not give us our permit number yet. We have paid the fees, and we were to be posting the notification sign. If possible we would like to post the sign this week? Please let us know what you need from us, again thank you so much for taking this on I can imagine how busy you and your team must be!

I have also cc'd Stefana who's my Director of Admin and will be the lead on this.

Warm regards,
Oana
604-754-7795

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

Sent: Tuesday, January 22, 2019 4:11 PM

To: Oana Nicoara

Cc: Berdahl, Lizette; Bosnjak, Joe

Subject: RE: Hello!

Hi Oana,

Could you please respond directly to me with a permit number and address?

I can look into this for you tomorrow.

Thanks,

Jessica Blackmore

Project Coordinator II | Development Review Branch |

Development, Buildings, and Licensing | City of Vancouver |



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

Sent: Tuesday, January 22, 2019 2:59 PM

To: Bosnjak, Joe

Cc: Berdahl, Lizette; Blackmore, Jessica

Subject: Re: Hello!

Hi Joe,

I am so sorry to hear about Claudia and I knew something wasn't right, as I stated she's so good at responding. I hope she's ok! Thank you again for taking the time to get back to me.

Hi Lizette and Jessica thank you for picking this up. When we last spoke to Claudia we were at the neighbourhood notification stage and she was to notify us when we could put up our signage. If you could please offer some guidance we would really appreciate it.

Kind regards,

Oana

604-754-7795

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

Sent: Tuesday, January 22, 2019 2:55 PM

To: Oana Nicoara

Cc: Berdahl, Lizette; Blackmore, Jessica

Subject: RE: Hello!

Hi Oana,

So far my Tuesday is OK even with the rain! Unfortunately Claudia is away sick and hopefully will be back in the office soon. Until then we have her backups available to help with any questions/concerns from her applicants. I have cc'ed both Lizette and Jessica on this email.

Lizette/Jessica – Can one of you please get back to Oana as soon as you have some free time.

Thanks

Joe

From: Oana Nicoara [mailto:oana.n@eggscanna.com]
Sent: Tuesday, January 22, 2019 9:46 AM
To: Bosnjak, Joe
Subject: Hello!

Hi Joe,

I hope you are having a great Tuesday. I wanted to email as I have not heard back from Claudia which is not like her she's usually very punctual, so I am getting a bit worried. Could you please call me when you have a minute. Thank you so much for your time I really appreciate it I'm sorry to bother you.

Respectfully,
Oana
604-754-7795

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From: "Blackmore, Jessica"
To: s.22(1)
Date: 3/6/2019 9:13:10 AM
Subject: RE: Letter in Opposition to DP-2018-01131 - EGGS CANNA/1186739 BC Ltd.

Hi s.22(1)

I have confirmed your e-mail, along with all 22 pages of the attachment.

Thank you so much,

Jessica Blackmore

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



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

Hi Jessica:

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

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

Thanks and best,

s.22(1)

From: "Blackmore, Jessica"
To: s.22(1)
Date: 3/6/2019 9:12:50 AM
Subject: RE: Letter in Opposition to DP-2018-01131 - EGGS CANNA/1186739 BC Ltd.

Hi s.22(1)

I have confirmed your e-mail, along with all 22 pages of the attachment.

Thank you so much,

Jessica Blackmore

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



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

Hi Jessica:

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

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

Thanks and best,

s.22(1)

From: "Blackmore, Jessica"
To: s.22(1)
Date: 3/6/2019 9:13:44 AM
Subject: RE: letter in opposition to DP-2018-01131 - EGGS CANNA/1186739 BC Ltd.

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: Tuesday, March 5, 2019 9:38 PM
To: Blackmore, Jessica
Cc: Bosnjak, Joe; Ng, Louis; Heather Stuart
Subject: letter in opposition to DP-2018-01131 - EGGS CANNA/1186739 BC Ltd.

Hi Jessica!

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

I hope this email finds you well.

cheers,

s.22(1)

From: "Blackmore, Jessica"
To: "Bosnjak, Joe" <joe.bosnjak@vancouver.ca>
Date: 7/3/2019 12:18:35 PM
Subject: RE: New BOV-appeals accepted for the JULY 16th BOV-meeting...

Kinda interesting with the poster in the neighbourhood though, but I guess you can't really do much with that...

From: Bosnjak, Joe
Sent: Wednesday, July 3, 2019 10:12 AM
To: Blackmore, Jessica
Subject: RE: New BOV-appeals accepted for the JULY 16th BOV-meeting...

s.13(1)

From: Blackmore, Jessica
Sent: Wednesday, July 03, 2019 9:52 AM
To: Bosnjak, Joe
Subject: RE: New BOV-appeals accepted for the JULY 16th BOV-meeting...

Yeah should be interesting. board didn't hear the appeal second time and it was struck from the record..wonder if that could happen again as it is the same hearing (just with more time in between than the first and second). Is this something that is decided upon at the board or prior to the hearing?

From: Bosnjak, Joe
Sent: Wednesday, July 3, 2019 8:51 AM
To: Blackmore, Jessica
Subject: RE: New BOV-appeals accepted for the JULY 16th BOV-meeting...

I kind of am.... I had hope in her this time but just taking advantage of our time now.

From: Blackmore, Jessica
Sent: Wednesday, July 03, 2019 8:46 AM
To: Bosnjak, Joe
Subject: RE: New BOV-appeals accepted for the JULY 16th BOV-meeting...

I am not surprised!

From: Bosnjak, Joe
Sent: Wednesday, July 3, 2019 8:41 AM
To: Blackmore, Jessica; Greer, John
Subject: FW: New BOV-appeals accepted for the JULY 16th BOV-meeting...
Importance: High

Check out #12 for July 16th BOV.... They asking for adjournement.... But looks like they will be appealing for a 3rd time???
☹

From: Ng, Louis
Sent: Tuesday, July 02, 2019 5:06 PM
To: Erichsen, Sonia; Chen, Tony; Bosnjak, Joe
Cc: Lau, Carmen; Baranyais, Laurie
Subject: New BOV-appeals accepted for the JULY 16th BOV-meeting...
Importance: High

Dear DOP Reps.,

s.13(1)



Please confirm so that I can send the final-list to the City Clerk's Office, thank you!

Louis Ng, *B.A., B.Sc. & Dipl.T.*

**Secretary of the Board of Variance
& Freedom of Information Officer**

Direct Line: (604) 873-7723

Facsimile: (604) 873-7475

Email: louis.ng@vancouver.ca

City of Vancouver, Board of Variance

<https://vancouver.ca/your-government/board-of-variance.aspx>

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From: "Blackmore, Jessica"
To: s.22(1)
Date: 2/27/2019 11:54:37 AM
Subject: RE: Phone conversation follow-up re: 2633 Commercial Dr

No problem.

If you have any pressing questions – please send them via e-mail – I am able to respond much quicker to email.

Thanks so much,

Jessica Blackmore

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



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

Thanks!!!!

Sent from my phone

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

Hi s.22(1)

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

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

Thanks,

Jessica Blackmore

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



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

Hi Jessica:

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

Thanks,
s.22(1)

Sent from my phone

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

Hi s.22(1)

Just following up on our phone conversation yesterday.

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

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

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

Please let me know if you have any other questions.

Jessica Blackmore

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



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Jessica Blackmore

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



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Jessica Blackmore

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



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Please let me know if you have any other questions.

Jessica Blackmore

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



From: "Coffey, Niall" <Niall.Coffey@vancouver.ca>
To: "Blackmore, Jessica" <Jessica.Blackmore@vancouver.ca>
Date: 7/29/2019 11:48:06 AM
Subject: RE: Refusal for a second Cannabis Store where they had only just recently had a previous refusal

That's perfect Jessica,

Thank you for the detailed email. Your amazing!

Niall

From: Blackmore, Jessica
Sent: Monday, July 29, 2019 11:35 AM
To: Coffey, Niall
Subject: Refusal for a second Cannabis Store where they had only just recently had a previous refusal

Hey, so this permit from **2633 Commercial Drive** provides a helpful example of what you could potentially follow for the application you have (see attached recommendation summary). In this case I think a bit more time had passed between the first refusal (& upheld refusal at the BOV) and second application, but Payam summed it up well here indicating::

- Following Early Review on April 23, 2018 and a Development Review Branch decision meeting on May 14, 2018, the Director of Planning has refused this development permit application. The Director of Planning considered that the same applicant is proposing the same use at the same location that was previously refused and upheld by the Board of Variance. The Director of Planning relied upon the results of a neighbourhood notification less than 6 months old at the time of the latest application.

s.13(1)

Let me know if I can give you any more information on the last one!
Jessica Blackmore

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



From: "Blackmore, Jessica"
To: "Greer, John" <john.greer@vancouver.ca>
Date: 5/8/2019 9:03:16 AM
Subject: RE: Refusal Letter for DP-2018-01131

Thanks for checking in with Iain and responding.

Jessica Blackmore

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



From: Greer, John
Sent: Wednesday, May 8, 2019 8:46 AM
To: jn@narwallit.com
Cc: Blackmore, Jessica
Subject: RE: Refusal Letter for DP-2018-01131

Dear Joven Narwal,

We have issued the refusal and are not able to consider any further submissions.

Regards,
John

john greer
assistant director, development services
development, buildings, & licensing, city of vancouver
t: 604.871.6194 e: john.greer@vancouver.ca



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From: Blackmore, Jessica
Sent: Monday, May 6, 2019 2:18 PM
To: Greer, John
Subject: FW: Refusal Letter for DP-2018-01131

FYI.

From: Joven Narwal [<mailto:jn@narwallit.com>]
Sent: Monday, May 6, 2019 2:15 PM
To: Blackmore, Jessica
Cc: Renata Garcia-Paulin

Ms. Blackmore,

We represent the applicant in the above-noted matter.

We have reviewed your email of May 3, 2019, the refusal letter of today's date, as well as the materials filed in support of the application. In light of the history of this matter, and as a matter of procedural fairness, would like a further opportunity to make submissions in support of the application, prior to the various notifications being sent and the matter proceeding to the appeal stage as we believe the merits of the application were not adequately assessed and the matter, in light of its unique context, warrants reconsideration.

Please let us know if our client will be afforded this further opportunity and we will endeavor to provide you with our submissions as soon as we are able to.

Regards,

Joven Narwal* | Barrister & Solicitor

NARWAL LITIGATION LLP

Suite 900 – 777 Hornby Street, Vancouver, BC V6Z 1S4

JN@NarwalLit.com | www.NarwalLitigation.com

T 604.681.2226 | F 604.681.1117

*Law Corporation

Please note: Narwal Litigation became a limited liability partnership on January 2, 2015, as permitted by the Partnership Act RSBC 1996 c.348. Kindly update your records accordingly.

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

Sent: Monday, May 6, 2019 11:46:26 AM

To: Oana Nicoara; Stefana Herman

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

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 |



From: "Greer, John" <john.greer@vancouver.ca>
To: jn@narwallit.com
CC: "Blackmore, Jessica" <Jessica.Blackmore@vancouver.ca>
Date: 5/8/2019 8:45:33 AM
Subject: RE: Refusal Letter for DP-2018-01131

Dear Joven Narwal,

We have issued the refusal and are not able to consider any further submissions.

Regards,
John

john greer
assistant director, development services
development, buildings, & licensing, city of vancouver
t: 604.871.6194 e: john.greer@vancouver.ca

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Sent: Monday, May 6, 2019 2:18 PM
To: Greer, John
Subject: FW: Refusal Letter for DP-2018-01131

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Sent: Monday, May 6, 2019 2:15 PM
To: Blackmore, Jessica
Cc: Renata Garcia-Paulin
Subject: RE: Refusal Letter for DP-2018-01131

Ms. Blackmore,

We represent the applicant in the above-noted matter.

We have reviewed your email of May 3, 2019, the refusal letter of today's date, as well as the materials filed in support of the application. In light of the history of this matter, and as a matter of procedural fairness, would like a further opportunity to make submissions in support of the application, prior to the various notifications being sent and the matter proceeding to the appeal stage as we believe the merits of the application were not adequately assessed and the matter, in light of its unique context, warrants reconsideration.

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Regards,

NARWAL LITIGATION LLP

Suite 900 – 777 Hornby Street, Vancouver, BC V6Z 1S4

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Project Coordinator II | Subdivision & Strata |

Development, Buildings, and Licensing | City of Vancouver |

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Cc: Greer, John

Subject: Refusal Letter for DP-2018-01131

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

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Project Coordinator II | Subdivision & Strata |

Development, Buildings, and Licensing | City of Vancouver |

tmmmmmm

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Regards,

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Development, Buildings, and Licensing | City of Vancouver |

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Hi Oana, Stefana,

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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 |

From: "Blackmore, Jessica"

To: "Coffey, Niall" <niall.coffey@vancouver.ca>

Date: 7/29/2019 11:35:19 AM

Subject: Refusal for a second Cannabis Store where they had only just recently had a previous refusal

Attachments: PosseDocument - 2019-07-29T112555.214.docx

Hey, so this permit from **2633 Commercial Drive** provides a helpful example of what you could potentially follow for the application you have (see attached recommendation summary). In this case I think a bit more time had passed between the first refusal (& upheld refusal at the BOV) and second application, but Payam summed it up well here indicating::

- Following Early Review on April 23, 2018 and a Development Review Branch decision meeting on May 14, 2018, the Director of Planning has refused this development permit application. The Director of Planning considered that the same applicant is proposing the same use at the same location that was previously refused and upheld by the Board of Variance. The Director of Planning relied upon the results of a neighbourhood notification less than 6 months old at the time of the latest application.

s.13(1)

Let me know if I can give you any more information on the last one!
Jessica Blackmore

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



MEMORANDUM

May 14, 2018

TO: Director of Planning

FROM: Payam Fouladianpour

SUBJECT: **2633 COMMERCIAL DRIVE**
Development Application Number DP-2018-00354

PROJECT DESCRIPTION:

Interior alterations to combine two units into one unit, and to change the use of approximately 2,333.0 square feet from Retail to a Medicinal Marijuana-Related use in this existing one-storey, commercial building on this site.

Following a detailed review of the above noted application, I recommend REFUSAL for the following reason:

- Refusal 7 - Objections Received; objections have been received from neighbouring property owners.

The preceding refusal rationale is based on a neighbourhood notification sent on October 24, 2017. A total of 549 notification postcards were mailed with the notification period ending on November 8, 2017. The Director of Planning received 11 single letters of opposition, a petition with 15 signatures opposed and 1 letter of support.

HISTORY:

DP-2017-01031 - Refused November 15, 2017

- On October 4, 2017, the same operator from this submission (Eggs Canna Inc.) submitted a development permit application for a proposed MMRU dispensary located at the same site.

Following a detailed review, the application was refused based on:

- i. Non-compliance - Regulations (proximity to existing MMRU);
- ii. Objections Received (see above); and
- iii. Unsatisfactory - Proposed Use (proximity, neighbours and non-Support from Social Policy).

Board of Variance - March 7, 2018 - Z35207

- The applicant appealed the Director of Planning's refusal decision to the Board of Variance;
- At the hearing, the applicant argued that the proposed location is in fact, more than 300 meters away from the closest existing MMRU dispensary;
- The Director of Planning agreed to strike the proximity reason from their refusal rationale and rely solely upon neighbourhood objections; and
- After hearing about objections raised by neighbouring residents, the Board of Variance upheld the Director of Planning's refusal decision.

DP-2018-00354 - April 16, 2018

- The same applicant applied for a MMRU dispensary on behalf of the same operator at the same location that was already refused by the Director of Planning and subsequently upheld by the Board of Variance.

Following Early Review on April 23, 2018 and a Development Review Branch decision meeting on May 14, 2018, the Director of Planning has refused this development permit application. The Director of Planning considered that the same applicant is proposing the same use at the same location that was previously refused and upheld by the Board of Variance. The Director of Planning relied upon the results of a neighbourhood notification less than 6 months old at the time of the latest application.

Please let me know if you have any questions.

[sign]image:SigningUserSignatureDocumentId
[sign]SigningUserName
[sign]SigningUserEmailAddress
[sign]SigningUserPhoneNumber

PF/sg

From: "Blackmore, Jessica"

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

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

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

Date: 5/6/2019 9:53:17 AM

Subject: Refusal Letter for DP-2018-01131

Attachments: Refusal Letter.pdf

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.

Yours truly,

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

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

From:
To:
Date: 1/29/2019 11:18:19 AM
Subject:

s.13(1)



-

s.13(1)



-

2633 + 2637 Commercial Dr – DP-2018-00972

- Sent site sign requirements to Oana & Stefana
- Once site sign finalized, send post card notification

-

s.13(1)



Jessica Blackmore

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



BOARD OF VARIANCE / PARKING VARIANCE BOARD
APPEAL DECISION

Appeal No. Z35517 - 2633 & 2637 Commercial Drive

Appeal Section: 573(1)(a) Appeal of Decision - **Cannabis Retail Store**
Legal Description: Lot Y and Z, Block 161, District Lot 264A and Plan VAP2475.
Lot Size: Irregular site
Zone: C-2C
Related By-Law Clause: Section 11.28

Appeal Description:

Appealing the decision of the Director of Planning who refused Development Application No. DP-2018-01131, and a request permit interior alterations to combine two units into one unit, and to change the use of approximately 2333.0 square feet from Retail to a Cannabis Store use in this existing one-storey commercial building on this site.

Name of Appellant(s): **Stefana Herman**
2633 Commercial Drive
Vancouver BC
V5N 4C5

This appeal was **NOT** heard by the Board of Variance **on August 29th, 2019 and was STRUCK from the Record** (in accordance with the Board of Variance's By-law No. 10200 – **as outlined under Section 7.3**).

Note: The Board of Variance voted **not** to hear this third (3rd) appeal because the Board already rendered a decision in the past at the 'same site' for the 'same land-use' request.

Note: Unless otherwise ordered by the Chief Building Official in writing, the owner(s) **must obtain a Development Permit within one-year from the hearing date** (on successful appeals / allowed appeals).

Signed: 
Secretary to the Board of Variance

Appeal No. Z35517 - 2633 & 2637 Commercial Drive

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

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

Date: 6/18/2018 1:46:56 PM

Subject: Neighbourhood Letters...

Attachments: 3070-West49th-Avenue_Neighbourhood-Replies.pdf
45-West-Broadway_Neighbourhood-Replies.pdf
2633-Commercial-Drive_Neighbourhood-Replies.pdf
2633-Drive_Support-Letters-from-Appellants.pdf

Joe,

Please ADD these neighbourhood letters to your BOV files... and Item #3, and MMRU Appeals. Thanks!

Louis Ng, B.A., B.Sc. & Dipl.T.

Secretary of the Board of Variance

& Freedom of Information Officer

Direct Line: (604) 873-7723

Facsimile: (604) 873-7475

Email: louis.ng@vancouver.ca

City of Vancouver, Board of Variance

<https://vancouver.ca/your-government/board-of-variance.aspx>

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Southlands Ratepayers Association

s.22(1)

Vancouver, BC
V6N 1S2

June 10, 2018

City of Vancouver
Board of Variance
453 West 12th Ave.
Vancouver, BC



Attention: Louis Ng, Secretary

Re: Hearing of Appeal No. Z35263 / 3070 West 49th Ave.
City Hall / Townhall Room (Ground Floor): June 19, 2018 at 1:15 PM

Dear Members,

Our association represents the residential property owners in the Southlands RA-1 District. Nonetheless, we recognize that this very distinctive neighbourhood is a valued public asset. The numbers of visitors each day with particular interests such as equestrian, golf, and walking the riverfront trail, far exceed our residential population. A low residential density is essential to maintaining this balance of interests.

The attached title search records that the subject property was placed in the Agricultural Land Reserve in 1974. The 1987 adoption of the current RA-1 Bylaw was designed to satisfy the ALR goals by limiting development of residential building and their site coverages to predetermined maximums.

By long established protocol City Planning has provided us with notification of each significant development application they receive regarding a neighbourhood property and continue to urge applicants to meet with us at the earliest stage of their planning. There is consensus this has worked well. However, we were entirely unaware of plans for the subject property because City Planning themselves had not been approached. Having now received the plans recording the additions that have taken place we see that the resultant building sizes & site coverage are well beyond permitted limits.

We support the Planning Department's rejection of this ex post facto application and ask that no exceptions to these Bylaw limits be permitted. We ask that in defense of the long established RA-1 limits on development, observed by so many other owners, this applicant's appeal be denied.

Sincerely,

Director

TITLE SEARCH PRINT

File Reference: Lori Rowe

Declared Value \$4555250

2018-06-04, 12:14:53

Requestor: Winnie Wang

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

VANCOUVER

VANCOUVER

Title Number

From Title Number

CA5108547

CA5014435

Application Received

2016-04-14

Application Entered

2016-04-22

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

DONALD SCOTT BAXTER, BUSINESSMAN
4511 ANGUS DRIVE
VANCOUVER, BC
V6J 4J4**Taxation Authority**

Vancouver, City of

RECEIVED JUN 11 2018**Description of Land**

Parcel Identifier:

013-985-507

Legal Description:

LOT 2, EXCEPT PART IN REFERENCE PLAN 2176, BLOCK 3 DISTRICT LOT 194 PLAN 2242

Legal NotationsTHIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND
COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. 3 DEPOSITED
18/06/1974**Charges, Liens and Interests**

Nature:

EASEMENT AND INDEMNITY AGREEMENT

Registration Number:

441485M

Registration Date and Time:

1967-02-09 12:49

Registered Owner:

CITY OF VANCOUVER

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

Re: 3070 W 49th Ave. (the subject property)



This is the response of s.22(1) to the 4-page Submission to the Board of Variance from the owner's professional consultants Cameron Jones and Rick Michaels. [Copy attached]

It is noted that Mr. Michaels, co-author of this 4-page letter, was a senior Vancouver City Planner and for a time the City's acting Director of Planning. He will therefore know my counter assertions to be factual.

The following extractions are only a sampling of the consultant's statements that are false and misleading:

'The site is located in the very northeast corner of this RA-1 district...'

Not so. The property of equal size and immediately to the east at 3048 West 49th is identically zoned RA-1

And... 'It is bounded by Collingwood [Street] to the east'.

1. Not so. The street right-of-way 'to the east' is east of the neighbour at 3048 West 49th Ave., and is not adjacent to the subject. It is not named Collingwood, it is **Carnarvon Street**. [This R/W has never been developed as a road]

'The site is an anomaly in this RA-1 district as is the site to the west.'

1. In what sense? I am the s.22(1) and have no idea what these writers mean by this statement. Moreover, their assertions to follow provide no clues.

'One could make a case that the three sites forming the south side of this block of W49th should have stayed RS-1.'

1. Not true. None of these 3 properties were ever included in an RS-1 Zoning District.
2. The Current (1987) RA-1 District Bylaw replaced an earlier (1955) RA-1 District Bylaw.
3. The largest part of the premises at 3070 west 49th is understood to have been constructed in the late 1950's and approved therefore under the less accommodating 1955 RA-1 Bylaw.

'The existing building relative to the RS-1 Zoning of the day, inclusive of the additions, was and still is compliant well within the outright provisions of the RS-1 even with all the additions'.

1. To remind the reader: This property was **never** located in an RS-1 Zone.

Comment:

Assertions that the Zoning District for the subject property was and should be RS-1 are fatuous and bear no relation to the issues at hand. In any of the past decades referenced the City of Vancouver's development permit application processes would have caught and prevented the overbuilding of this property.

The matters of public interest here are the requirements of the RA-1 District Schedule and the owner's current evasion of same.

'The house has been owned by the same family from when it was first built [c.1957 – 58]';

1. **Not true.** And; ...

... 'the last of the actual owners passed away so we have no way of extracting the actual owner's story.'

2. **Also not true.** The registered owner as of April 14, 2016 is s.22(1) shown to be residing in Vancouver at s.22(1)

He is the s.22(1) and acquired the subject property from her estate. He is a substantial and sophisticated Vancouver real estate developer/investor in his own right. There can be no argument of hardship here.

His mother s.22(1) was the owner continuously from some date before 1967 and for approximately 49 years until s.22(1)

It is understood s.22(1) bought the residence in close to its more modest original configuration and made additions and other substantial improvements at intervals thereafter. s.22(1)

s.22(1)

In summary the writer considers many of the assertions in this document to be knowingly wrong and therefore intentionally misleading. The argument that the Board should agree with these consultants and treat the property as though the RS-1 District Schedule once did and in any case should continue to be the measure of what building is now approvable, is nonsense.

s.22(1)

RECEIVED JUN 1 1 2017

COPY

RE: 3070 WEST 49TH AVE

To: Members of the Board of Variance,

This site is located in the very northeast corner of this RA-1 district. It is bounded by Collingwood to the east, W49th Avenue to the north and other RA-1 sites west and south.

This site is an anomaly in this RA-1 district, as is the site to the west. The building envelope portion of the site is not on a flood plain because of the site topography. The grade is substantially higher in the front one-third of the site and increases significantly at a steeper slope towards the street (north) and to the east. The street is well above the plateau the house sits on. The rear portion of the site is more level but noticeably lower than the front half of the site. The east and north neighbors are single family RS-1 zoned sites and developed as such. Due to their topography, these developments tower over this site and overlook the entire site.

One could make a case that the three sites forming the south side of this block of W49th should have stayed RS-1 with their existing, many decade old houses developed under the previously existing RS-1 zoning. They are a fit with the existing and new RS-1 development to the east and north. Compatibility exists in respect to building siting, design and front yard development and street edge treatment. The existing street context of old and new development along this block of W49th Avenue is not aligned with RA-1. Nor should it be. Whereas the very rear of the site does transition to the truer RA-1 sites to the south. A split zoning of this site would seem to provide for a better transition between zones and at the same time better respect the existing unique street and topographical conditions.

The topography, existing built and street edge conditions create a truly unique and special circumstance that conflicts with the RA-1 zoning schedule and guidelines. Retroactive application of RA-1 zoning would introduce a most incompatible front yard and street edge oddity which does not serve the zoning or enhance transition to the actual RA-1 sites to the south. In fact site topography prevents compliance with several aspects of the design guidelines.

The history of the existing building, in particular the additions constructed in the early 70's is muddled. Staff suggest that additions constructed at the time are not covered under permit. However there is an odd permit situation that seems to lack a full explanation. A permit was revoked but additions and inspections did take place.

The existing building relative to the RS-1 zoning of the day, inclusive of the additions, was and still is compliant well within the outright provisions of the RS-1 even with all of the additions. This makes the permit revocation an even bigger mystery as does some of the inspection recording found on site. A gas inspection final is on site within a second mechanical room that is next to one of the 70's additions. The two gas furnaces upgraded back then have their permits attached to the units. These works appear to coincide with the old additions the City is on about.

A long time neighbor has confirmed that the additions, that staff are on about, were constructed in the 70's. All of that work is outrightly compliant with all versions of the RS-1 district schedule. What happened in the permit process and inspections is not clear and any documentation found to date does not fill in the information gaps. The house has been owned by the same family from when it was first built but unfortunately the last of the actual owners passed away so we have no way of extracting the actual owner's story.

RECEIVED MAY 25 2010

The new work, that is the issue of the day, includes interior alterations to modernize finishes and some services, including sprinklering of the building. The original, basic structure of the building was of high quality and well in excess of code. Consequently, the only repair work on the exterior of significance, is the repair and replacement of the rear south decks which also included extension of the decks. This is work undertaken by the new owner. The work started as a repair but upon further investigation of the structure, replacement of the original decks was necessary. The decks were enlarged by a net total of 206 sq. ft., 75 sq. ft. on patio 1 and 131 sq. ft. on patio 2. Their functionality was improved as well as their design to improve upon the weather protection of the wall faces and areas beneath the deck. These decks also improve the sun shading of the many large windows of the south facing rooms on the first floor.

Other repair and maintenance work that was done to the outside of the house at this time, which included replacement of some existing single glazed windows with double glazed windows and the replacement of some exterior doors. Rotting wood fascia boards and window trims were also replaced. The house was painted. The roof was cleaned with flashing and shingles repaired or replaced as required. The roof has been cleaned and retreated.

The owner and builder had started the work of interior renovations and deck repairs but as they uncovered other aspects that could be improved upon, including sprinklering, they soon found themselves having exceeded maintenance and repairs, and needing permits. This became even more troubling as the builder and his family is the tenants of this house and needed to complete all of the repairs and deck reconstruction as quickly as possible in order to move back in. They did not have the luxury of time to address the permit issue in a timely a manner but their plan did include to do so [on resolving their living circumstance. However this plan also fell apart upon learning from the City that the work done in the 70's, which they were not aware of, would become the central issue for the City.

At the same time as the repair works were underway, a neighbor to the west notified the City that water from this property was spilling over into his property. This is totally unrelated to the works underway. A city plumbing inspector visited the site, to address this water issue, and observed the work being done on the house and notified the building inspector who placed a stop work order on the site. The contractor has fully cooperated with all of the inspectors, building, plumbing, electrical which included a comprehensive "walk-thru" of the house and descriptions of the full scope and detail of all of the works undertaken.

Staff, in the absence of concrete permit documentation, have taken the position that all of the 70's work and the recent work must comply with RA-1 regulations and have likewise challenged the accessory buildings. The latter is quite puzzling as there are approvals but the quality of the drawings for those approvals leave a lot to be desired. The City position is understandable in the absence of absolutely clear permits. However there is enough to draw out that in those days there was not the same level of preciseness and specificity required as today. Much appears to be left to inspection staff. In this case, where compliance with RS-1 is so obvious (less than .15 overall fsr on a very large site) one can understand the acceptance of lesser quality drawings for a permit. To further challenge the accessory buildings and their documentation under the current zoning is unusually harsh.

RECEIVED MAY 25 2010

All of the existing structures prior to the current works are compliant with the RS-1 zoning of the 70's and of today. Back then these works would have been dealt with in over-the-counter permits as outright. The documentation for the period of the additions and accessory building changes, is not absolutely clear. But again the standards for submissions and what may have been dealt with in the field are vastly different than to those of today. Something did occur between the City and the owners back in the 70's. However we are not able to concretely establish what actually happened and how this was all concluded. Reliance on paper permit record alone does not square with the gas permits found on site and the other old approvals and what exactly was the permit revocation about and what happened afterwards other than obvious construction.

The 70's work would have been highly visible to many neighbors, and the City was aware of the site and involved with the owner in permit activities of some kind, but what exactly happened and which has been a non-issue for almost 50 years is speculation. We do know from an existing neighbor, that the 70's work did happen back then and no other work was done until now. It is easy to establish the age of the building thru the furnace rooms, the skylights and other construction details and materials.

To retroactively apply the RA-1 zoning and guidelines because of additions constructed more than 40 years ago and the minor extension of 2 existing decks by a total of 206 sq. ft. is excessive. Compliance would require demolition well beyond the 70's additions as clearly noted in the table comparing RS-1 to RA-1. Some of the original building would have to be demolished to attain compliance. This is an extremely well constructed and kept building that demolition of is unthinkable and an unnecessary hardship.

Landscape and fencing has also been raised as issues. These are highly consistent with the neighborhood context and attaining the streetscape contemplated in the guidelines is not attainable due to the topography and in respect to providing a modicum degree of site security. Interestingly many have confused the driveway for Carnarvon St and upon entry onto the site see the house and tennis court ahead of them. The fencing and gating helps to announce the driveway is not Carnarvon is not Carnarvon Street.

The basis of this appeal is that clear unnecessary hardship will arise in causing the work of almost 50 years ago together with the recent repair works and deck rebuilds and extensions to have to comply with the existing RA-1 zoning. These additions and the two very minor deck extensions of today would have to be completely deconstructed to attain compliance. This is major deconstruction that will trigger other significant and costly reconstruction to the base structure and the building services. Such retroactive deconstructs and renovation is unconscionable.

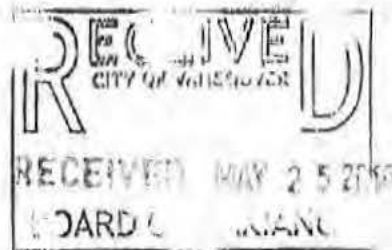
Aside from hardship, we would hope your Board takes into consideration the physical and zoning context as described in paragraphs 2-4 inclusive at the top of page 1. We believe these are unique and special circumstances in support of variances that would allow the building to exist as is. We believe this would be in alignment with neighboring zoning and neighboring development nearest to the house. In our opinion the development does not harm, conflict with, or obstruct the RA-1 zoning or with this site positively interfacing with its RA-1 neighbors to the west and south. We request your Board to take into consideration, what we believe are the hardships, plus the unique contextual positioning and physical dynamics of this site, plus the absence of tangible harm or other negative influence or precedent to RA-1 zoning and the RA-1 development to the west and south.

RECEIVED MAY 25 2010

This is a unique site that offers the blending of two very different zones. The more RS-1 like house at the very front of the south integrates well with the streetscape but yet leaves a hugely expansive rear yard with accessory and open space development that is highly aligned and consistent with RA-1 development and is a neighborly RA-1 contextual fit with its RA-1 neighbors. It appears that a split zoning like consideration nets a reasonable and fair outcome which also is quite respectful to both zones and the two neighborhoods. We hope your Board agrees our circumstances have merit and warrant the requested variances.

Thank you for your consideration.

Yours truly,
Cameron Jones and Rick Michaels on behalf of s.22(1)

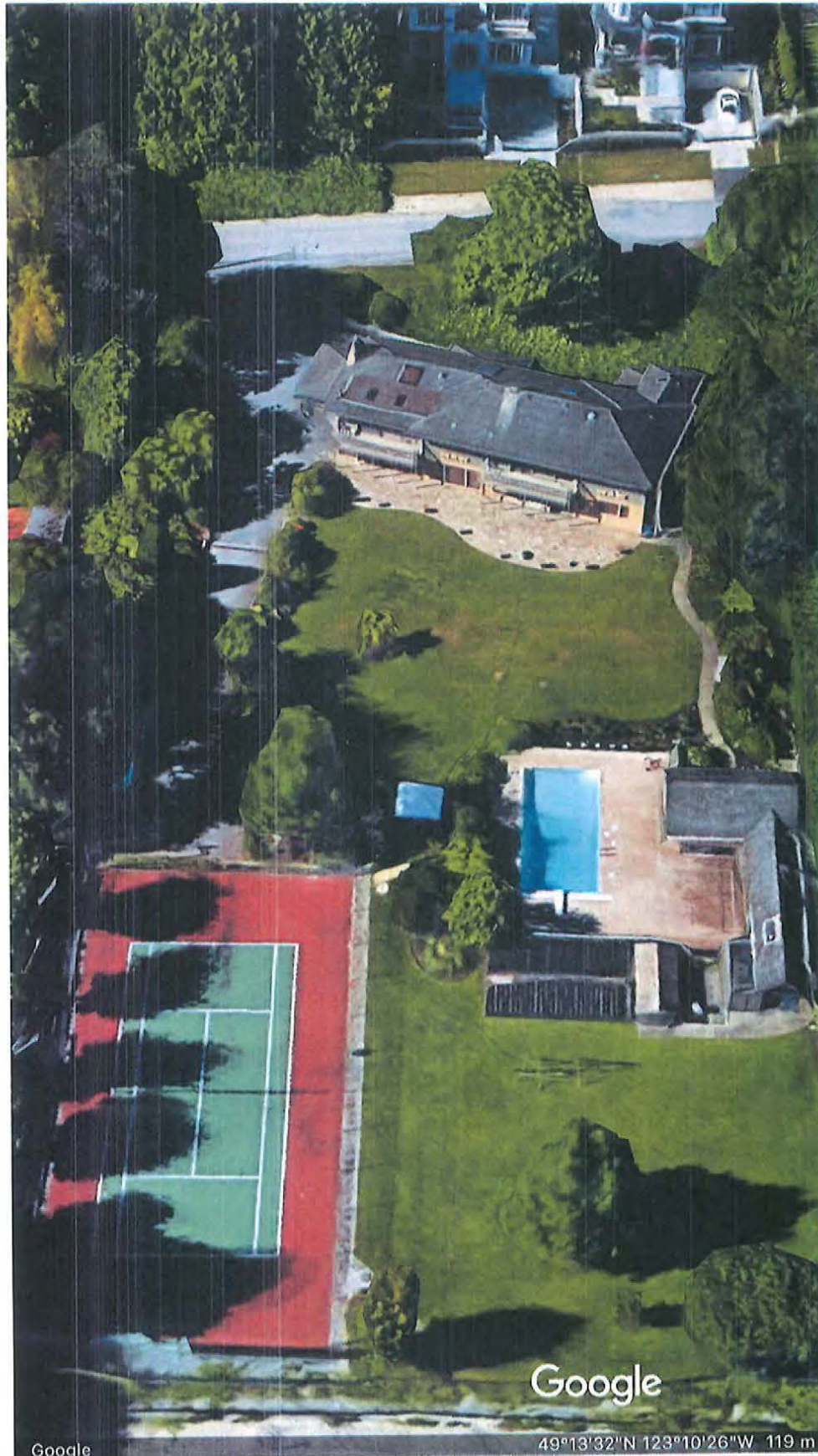


RA-1 District Schedule	Permitted	
	Residential Footage	As Constructed
	0.1	ft2
3070 West 49th Ave.		
Floor Areas Counted as Residential		
Site Area: 5120.0 m2	512 m2	
	[5511 ft2]	
Recorded as EXISTING		
Main Floor (house)		2273.17
Attached Garage		611.79
Upper Floor (house)		2258.95
Main Floor (pool house) [see Note: below]		572.67
	5511.00	[5716.58]
Area in Excess of Permitted:		205.58
Recorded as PROPOSED - but in fact EXISTING		
Main Floor (house)		2550.15
Attached Garage		611.79
Upper Floor (house)		2630.45
Main Floor (pool house)		803.00
[Note: Owner has recently made a substantial investment in renovating this entire 'pool house' such that it would require relatively little more for conversion to a self-contained residential unit. However, this would not be approvable as a 'caretaker unit' in the terms of the RA-1 Bylaw]		
	5511.00	[6595.39]
Floor Area in Excess of Permitted:		1484.39

RA-1 District Schedule			
		Permitted	
3070 West 49th Ave.		Residential Footage	
Site Coverage		40%	
Site Area: 5120.0 m2		[2048 m2]	
Permitted ft2		22044.00	
Recorded as EXISTING			
Main Floor (house)		2273.17	
Attached Garage		611.79	
Covered Parios + Porte Cocheres		408.07	
Main Floor (pool house)		572.67	
Driveway		7369.47	
Tennis Court		6710.15	
Swimming Pool		684.59	
Pool Apron		2195.10	
Shed #1		84.27	
Shed #2		122.12	
Concrete Pad for Solar Panels		557.36	
Site Coverage:		21588.76	
Area in Excess (or Less) than Permitted:		-455.24	
Recorded as PROPOSED - but in fact EXISTING			
Main Floor (house)		2550.15	
Attached Garage		611.79	
Covered Parios + Porte Cocheres		1007.91	
Main Floor (pool house)		803.00	
Driveway		7369.47	
Tennis Court		6710.15	
Swimming Pool		684.59	
Pool Apron		2195.10	
Shed #1		84.27	
Shed #2		122.12	
Concrete Pad for Solar Panels		557.36	
Site Coverage:		22695.91	
Area of Site Coverage in Excess of Permitted:		651.91	



3070 W. 49th
c. 2012



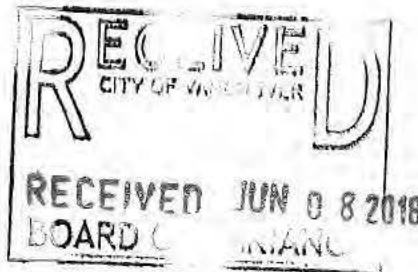
Ng, Louis

From: s.22(1)
Sent: Thursday, June 07, 2018 4:07 PM
To: Ng, Louis
Subject: Re: BOV Hearing for Appeal No.Z35192, 45 W. Broadway

As a Mount Pleasant resident, I find it utterly ridiculous that anyone should be requesting the use of space for Medical Marijuana related use, when there are at least a dozen similar businesses within 8-9 blocks in any direction from this location. There are quite enough in this area, thank you very much.

s.22(1)

Vancouver, BC



Ng, Louis

From: s.22(1)
Sent: Friday, June 01, 2018 11:20 AM
To: Ng, Louis
Subject: Appeal # Z35192 - 45 West Broadway

Hi there,

I'm writing about the pot shop s.22(1) When I moved into the neighbourhood about 5 years ago, there was a custom frames shop at that location. If the pot shop was there, I would not have purchased here. Simply, they are operating outside the law and continue to do so, even though their application was rejected. These pot shops are bringing down the neighbour. I sincerely hope you uphold your initial assessment and have them close down as soon as possible. They should also be levied all applicable fines for these violations.

s.22(1)



Ng, Louis

From: s.22(1)
Sent: Sunday, June 03, 2018 4:56 PM
To: Ng, Louis
Subject: Board of Variance Hearing for Appeal No. Z35192 - 45 West Broadway - June 19, 2018 at 3pm

To the Board of Variance, c/o Louis Ng, Board Secretary Vancouver City Hall
453 West 12th Avenue
Vancouver, BC

I support the decision of the Director of Planning to refuse Development Application No. DP-2017-00201.

I am against changing the use of the existing space to a Medical Marijuana Related-Use at this site at 45 West Broadway.

I submit that the appeal should be denied.

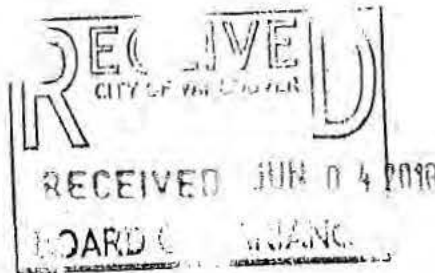
Please confirm that you have received my views.

Thank you.

Sincerely,

s.22(1)

Vancouver, BC



Ng, Louis

From: s.22(1)
Sent: Tuesday, May 29, 2018 2:49 PM
To: Ng, Louis
Subject: Appeal No. Z35192 - 45 West Broadway

As a resident and owner in the neighborhood I feel that the addition of a medical marijuana retail space will negatively affect the culture and value of this area. The fact that they are using the terminology of "Medical" is a farce as this will quickly become a retail marijuana site once it is legalized for recreational use by the Federal government this July. This is a family neighborhood and this business will eventually cater to "riff raff", transients and other drug users once recreational use marijuana is legalized. This will not be a "take and go" operation. People will loiter and smoke their purchases in the vicinity of this business which does not encourage an influx of future families. It is not politically correct to stereotype or profile marijuana users, but for every one person who is using THC and cannabinoids for legitimate, therapeutic reasons, there will be four users just wanting to get high and behave in manners inappropriate to a family oriented environment. The close proximity of Simon Fraser Elementary, Nightengale Elementary and Mt. Pleasant Elementary schools (as well as St. Patricks) does not make this location a reasonable option. I strongly oppose this appeal and would encourage the Director of Planning to stand by their initial refusal of DA No. DP-2017-00201.

Thank you for considering my comments.

s.22(1)



10

Board of Variance – Item #10

RE: 2633 Commercial Drive

Letters received from the Board's recent
Neighbourhood notification.

Ng, Louis

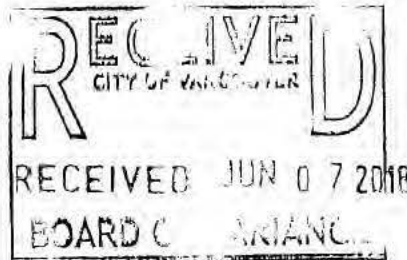
From: Larry Gwozd s.22(1)
Sent: Tuesday, June 05, 2018 4:24 PM
To: Ng, Louis
Subject: Bov Appeal # Z35292 - 2633 Commercial Drive
Attachments: CCE06052018.pdf

10

Dear Sirs;

Please find a letter of objection to the above noted appeal from Lori-Gay Holdings Ltd.

Larry Gwozd
President.



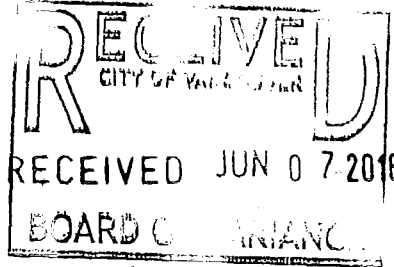
Lori - Gay Holdings Ltd.

4686 Mahood Drive, Richmond, B.C. V7E 5C4
Phone: (604) 551-9109

Sent Via Email

June 5, 2018

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



Attention: Louis Ng

Dear Sirs:

**Re: Board of Variance Hearing for Appeal No. Z35292
(decision under Development Application NO. DP-2018-00354)
2633 & 2637 Commercial Drive, Vancouver, B.C.**

I am the president of Lori-Gay Holdings Ltd., the owner of the Lori-Gay Manor which is a 17 unit apartment building located at 1624 East Broadway. The apartment is a few hundred feet from the south-west corner of Broadway and Commercial and about 2 blocks north from the proposed medical marijuana store.

Lori-Gay Holdings Ltd. strongly opposes the application due to the fact that there is already a well-known large drug use problem in the Broadway and Commercial drive area. Over the last few years I have had to confront marijuana smokers and other drug users hiding under the side entrance stairs of my apartment building as well as in the back parking lot and back yard of the apartment building and insist that they get off the property. They also regularly go into the side-yard between my apartment building and the neighbouring buildings, where it is hard to be seen, to smoke marijuana and inject other drugs. It has become so prevalent that I have had to build a fence and install a locked gate across the middle of my property between my back parking lot and my building to keep them away from the apartment building side entrances. This does not stop them however from using marijuana and other drugs in my back parking lot as well as in the back alley and in my neighbours side yards and parkades which they do regularly. Just a 5 days ago I saw two young men hiding between my building and the neighbouring apartment building on the west side of my property dividing up some drugs between themselves that they had laid out on the side retaining wall. They quickly hid them when they say that I was watching. Also, a couple of months ago I saw 4 people go into the underground parking entrance of my next door neighbour's property on the east side of my property where all 4 of them stood there and smoked marijuana just outside of the metal entrance gate to the parkade. The fact that I

was standing there watching them from the side of my yard about 20 feet away did not phase them one bit and they just kept on smoking their marijuana and ignored me. This is not only is illegal, but also causes the tenants in my building, especially the tenants in the back suites as well as the many single females living alone in my apartment suites a lot of anxiety and has resulted in complaints being made to me about it. There is nothing I can do except tell them to phone the police who do not give such complaints any priority whatsoever. There is no doubt that having marijuana sold in a store that is only 2 blocks from my building will only exacerbate an already intolerable situation.

In addition, there is already a medical marijuana store on the east side of the 2900 block of Commercial Drive which is 3 blocks south of the proposed new one. There certainly is no reason to have two marijuana dispensers within 3 blocks of each other. I am sure that anyone that has a legitimate medical problem that requires marijuana for treatment can already get it by just walking or driving the extra 3 blocks to the existing store. A reasonable approach would be to treat the location of marijuana stores the same as the law requiring pubs to be a reasonable distance from each other.

As a close neighbouring property that will be seriously negatively affected by any expansion of the availability of marijuana in the immediate vicinity of its apartment building, Lori-Gay Holdings Ltd, strongly opposes the proposed development permit. It seems to me that the rights of the people that own property and live in the area to have a safe and drug free environment should far outweigh the desire of those that wish to profit from its distribution.

Yours Truly,


Larry Gwozd

President of Lori-Gay Holdings Ltd.

s.22(1)



Ng, Louis

From: Broadway-Commercial Precinct <broadwaycommercialprecinct@gmail.com>
Sent: Monday, June 11, 2018 9:57 PM
To: Ng, Louis
Subject: BOV Hearing for Appeal No. Z35292
Attachments: BOV Hearing for Appeal NO. Z35292 - Letter re previous decision.pdf

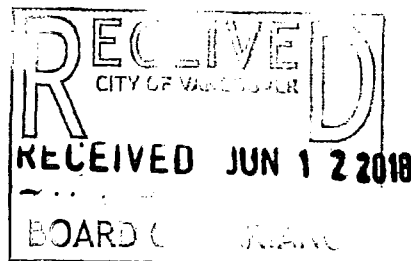
Dear Mr. Ng:

Please find attached our response to the notice of the Board of Variance Hearing for Appeal No. Z35292

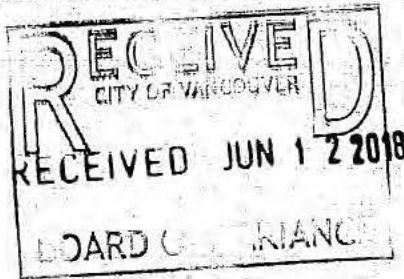
Please also confirm receipt and that you were able to open the file.

Thanks and sincerely,
Concerned Citizens of Broadway-Commercial Precinct

We are trying to make our neighbourhood safe for everyone - especially our children!



June 11, 2018



Louis Ng
Secretary to the Board of Variance
City of Vancouver

via email: bov@vancouver.ca

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

Dear Louis Ng and the Board of Variance:

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

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

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

Section 7.3 States:

No re-hearing of appeal

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

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

Sincerely,

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

Ng, Louis

From: s.22(1)
Sent: Monday, June 11, 2018 4:59 PM
To: Ng, Louis
Subject: Board of Variance - Appeal Number Z35292

Hello Board of Variance,

I have always commended the City of Vancouver for their approach to dispensaries and cannabis in general. What has been disheartening is seeing so many take advantages of the relaxed culture here and the lack of support the city has to enforce their own bylaws and flaunt the rules by opening up whenever and wherever they wanted to.

I appreciated receiving the notification card in the mail, and this is my first time responding to anything like this. I feel very strongly that we must dismantle all the dispensaries that operate without a license from the city. However, I know that will take time, and in the meanwhile I like to see that there are some business owners, like the Eggs Canna ones, that are trying to do this the right way.

I do not consume cannabis, but I do support their application for 2633 Commercial Drive.

Kind Regards,

s.22(1)

s.22(1)

RECEIVED JUN 12 2018

Ng, Louis

From: s.22(1)
Sent: Friday, June 01, 2018 6:17 PM
To: Ng, Louis
Subject: Z35292

Hi,

This is in response to the application for 2633 Commercial Drive. I think there are already more than enough Medical Marijuana shops in this neighbourhood and I don't think we need one more, especially of that size.

s.22(1)



Ng, Louis

From: s.22(1)
Sent: Wednesday, May 30, 2018 6:27 PM
To: Ng, Louis
Subject: Appeal No. Z35292 - 2633 Commercial Drive

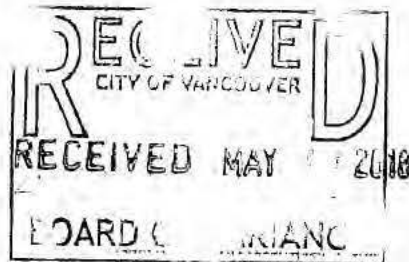
Hello,

I am writing in regards to appeal Z35292 filed by EGGS CANNA INC. I am a resident in the area and I oppose the application to turn 2633 Commercial Drive to a medical marijuana-related use site.

There are already many marijuana businesses along the Drive that are in close proximity to this location. This specific site is close to two schools, close to a park, close to a major transit hub, close to a busy bike lane, half a block from a methadone clinic, and close to where many families with children live - another medical marijuana shop is not an appropriate use of the retail space.

Thank you.

s.22(1)



Ng, Louis

From: s.22(1)
Sent: Tuesday, May 29, 2018 6:29 PM
To: Ng, Louis
Subject: Board of Variance Hearing for Appeal No Z35192- 45 West Broadway

I am writing to register my opposition to the change of use to a Medical Marijuana Related - Use at this site. I believe we have sufficient numbers of Medical Marijuana Related- Use properties in my neighbourhood and need the existing space to provide alternative business opportunities in the area.

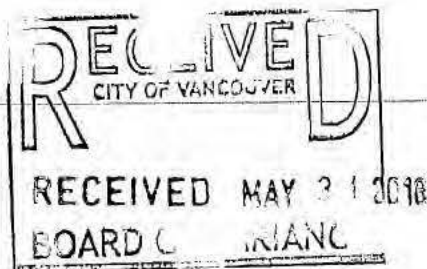
Thank -you

s.22(1)

Vancouver, BC
s.22(1)



Virus-free. www.avast.com



Ng, Louis

From: s.22(1)
Sent: Tuesday, May 29, 2018 8:05 PM
To: Ng, Louis
Subject: Appeal No. Z35292 - 2633 Commercial Drive

Hi There,

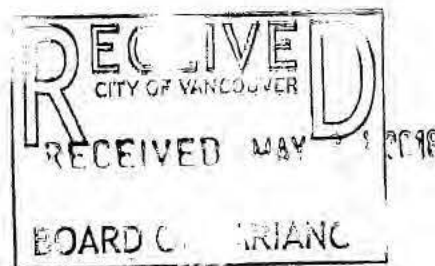
I recently received a notice from the Board of Variance in the mail. I would like to express my opinion regarding Appeal No. Z35292 – 2633 Commercial Drive. I am **against** allowing the use of the approximately 2,333 square feet to be changed from Retail to a medicinal marijuana-related use. Given the number of medicinal marijuana businesses already on Commercial Drive, I do not believe permitting a variance to allow yet another marijuana-related business to locate here is in the neighbourhood's interest. Instead, I would like to see the site retained for retail to allow a more diverse set of businesses to locate in the area and to support a more family-friendly neighbourhood.

Thanks for considering my opinion.

Best Regards,
s.22(1)

s.22(1)

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



Ng, Louis

From: s.22(1)
Sent: Monday, May 28, 2018 6:09 PM
To: Ng, Louis
Subject: Letter to Board of Variance Hearing to oppose Eggs Canna Inc. Appeal No. Z35292 - 2633 Commercial Drive
Attachments: Complaint Letter to Appeal No. Z35292.docx

Dear Mr. Louis Ng, Secretary to the Board of Variance,

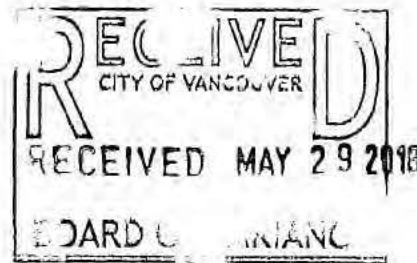
I'm writing to express my opposition to Eggs Canna Inc's appeal to increase their retail space and expand it into a medicinal marijuana-related use. Please find attached my complaint letter.

Thank you very much for your time and consideration.

Regards,

s.22(1)

Enclosure (1)



May 28, 2018

Louis Ng, Secretary to the Board of Variance
Vancouver City Hall
453 West 12th Avenue
Ground Floor Unit #112
Vancouver, B.C. V5Y 1V4

RECEIVED MAY 29 2018

Dear Mr. Ng,

RE: Board of Variance Hearing for Appeal No. Z35292 – 2633 Commercial Drive

I am writing in response to Eggs Canna Inc.'s appeal to the Board of Variance to request interior alterations to combine two units into one unit, and to change the use of approximately 2,333 square feet from Retail to a Medicinal Marijuana-Related use in this existing one-storey commercial building on this site (decision under Development Application No. DP-2018-00354). Many residents, families, homeowners and small businesses living along Commercial Drive are strongly opposed to an expansion of marijuana-related use development in our neighbourhood.

There is currently numerous marijuana-related use dispensaries located along Commercial Drive: BC Pain Society, BC Compassion Club Society, MMJ Canada, Canna Clinic, Vancouver Pain Management Society, and Eggs Canna Inc. We believe that there is already enough marijuana dispensaries located in our neighbourhood and we do not wish to see more expansion of marijuana-related use developments in our neighbourhood. In its place, we want to encourage and welcome businesses that fit the community needs – businesses such as restaurants, cafés, grocery stores, childcare space, and/or retail stores that fits the needs of residents who live here.

As many residents and young families live near where this development is being proposed, we are worried that an expansion of marijuana dispensary will bring about increased drug problems into our community. Specifically, we are worried that an expansion will encourage more drug use among young people, attract more criminal activity in the area, and introduce even more poverty into our community. We are increasingly concern for our children's safety in this neighbourhood as over the past few years we have seen an increase of marijuana-related use dispensaries turn up in our neighbourhood.

I would like to thank the Board of Variance for hearing my concerns and ask for their consideration in doing what is in the best interests for families, children, homeowners and residents living along The Drive.

Sincerely,

§ 22(1)

§ 22(1)

Vancouver, B.C. § 22(1)

Ng, Louis

From: s.22(1)
Sent: Monday, May 28, 2018 4:29 PM
To: Ng, Louis
Subject: Complaint Letter to Board of Variance Hearing for Appeal No. Z35292 -2633 Commercial Drive
Attachments: Complaint Letter to Appeal No. Z35292.docx

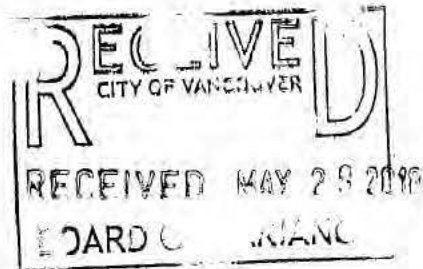
Dear Mr. Louis Ng, (Board Secretary)

We have attached our complaint letter to the Board of Variance Hearing for Appeal No. Z35292 - 2633 Commercial Drive. We thank you for listening to our concerns regarding expansion and the conversion from retail to a medicinal marijuana-related use development as proposed by Eggs Canna Inc. We hope that the Board of Variance will not support Eggs Canna Inc in their request.

Kind regards,

s.22(1)

Enclosure: Complaint Letter (1)



May 28, 2018

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

RE: Board of Variance Hearing for Appeal No. Z35292 – 2633 Commercial Drive

This is a formal complaint letter in response to Eggs Canna Inc.'s appeal to the Board of Variance to request to interior alterations to combine two units into one unit, and to change the use of approximately 2,333 square feet from Retail to a Medicinal Marijuana-Related use in this existing one-storey commercial building on this site (decision under Development Application No. DP-2018-00354). Many of the residents, our families and small business owners in this community are strongly opposed to an expansion of marijuana development in our neighbourhood.

We want to encourage and welcome businesses that fit into our community needs – businesses such as restaurants, cafés, grocery stores, childcare space, and/or convenience shops that fit the needs of the residents that live here. We are worried that an expansion of cannabis space will bring about increased drug problems into our community. We are worried that many of these profit-making medicinal marijuana businesses often peddled weed to recreational users who are “healthy young adults” on medical pretexts, rather than helping sick people with chronic pain.

As many of the residents and their families live near where this development is being proposed, we are worried that an expansion of this marijuana dispensary will attract more drug use abusers, poverty, and crime into our neighbourhoods. As families with young children, we cannot afford to jeopardize our children's safety in the community by having more and more marijuana dispensary pop up in the neighbourhood.

To the Board of Variance, Thank you for listening to our voices and considering what is in the best interests for residents, families and homeowners that live in this neighbourhood.

Sincerely,

§ 22(1)

§ 22(1)

Residents of § 22(1)
Vancouver, B.C. § 22(1)

RECEIVED MAY 28 2018

T| 604.875.8075
F| 604.875.8005
E| mark@acemate.com

612516 BC LTD
2641 Commercial Drive
Vancouver, B.C. V5N 4C3

June 11th 2018

Re: Eggs Canna request for variance for 2633 Commercial Dr. Vancouver, BC

To whom it may concern

This letter is in support of the variance requested for 2633 Commercial Drive. We are the owner of the property and the current landlord for Eggs Canna. The owners of Eggs Canna are upstanding members of the business community who are committed to integrating into a regulated, legalized cannabis market. Having Dr. Richard Hay as an owner shows their commitment to safe cannabis distribution, and in our view should be the standard for all Dispensaries moving forward. We were disappointed by the City's decision to turn down the requested Development Permit due to a handful of complaints that were not based on this specific proposal but rather complaints that were directed to the idea of cannabis legalisation in general.

We believe that the caliber of cannabis retail that Eggs Canna is proposing to bring to this address is a perfect fit for the property in question. Its industry fits well with the adult focused restaurants and businesses in the 2600 block of Commercial Drive. We anticipate that its presence will benefit the community in two ways: The first benefit is to the patrons of its business by providing clean cannabis in a stylish setting—they will take on significant renovations adding value to the building and our community. Secondly, Eggs Canna will drive foot traffic to the surrounding businesses. Evidence of which is a well-documented phenomenon in neighborhoods with licensed cannabis retail.

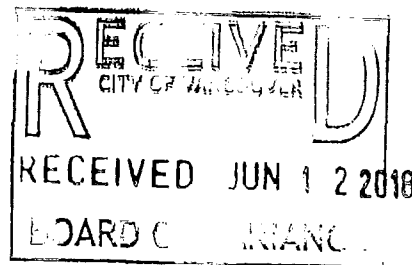
The location in question is compliant with MMRU bylaw. When Mr. Cappellano approached us with the idea of turning the space into a cannabis dispensary licensed by the City of Vancouver, we felt this was an opportunity to add a thriving business to the block and to provide a valuable service to the community while encouraging foot traffic to other businesses. We see nothing but benefits to having Eggs Canna operating at 2633 Commercial Dr. and completely support the requested variance.

Regards,

612516 BC LTD

Victor Kurkcuoglu
President

T| 604.875.8075



Ng, Louis

From: s.22(1)
Sent: Monday, June 11, 2018 2:52 PM
To: Ng, Louis
Cc: s.22(1)
Subject: Support for Application at 2633 Commercial.

To the BOV,

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

The application I support is 2633 Commercial Dr and not 2267.

Thank you.

s.22(1)

RECEIVED JUN 12 2018

Ng, Louis

From: s.22(1)
Sent: Monday, June 11, 2018 3:02 PM
To: Ng, Louis
Subject: 2633 Commercial Drive Z35292

Hello,

I am sending this to let you know how much I want a licensed and responsible dispensary on Commercial drive. The street has many unlicensed and unregulated dispensaries, I don't know where they get their product from or even who they sell it to?

Our neighbourhood will really benefit from having responsible marijuana stores, from the taxes and from people having to go and buy it from a store and not just on a street corner.

Please let Eggs Canna open their store at 2633 Commercial Drive!

Thank you,
Resident, s.22(1)

RECEIVED JUN 12 2018

Ng, Louis

From: s.22(1)
Sent: Monday, June 11, 2018 3:03 PM
To: Ng, Louis
Subject: Letter of support - 2633 Commercial Dr

Hi Louis,

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

I believe that a dispensary in the neighborhood is a good fit with the existing businesses in the area and feel that Eggs Canna will be a positive addition to the neighborhood.

s.22(1)

RECEIVED JUN 12 2018

Ng, Louis

From: s.22(1)
Sent: Monday, June 11, 2018 3:14 PM
To: Ng, Louis
Subject: 2633 Commercial Dr - Support

Hi Louis Ng,

Medical cannabis is very important to my life. I am in full support of the application at 2633 Commercial Dr. I think that Eggs Canna will be a great business to have in the neighborhood. I know the operators of Eggs Canna hold themselves to a high standard.

Thank you for considering my feedback,

s.22(1)

Sent from Outlook

RECEIVED JUN 12 2018

Ng, Louis

From: s.22(1)
Sent: Monday, June 11, 2018 3:21 PM
To: Ng, Louis
Subject: Appeal Number: Z35292 2633 Commercial Drive

Hello Board of Variance,

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

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

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

Thank you,

s.22(1)

RECEIVED JUN 12 2018

Ng, Louis

From: s.22(1)
Sent: Monday, June 11, 2018 4:55 PM
To: Ng, Louis
Subject: Eggs Canna Commercial

Board of Variance,

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

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

Please support them as well in their application, they're going to be one of the only places on that street that are compassionate and that I would trust my own granny going into.

Thank you,
s.22(1)

RECEIVED JUN 12 2018

Ng, Louis

From: s.22(1)
Sent: Monday, June 11, 2018 3:47 PM
To: Ng, Louis
Subject: Z35292--2633 Commercial Drive

Louis Ng,

I recieved your notice postcard and would like to put my support for this development permit on record. As a resident of this area and a cannabis consumer I believe that including dispensaries in the legal landscape of our cities and communities is long over due. I see nothing wrong with having a dispensary as my neighbour, and feel that if pharmacies, pubs, bars and liquor stores have been approved in this area, dispensaries fall well in line with the adult oriented places of business on commercial drive. I would also like to state that cannabis is far less harmful to consume then alcohol and does not contribute to aggressive violent behaviour like alcohol. Cannabis is legal now, why are we still having a debate on whether a dispensary can open or not? If a storefront is compliant with governing laws, then they have just as much right to be here as any other business—lets stop treating dispensaries and their patrons differently then the rest of the businesses on the drive as this is prejudicial. Thank you for listening to my perspective on this matter.

s.22(1)

A neighbour and cannabis advocate

RECEIVED JUN 12 2018

Ng, Louis

From: s.22(1)
Sent: Monday, June 11, 2018 1:08 PM
To: Ng, Louis
Subject: Appeal Z35292

Dear City of Vancouver Board Members,

I support this appeal and feel that any dispensary trying to obtain provincial and municipal licensing should be allowed to do so, just as long as they comply with the By-Law and any other legislation written. I have lived on the Drive for several years and feel that dispensaries add to the look and feel of this adult driven community. I also feel that these businesses are now deemed to be a part of the legal landscape therefore we must make an effort to be inclusive of dispensaries in our communities.

With thanks,

s.22(1)

RECEIVED JUN 11 2018

Ng, Louis

From: s.22(1)
Sent: Monday, June 11, 2018 12:53 PM
To: Ng, Louis
Subject: Re: Board of Variance - Support letter

Hi,

It has come to my attention that the address for the letter of support had an error in it. This letter of support is for 2633 Commercial Dr.

Very sorry for the mistake.

s.22(1)

On Fri, Jun 8, 2018 at 12:12 PM, s.22(1) wrote:
Hi,

This letter is in support of 2267 commercial dr. My husband and I think that a licensed dispensary in the neighborhood is good for the community. Dispensaries are important to lots of people who are sick.

It is unfair that the city said no to this application.

s.22(1)

RECEIVED JUN 11 2018

Ng, Louis

From: s.22(1)
Sent: Monday, June 11, 2018 12:51 PM
To: Ng, Louis
Subject: Re: Board of Variance support letter 2267 Commercial

Hi Louis Ng,

.This should be in support of the application at 2633 Commercial Dr. not 2267.

Thank you

s.22(1)

On Sat, Jun 9, 2018 at 4:38 PM, s.22(1) wrote:
Hi Louis Ng,

I* living in the area of this application. This email is in support of the application at 2267 Commercial Dr. I wanted a licensed dispensary in my neighborhood., Eggs Canna is trying their best to be compliant with the bylaw. I think it is unfair that their future is being decided by people who just hate the idea of cannabis.

Thank you.

Regards,

s.22(1)

RECEIVED JUN 11 2018

Ng, Louis

From: s.22(1)
Sent: Monday, June 11, 2018 12:49 PM
To: Ng, Louis
Subject: Appeal No. Z35292 - 2633 Commercial drive

Attention Louis Ng Board Secretary,

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

Thank you for your time,
s.22(1)

RECEIVED JUN 11 2018

Ng, Louis

From: s.22(1)
Sent: Monday, June 11, 2018 1:50 PM
To: Ng, Louis
Subject: Re: 2267 Commercial Dr support letter

Hi Louis,

Please note this letter of support is for the application at 2633 Commercial Dr.

sorry for the mistake

Thanks,

s.22(1)

On Sun, Jun 10, 2018 at 1:54 PM, s.22(1) wrote:
Hi Louis,

I live on e12th and I wanted to let you know that I support the application of Eggs Canna at 2267 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. 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.

Thanks,

s.22(1)

RECEIVED JUN 11 2018

Ng, Louis

From: s.22(1)
Sent: Monday, May 28, 2018 5:35 PM
To: Ng, Louis
Subject: RE: BoV hearing for Appeal No. Z35292 - 2633 Commercial Drive

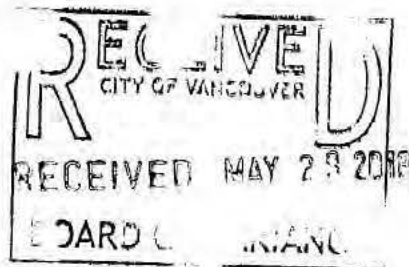
Dear Mr. Ng,

I am writing in response to a flyer received from the CoV specific to BoV hearing for Appeal No. Z35292 – 2633 Commercial Drive. More specifically, EGGS CANADA INC's appeal with the Board of Variance requesting interior alterations to combine two units in one unit, and to change the use of the two spaces combined from retail to medicinal marijuana-related use [also retail] within this existing one-storey commercial building.

As I had asserted via email (Feb 22 2018) in the previous BoV hearing for Appeal No. Z35207, ... 'please proceed with provision of the variance. I am a property owner at s.22(1) approximately s.22(1) from this proposed location. I support the expansion of consumer choice including marijuana/cannabis choice. Commercial Drive may or may not be able to accommodate another cannabis retailer ... but then let's let the free market decide – as we do with the proliferation of coffee shops such as Starbucks, Blenz, etc. In my mind, it is all the same as I endeavour to not impose my morals on others and I encourage the City and the BoV to do the same. Please proceed!'

Sincerely,

s.22(1)



To the Board of Variance:

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.

I urge you to grant Variance as there is a great deal of community support for this project. Eggs Canna should be allowed to move forwards with their Development Permit. This decision benefits both medical marijuana patients by having a licensed store in their neighborhood and the community at large.

Thank you for considering this request.

Regards,

s.22(1)

Vancouver

s.22(1)

To the Board of Variance:

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 Board of Variance to grant the requested Development Application to Eggs Canna.

The proposed location at 2633 Commercial Dr. is compliant with the city's MMRU bylaw and fits well with the neighboring businesses. It would serve to enrich the neighborhood and drive foot traffic to other businesses on the block. The proposed location is will make Eggs Canna part of the variety of retail store fronts that populate the area between Broadway and 13th to many of which will benefit for the additional foot traffic. This will serve to make the neighborhood even more prosperous and vital.

Eggs Canna should be allowed to move forwards with their Development Permit. This decision benefits both medical marijuana patients by having a licensed store in their neighborhood and the community at large.

Thank you for considering this request

Regards,

s.22(1)

Vancouver

s.22(1)

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Regards,

s.22(1)

s.22(1)

Vancouver

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Thank you for considering this request

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s.22(1)

s.22(1)

Vancouver

s.22(1)

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Thank you for considering this request

Regards,

s.22(1)

s.22(1) Vancouver

s.22(1)

s.22(1)

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Thank you for considering this request

Regards,

s.22(1)

s.22(1)

Vancouver

s.22(1)

s.22(1)

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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.

I urge you to grant Variance as there is a great deal of community support for this project. Eggs Canna should be allowed to move forwards with their Development Permit. This decision benefits both medical marijuana patients by having a licensed store in their neighborhood and the community at large.

Thank you for considering this request

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From: "Bosnjak, Joe" <joe.bosnjak@vancouver.ca>
To: "Ng, Louis" <louis.ng@vancouver.ca>
"Erichsen, Sonia" <sonia.erichsen@vancouver.ca>
"Chen, Tony" <tony.chen@vancouver.ca>
CC: "Lau, Carmen" <Carmen.Lau@vancouver.ca>
"Baranyais, Laurie" <laurie.baranyais@vancouver.ca>
"Chang, Susan" <Susan.Chang@vancouver.ca>
"Castillo Urena, Miguel" <Miguel.CastilloUrena@vancouver.ca>

Date: 7/16/2019 3:29:15 PM

Subject: RE: NEW BOV-appeals for the AUGUST 29th BOV-meeting...

From: Ng, Louis
Sent: Tuesday, July 16, 2019 3:18 PM
To: Erichsen, Sonia; Chen, Tony; Bosnjak, Joe
Cc: Lau, Carmen; Baranyais, Laurie
Subject: NEW BOV-appeals for the AUGUST 29th BOV-meeting...
Importance: High

Dear DOP Reps.,

s.13(1)



Please confirm so that I can send the final-list to the City Clerk's Office, thank you!

Louis Ng, B.A., B.Sc. & Dipl.T.

**Secretary of the Board of Variance
& Freedom of Information Officer**

Direct Line: (604) 873-7723

Facsimile: (604) 873-7475

Email: louis.ng@vancouver.ca

City of Vancouver, Board of Variance

<https://vancouver.ca/your-government/board-of-variance.aspx>

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