

File No.: 04-1000-20-2019-611

October 23, 2019

s.22(1)

Dear s.22(1)

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

I am responding to your request of September 30, 2019 for:

1. **Planning staff internal correspondence related to DE419497, 3133 West Broadway; and**
2. **Any inquiries from the public regarding the said development permit application.**

Date Range: November 1, 2018 to May 31, 2019.

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

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

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2019-611); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

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

Yours truly,



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

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

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

Encl.

:kt

From: "Tory Feuer" s.22(1)

To: "Hicks, Claudia" <claudia.hicks@vancouver.ca>

CC: "Jaclynn Pehota" <jaclynn@althingconsulting.com>

Date: 7/30/2019 1:25:51 PM

Subject: 3277 (23 business support signatures)

Attachments: kits business support signatures. 2.pdf
kits business support signatures. 3.pdf
kits business support signatures.pdf

To the City of Vancouver,

We are writing to express our support for the development application located at 3277 W. Broadway.

Chronic HUB are good neighbors and a great neighborhood fit with the existing businesses in the area. We feel that Chronic HUB have been a positive addition to the neighborhood and we would like to see them remain in the area.

The presence of a legitimate cannabis retailer serves to enrich the neighborhood and drive foot traffic to other businesses on the block. The proposed location is one block West from the existing location and will continue to foster foot traffic and to draw shoppers in. This will serve to make the neighborhood even more prosperous and vital.

Chronic HUB should be allowed to move forward with their Development Permit. This decision benefits both the cannabis consumers and the members of the business community by driving foot traffic and increasing the walkability of the neighborhood.

Regards,

Business Name: Copper Tank

Name: Ben Wyllie

Position: Owner

Address: 3162 W. Broadway

Date: July 29, 2019

To the City of Vancouver,

We are writing to express our support for the development application located at 3271 W. Broadway

Chronic HUB are good neighbors and a great neighborhood fit with the existing businesses in the area. We feel that Chronic HUB have been a positive addition to the neighborhood and we would like to see them remain in the area.

The presence of a legitimate cannabis retailer serves to enrich the neighborhood and drive foot traffic to other businesses on the block. The proposed location is one block West from the existing location and will continue to foster foot traffic and to draw shoppers in. This will serve to make the neighborhood even more prosperous and vital.

Chronic HUB should be allowed to move forward with their Development Permit. This decision benefits both the cannabis consumers and the members of the business community by driving foot traffic and increasing the walkability of the neighborhood.

Regards,

Business Name: BESTIE LOVE CO.

Name: JENNIFER BROWN

Position: OWNER

Address: 3271 BROADWAY

Date: Dec 03/2018

To the City of Vancouver,

We are writing to express our support for the development application located at 3277 W. Broadway.

Chronic HUB are good neighbors and a great neighborhood fit with the existing businesses in the area. We feel that Chronic HUB have been a positive addition to the neighborhood and we would like to see them remain in the area.

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Chronic HUB should be allowed to move forward with their Development Permit. This decision benefits both the cannabis consumers and the members of the business community by driving foot traffic and increasing the walkability of the neighborhood.

Regards,



Business Name: pure delight cafe
Name: Leshe Le
Position: owner
Address: 3236 west Broadway
Date: Dec 5th 2018

To the City of Vancouver,

We are writing to express our support for the development application located at 3273 W. Broadway.

Chronic HUB are good neighbors and a great neighborhood fit with the existing businesses in the area. We feel that Chronic HUB have been a positive addition to the neighborhood and we would like to see them remain in the area.

The presence of a legitimate cannabis retailer serves to enrich the neighborhood and drive foot traffic to other businesses on the block. The proposed location is one block West from the existing location and will continue to foster foot traffic and to draw shoppers in. This will serve to make the neighborhood even more prosperous and vital.

Chronic HUB should be allowed to move forward with their Development Permit. This decision benefits both the cannabis consumers and the members of the business community by driving foot traffic and increasing the walkability of the neighborhood.

Regards,

Business Name: L-liquor Depot
Name: Nava Aquash
Position: Asst. Manager
Address: 3338 W Broadway
Date: 12/5/18

To the City of Vancouver,

We are writing to express our support for the development application located at 3277 W. Broadway.

Chronic HUB are good neighbors and a great neighborhood fit with the existing businesses in the area. We feel that Chronic HUB have been a positive addition to the neighborhood and we would like to see them remain in the area.

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Chronic HUB should be allowed to move forward with their Development Permit. This decision benefits both the cannabis consumers and the members of the business community by driving foot traffic and increasing the walkability of the neighborhood.

Regards,

Business Name: Every Fine Bridal

Name: Laura Yen

Position: Owner

Address: 3341 W Broadway

Date: Dec 5, 2018

To the City of Vancouver,

We are writing to express our support for the development application located at 1277 W. Broadway.

Chronic HUB are good neighbors and a great neighborhood fit with the existing businesses in the area. We feel that Chronic HUB have been a positive addition to the neighborhood and we would like to see them remain in the area.

The presence of a legitimate cannabis retailer serves to enrich the neighborhood and drive foot traffic to other businesses on the block. The proposed location is one block West from the existing location and will continue to foster foot traffic and to draw shoppers in. This will serve to make the neighborhood even more prosperous and vital.

Chronic HUB should be allowed to move forward with their Development Permit. This decision benefits both the cannabis consumers and the members of the business community by driving foot traffic and increasing the walkability of the neighborhood.

Regards,

Business Name: Coppertank Grill

Name: Haylee Wanstall

Position: Manager

Address: 3162 W Broadway

Date: December 05, 2018

To the City of Vancouver,

We are writing to express our support for the development application located at 3277 W. Broadway.

Chronic HUB are good neighbors and a great neighborhood fit with the existing businesses in the area. We feel that Chronic HUB have been a positive addition to the neighborhood and we would like to see them remain in the area.

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Chronic HUB should be allowed to move forward with their Development Permit. This decision benefits both the cannabis consumers and the members of the business community by driving foot traffic and increasing the walkability of the neighborhood.

Regards,



Business Name: Carte Blanche Boulighe

Name: Vanessa Davies

Position: Owner

Address: 3245 W Broadway

Date: Dec 5, 2018

To the City of Vancouver

We are writing to express our support for the development application located at 3777 W Broadway.

Chrono HUB are good neighbors and a great neighborhood fit with the existing businesses in the area. We feel that Chrono HUB have been a positive addition to the neighborhood and we would like to see them remain in the area.

The presence of a legitimate cannabis retailer serves to enrich the neighborhood and encourages other businesses on the block. The proposed location is one block down from the existing location and will continue to foster foot traffic and to draw shoppers in. This will serve to make the neighborhood even more prosperous and vital.

Chrono HUB should be allowed to move forward with their Development Permit. This decision benefits both the cannabis consumer and the members of the business community by driving foot traffic and increasing the viability of the neighborhood.

Regards,

Business Name: ~~Chrono HUB~~ Branch & Roots
Name: Naomi Anji
Position: Director
Address: 3777 W Broadway V 6W 2W7
Date: Dec 5, 2018

To the City of Vancouver,

We are writing to express our support for the development application located at 3277 W. Broadway.

Chronic HUB are good neighbors and a great neighborhood fit with the existing businesses in the area. We feel that Chronic HUB have been a positive addition to the neighborhood and we would like to see them remain in the area.

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Chronic HUB should be allowed to move forward with their Development Permit. This decision benefits both the cannabis consumers and the members of the business community by driving foot traffic and increasing the walkability of the neighborhood.

Regards,

Business Name: Uncle Pu's Sichuan Taste

Name: Yunxin Pu

Position: ~~3132 W Broadway~~ share holder

Address: 3132 W Broadway

Date: Jul 27th 2019

To the City of Vancouver,

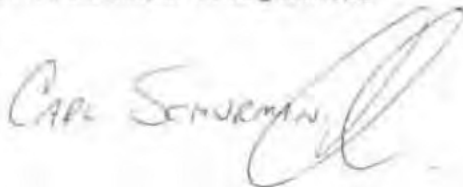
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Regards,



Business Name: Fresh is best

Name: Carol Scheraga

Position: Owner

Address: 2908 W. Broadway

Date: 27 July 2019

To the City of Vancouver,

We are writing to express our support for the development application located at 3277 W. Broadway.

Chronic HUB are good neighbors and a great neighborhood fit with the existing businesses in the area. We feel that Chronic HUB have been a positive addition to the neighborhood and we would like to see them remain in the area.

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Regards,

Business Name: *The UPS Store*

Name: *Paul Kim*

Position: *Owner*

Address: *2912 W. Broadway*

Date: *July 29/2019*

To the City of Vancouver,

We are writing to express our support for the development application located at 3277 W. Broadway.

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Regards,

Business Name: STROBROK

Name: C. SUTTOR

Position: OWNER

Address: 2136 W. BROADWAY

Date: JUN 29/19



To the City of Vancouver,


We are writing to express our support for the development application located at 3277 W. Broadway.

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Regards,

M+232-11


Business Name: DOMINOS PIZZA

Name:

Position: manager

Address: 2958 W. Broadway

Date: July 24, 2014

To the City of Vancouver,

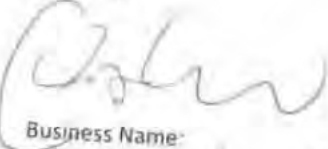
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Regards,

 Graham White
Business Name:
Name: Nuzli's Pet Shop
Position: Graham White -
Owner
Address: 2886 W Broadway
Date: July 29/19

To the City of Vancouver,

We are writing to express our support for the development application located at 3277 W. Broadway.

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Chronic HUB should be allowed to move forward with their Development Permit. This decision benefits both the cannabis consumers and the members of the business community by driving foot traffic and increasing the walkability of the neighborhood.

Regards,

Business Name:

Uncle Faluk's Pizza

Name:

Heath

Position:

Supervisor

Address:

2778 W.B.

Date:

29-July-2019

To the City of Vancouver,

We are writing to express our support for the development application located at 3277 W. Broadway.

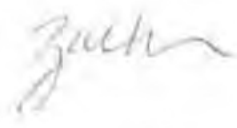
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Chronic HUB should be allowed to move forward with their Development Permit. This decision benefits both the cannabis consumers and the members of the business community by driving foot traffic and increasing the walkability of the neighborhood.

Regards,

Business Name: Plenty

Name: Zac DeFaver 

Position: Key holder

Address: 2803 W Broadway

Date: 29/07/2019

To the City of Vancouver,

We are writing to express our support for the development application located at 3277 W. Broadway.

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Chronic HUB should be allowed to move forward with their Development Permit. This decision benefits both the cannabis consumers and the members of the business community by driving foot traffic and increasing the walkability of the neighborhood.

Regards,

Business Name: Young Brothers Potluck

Name:

Position: Owner

Address: 3151 W Broadway

Date: July 27, 2019 

To the City of Vancouver,

We are writing to express our support for the development application located at 3277 W. Broadway.

Chronic HUB are good neighbors and a great neighborhood fit with the existing businesses in the area. We feel that Chronic HUB have been a positive addition to the neighborhood and we would like to see them remain in the area.

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Chronic HUB should be allowed to move forward with their Development Permit. This decision benefits both the cannabis consumers and the members of the business community by driving foot traffic and increasing the walkability of the neighborhood.

Regards,

Business Name: Broadway Shoe Salon

Name: Rorthken Robertsen

Position: Manager

Address: 2809 West Broadway V6K-2G6

Date: June 29 2019

To the City of Vancouver,

We are writing to express our support for the development application located at 3277 W. Broadway.

Chronic HUB are good neighbors and a great neighborhood fit with the existing businesses in the area. We feel that Chronic HUB have been a positive addition to the neighborhood and we would like to see them remain in the area.

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Chronic HUB should be allowed to move forward with their Development Permit. This decision benefits both the cannabis consumers and the members of the business community by driving foot traffic and increasing the walkability of the neighborhood.

Regards,

Business Name: Colony

Name: Mallie Semus

Position: Manager

Address: 3255 W Broadway

Date:

To the City of Vancouver,

We are writing to express our support for the development application located at 3277 W. Broadway.

Chronic HUB are good neighbors and a great neighborhood fit with the existing businesses in the area. We feel that Chronic HUB have been a positive addition to the neighborhood and we would like to see them remain in the area.

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Chronic HUB should be allowed to move forward with their Development Permit. This decision benefits both the cannabis consumers and the members of the business community by driving foot traffic and increasing the walkability of the neighborhood.

Regards,

Business Name: Elwoods

Name: Gary Hansen

Position: Bartender

Address: 3357 West Broadway

Date: July 29 2019

To the City of Vancouver,

We are writing to express our support for the development application located at 3277 W. Broadway.

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Chronic HUB should be allowed to move forward with their Development Permit. This decision benefits both the cannabis consumers and the members of the business community by driving foot traffic and increasing the walkability of the neighborhood.

Regards,

Business Name: Harvest Delicatessen

Name: 

Position: Owner

Address: 2963 W/Broadway

Date: July 29 2019

To the City of Vancouver,

We are writing to express our support for the development application located at 3277 W. Broadway.

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Chronic HUB should be allowed to move forward with their Development Permit. This decision benefits both the cannabis consumers and the members of the business community by driving foot traffic and increasing the walkability of the neighborhood.

Regards,

Business Name: POKEY RICEBOWLS

Name: ROBERT HU

Position: OWNER

Address: 2965 W BROADWAY VANCOUVER BC

Date: 29/7/2019

From: s.22(1)
To: "Hicks, Claudia" <claudia.hicks@vancouver.ca>
Date: 7/15/2019 5:24:59 PM
Subject: 3277 W. Broadway, DP-2019-00322 cannabis store application

I would like to register my objection to this development application by Chronic HUB for permission to change the use of this retail outlet from their existing location at 3133 W. Broadway to 3277 W. Broadway. One of the may factors are its proximity to a elementary school, park and the fact that there have been numerous cannabis stores up and down this stretch from McDonald to Dunbar. While most have been closed down, there are still many that open a day at a time and then close overnight with no penalty or enforcement of city bylaws. I would not like to see yet another cannabis store in my general area. s.22(1), Vancouver

From: "Kim, Jennifer \(\DBL\)" <Jennifer.Kim@vancouver.ca>
To: "Hicks, Claudia" <claudia.hicks@vancouver.ca>
Date: 6/27/2019 2:40:17 PM
Subject: 3277 W Broadway - DP-2019-00322

Done web posting.

Thanks,
Jennifer

Jennifer Kim | Office Support Clerk
Development Review Branch
87767

From: "Kim, Jennifer \ (DBL\)" <Jennifer.Kim@vancouver.ca>

To: s.22(1)

CC: "Hicks, Claudia" <claudia.hicks@vancouver.ca>

Date: 7/30/2019 2:34:26 PM

Subject: 3277 W Broadway - DP-2019-00322

Attachments: Refusal Letter to Applicant.pdf

Hi Tory,

Please find attached Refusal Letter for 3277 West Broadway – DP-2019-00322.

Thanks,
Jennifer



Jennifer Kim | Office Support Clerk
Development, Buildings & Licensing | City of Vancouver
t. 604.873.7767

July 30, 2019

Tory Feuer

S.22(1)



RE 3277 West Broadway
Development Application Number DP-2019-00322

Please be advised that the Director of Planning has Refused DP-2019-00322 on July 29, 2019, for the following reason(s):

- Refusal 1 – Non-compliance – Regulations; the proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;
- Refusal 2 – 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,



Claudia Hicks
Project Coordinator
claudia.hicks@vancouver.ca
604.871.6083

From: "Boroevich, Nikolina" <Nikolina.Boroevich@vancouver.ca>
To: "Hicks, Claudia" <claudia.hicks@vancouver.ca>
Date: 4/25/2019 8:59:35 AM
Subject: 3277 W Broadway is heading to room 6

NIKOLINA BOROEVICH | Concierge | Office Support Clerk III
Development, Buildings, & Licensing
515 W 10th Ave, Vancouver | BC V5Y 1V4
604-871-6648 | nikolina.boroevich@vancouver.ca



From: "Hicks, Claudia"

To: s.22(1)

Date: 7/4/2019 8:23:32 AM

Subject: 3277 W Broadway

Attachments: Cursory Building Code Comments - W Broadway.pdf

Hi Tory,

Please see cursory building code comments as attached.

With thanks,

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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

MEMORANDUM

July 3, 2019

TO: Claudia Hicks, Project Coordinator

FROM: Christine Fong, Project Coordinator

SUBJECT: 3277 W BROADWAY, Vancouver, BC - DP-2019-00322

The following comments are based on the preliminary drawings submitted by RAW Interior Design Inc. on April 25, 2019 for the proposed development permit application. This is a preliminary review in order to identify major issues which do not comply with Vancouver Building Bylaw #10908 as amended (VBBL).

This is considered to be a Minor Renovation and to change the use from Retail Store to Retail Cannabis Store with corresponding level of upgrade of **F1, S2, N1, A2, E2**.

The following information should be included at Building Permit (BP) Application Stage:

1. ***Alteration shall not increase the non-conformity of the existing building or create non-conformity with respect to VBBL 2014. All new work shall conform to VBBL 2014.**
2. ***Confirm fire resistance rating of wall assemblies at rear exit corridor. The exit corridor should be separated from the remainder of the building by a fire separation having a fire-resistance rating not less than 45mins per VBBL 3.4.4.1. Openings in a fire separation shall be protected with closures with fire protection rating (FPR) in conformance with VBBL T-3.1.8.4.**
3. ***Doors shall be installed so that, when open, they do not diminish nor obstruct the required width of the exit per VBBL 3.4.3.3.(3). Confirm if rear cage door (EXT5) allows free-swing to 180 degree.**
4. ***Suite separation with at least two layers of gypsum wall board. Where only one layer exists, then one additional layer of gypsum wall board with a minimum thickness of 13mm must be added to the suite side.**
5. Proposed new transaction counter top to comply with VBBL 3.8.3.18.
6. Provide occupant load calculations, building code analysis to include upgrade requirements per Part 11 of the VBBL, major occupancy classification of all ground floor units, existing wall assemblies and rating, suite separation and demonstrate travel distance etc.
7. Clarify abbreviation 'Type A' of door no. D1 & D2 as noted in the door schedule. These two doors are new doors as per the construction legend. Door schedule to include door no. EXT 6. Coordinate with door schedule to show consistent of information.
8. All new architectural, mechanical and electrical components are required to comply with the Energy Utilization requirements of the Vancouver Building By-law No.10908 and ASHRAE

standard 90.1-2016. The Energy checklist for Alterations to Existing Buildings and compliance documentations are required to submit. Please refer to the following page for more info: vancouver.ca/home-property-development/large-building-energy-requirements-forms-checklists.aspx

*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response. If a "prior to" letter is not being sent, the above comments should be sent directly to the applicant.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

Christine Fong
Project Coordinator
tel: 604.871.6758
Christine.fong@vancouver.ca

/CF

From: s.22(1)
To: "Hicks, Claudia" <claudia.hicks@vancouver.ca>
Date: 7/4/2019 5:18:39 AM
Subject: Chronic hub as a cannabis store for Vancouver

I support chronic hub 3277 west Broadway it is much needed in that area and people will really benefit from this business

Sent from Yahoo Mail on Android

From: "Tory Feuer" s.22(1)

To: "Hicks, Claudia" <claudia.hicks@vancouver.ca>

CC: jaclynn@althingconsulting.com

Date: 7/25/2019 6:32:37 PM

Subject: DP-2019-00322 community support signatures for 3277 w broadway

Attachments: Scanned Documents.pdf

\u-4 ?

Hello Claudia,

I hope you are having an amazing day! Here are 102 community support signatures supporting the chronic-hub moving of our development permit from 3133 w broadway to 3277 w broadway.

Sent from my iPhone

To the Board of Variance:

As a resident of the neighborhood surrounding the proposed Chronic HUB location at 3277 W. Broadway, Vancouver, I am writing to express my full support for their Development Application submission and to encourage the City of Vancouver to grant the requested Development application to Chronic HUB. Chronic HUB has been a compliant cannabis retail operator for the last 4 years in the neighborhood and are a valuable member of the business community.

The proposed location at 3277 W. Broadway 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 will make Chronic HUB part of the variety of retail store fronts that populate the area between MacDonald St. and Alma St., Many of which will benefit from the additional foot traffic. This will serve to make the neighborhood even more prosperous and vital. I fully support the Chronic HUB at 3277 W. Broadway as the neighborhood's cannabis retailer.

Chronic HUB should be allowed to move forward with their Development Permit as it benefits the community at large.

Thank you for considering this request.

Regards,

Name:	Initials:	Date:	Address:
s.22(1)			

To the Board of Variance:

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Chronic HUB should be allowed to move forward with their Development Permit as it benefits the community at large.

Thank you for considering this request.

Regards,

Name:	Initials:	Date:	Address:
s.22(1)			

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Chronic HUB should be allowed to move forward with their Development Permit as it benefits the community at large.

Thank you for considering this request.

Regards,

Name: s.22(1)	Initials:	Date:	Address:

To the Board of Variance:

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Chronic HUB should be allowed to move forward with their Development Permit as it benefits the community at large.

Thank you for considering this request.

Regards,

Name:	Initials:	Date:	Address:
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s.22(1)

s.22(1)

To the Board of Variance:

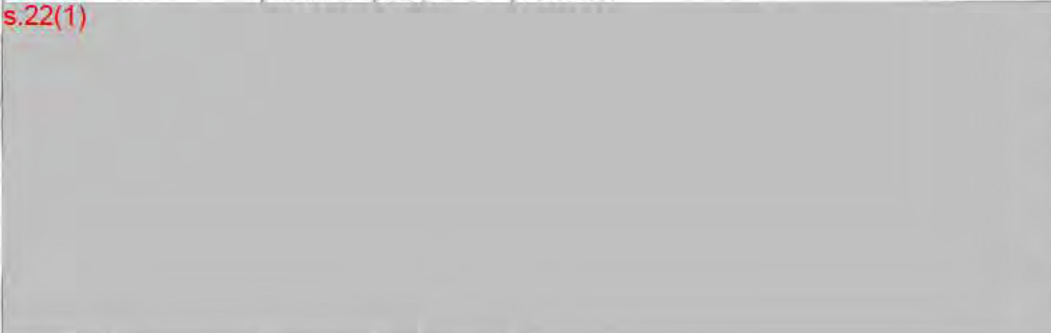
As a resident of the neighborhood surrounding the proposed Chronic HUB location at 3277 W. Broadway, Vancouver, I am writing to express my full support for their Development Application submission and to encourage the City of Vancouver to grant the requested Development application to Chronic HUB. Chronic HUB has been a compliant cannabis retail operator for the last 4 years in the neighborhood and are a valuable member of the business community.

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Chronic HUB should be allowed to move forward with their Development Permit as it benefits the community at large.

Thank you for considering this request.

Regards,

Name:	Initials:	Date:	Address:
			

From: "Kim, Jennifer \ (DBL\)" <Jennifer.Kim@vancouver.ca>
To: "Hicks, Claudia" <claudia.hicks@vancouver.ca>
Date: 8/2/2019 4:00:53 PM
Subject: FW: 3277 W Broadway - DP-2019-00322
Attachments: Refusal Letter to Applicant.pdf

We emailed Refusal Letter to the Applicant and neighbour on July 30.

From: Kim, Jennifer (DBL)
Sent: Tuesday, July 30, 2019 2:34 PM
To: s.22(1)
Cc: Hicks, Claudia
Subject: 3277 W Broadway - DP-2019-00322

Hi Tory,

Please find attached Refusal Letter for 3277 West Broadway DP-2019-00322.

Thanks,
Jennifer



Jennifer Kim | Office Support Clerk
Development, Buildings & Licensing | City of Vancouver
t. 604.873.7767

July 30, 2019

Tory Feuer

s.22(1)

RE 3277 West Broadway
Development Application Number DP-2019-00322

Please be advised that the Director of Planning has Refused DP-2019-00322 on July 29, 2019, for the following reason(s):

- Refusal 1 – Non-compliance – Regulations; the proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;
- Refusal 2 – 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,



Claudia Hicks
Project Coordinator
claudia.hicks@vancouver.ca
604.871.6083

From: "Hicks, Claudia"
To: s.22(1)
Date: 7/16/2019 9:24:48 AM
Subject: RE: 3277 W. Broadway, DP-2019-00322 cannabis store application

Hi s.22(1)

Thank you for your comments. They will be considered as part of this application's review.

Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083

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

From: s.22(1)
Sent: Monday, July 15, 2019 5:25 PM
To: Hicks, Claudia
Subject: 3277 W. Broadway, DP-2019-00322 cannabis store application

I would like to register my objection to this development application by Chronic HUB for permission to change the use of this retail outlet from their existing location at 3133 W. Broadway to 3277 W. Broadway. One of the may factors are its proximity to a elementary school, park and the fact that there have been numerous cannabis stores up and down this stretch from McDonald to Dunbar. While most have been closed down, there are still many that open a day at a time and then close overnight with no penalty or enforcement of city bylaws. I would not like to see yet another cannabis store in my general area. s.22(1) Vancouver

From: "Hicks, Claudia"
To: "Kim, Jennifer (DBL)" <jennifer.kim@vancouver.ca>
Date: 8/2/2019 4:09:55 PM
Subject: RE: 3277 W Broadway - DP-2019-00322

Thank you!

Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: Kim, Jennifer (DBL)
Sent: Friday, August 02, 2019 4:01 PM
To: Hicks, Claudia
Subject: FW: 3277 W Broadway - DP-2019-00322

We emailed Refusal Letter to the Applicant and neighbour on July 30.

From: Kim, Jennifer (DBL)
Sent: Tuesday, July 30, 2019 2:34 PM
To: s.22(1)
Cc: Hicks, Claudia
Subject: 3277 W Broadway - DP-2019-00322

Hi Tory,

Please find attached Refusal Letter for 3277 West Broadway DP-2019-00322.

Thanks,
Jennifer



Jennifer Kim | Office Support Clerk
Development, Buildings & Licensing | City of Vancouver
t. 604.873.7767

From: "Hicks, Claudia"
To: "Kim, Jennifer (DBL)" <jennifer.kim@vancouver.ca>
Date: 7/30/2019 3:00:10 PM
Subject: RE: 3277 W Broadway

Only to those that responded. I will wander over and show you

Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: Kim, Jennifer (DBL)
Sent: Tuesday, July 30, 2019 2:50 PM
To: Hicks, Claudia
Subject: RE: 3277 W Broadway

Yes, it is my first time doing renotification.

- ☐ We sent out original notification 1,018 postcards.
- ☐ We received 34 responses. (22 by email; 12 by mail)
(based on "Notification Area and Responses" under "Documents" tab in POSSE)

Are we going to send out the renotification to everybody or only the ones who responded?

Thanks,
Jennifer

From: Hicks, Claudia
Sent: Tuesday, July 30, 2019 2:32 PM
To: Kim, Jennifer (DBL)
Subject: RE: 3277 W Broadway

Thanks Jennifer,
Was the renot letter sent to the neighbourhood? I can show you how to transfer from Posse, if you have not done this before.....

Thanks,
Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: Kim, Jennifer (DBL)
Sent: Tuesday, July 30, 2019 2:30 PM
To: Hicks, Claudia
Subject: RE: 3277 W Broadway

OK, I will email the Refusal Letter to the Applicant now.
But all document and plan are now at the Concierge for pick up.
They can pick it up now. They close 4 pm today.

Thanks,

From: Hicks, Claudia
Sent: Tuesday, July 30, 2019 2:17 PM
To: Kim, Jennifer (DBL)
Subject: 3277 W Broadway

*Hi Jennifer,
Could we send the refusal letter to the applicant, for the above-noted address please? Applicant is calling....
With thanks,
Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083*



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From: "Kim, Jennifer \ (DBL\)" <Jennifer.Kim@vancouver.ca>
To: "Hicks, Claudia" <claudia.hicks@vancouver.ca>
Date: 7/30/2019 2:49:43 PM
Subject: RE: 3277 W Broadway
Attachments: 3277 W Broadway - DP-2019-00322 - Rernote.xlsx

Yes, it is my first time doing renotification.

- ☐ We sent out original notification 1,018 postcards.
- ☐ We received 34 responses. (22 by email; 12 by mail)
(based on Notification Area and Responses under Documents tab in POSSE)

Are we going to send out the renotification to everybody or only the ones who responded?

Thanks,
Jennifer

From: Hicks, Claudia
Sent: Tuesday, July 30, 2019 2:32 PM
To: Kim, Jennifer (DBL)
Subject: RE: 3277 W Broadway

Thanks Jennifer,
Was the renote letter sent to the neighbourhood? I can show you how to transfer from Posse, if you have not done this before.
Thanks,
Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: Kim, Jennifer (DBL)
Sent: Tuesday, July 30, 2019 2:30 PM
To: Hicks, Claudia
Subject: RE: 3277 W Broadway

OK, I will email the Refusal Letter to the Applicant now.
But all document and plan are now at the Concierge for pick up.
They can pick it up now. They close 4 pm today.

Thanks,

From: Hicks, Claudia
Sent: Tuesday, July 30, 2019 2:17 PM
To: Kim, Jennifer (DBL)
Subject: 3277 W Broadway

Hi Jennifer,

Could we send the refusal letter to the applicant, for the above-noted address please? Applicant is calling....

With thanks,

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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Recipient Address	Name	Parcels	Recipient Responded	Email	Country Code
s.22(1) VANCOUVER BC V6R 1T1	s.22(1)	s.22(1)	True	s.22(1)	CAN
s.22(1) VANCOUVER BC V6K 2K8			True	s.22(1)	CAN
s.22(1) VANCOUVER BC V6K 4W6			True		CAN
s.22(1) VANCOUVER BC V6K 2C5			True	s.22(1)	CAN
s.22(1) VANCOUVER BC V6K 4E2			True		CAN
s.22(1) VANCOUVER BC V6R 1Y3			True		CAN
s.22(1) VANCOUVER BC V6K 2C1			True		CAN
s.22(1) VANCOUVER BC V6R 2E6			True		CAN
s.22(1) VANCOUVER BC V6R 1Y6			True		CAN
s.22(1) VANCOUVER BC V6K 4E2			True		CAN
s.22(1) VANCOUVER BC V6R 1T1			True	s.22(1)	CAN
s.22(1) VANCOUVER BC V6K 1X6			True		CAN
s.22(1) VANCOUVER BC V6R 4K7			True		CAN
s.22(1) VANCOUVER BC V6K 1Z9			True		CAN
s.22(1) VANCOUVER BC V6K 2C2			True		CAN
s.22(1) VANCOUVER BC V6K 4C5			True		CAN
s.22(1) VANCOUVER BC V6K 2W1			True		CAN
s.22(1) Vancouver BC			True		CA
s.22(1) Vancouver BC			True		CA
s.22(1) Vancouver BC V5V 2J2			True		CA
s.22(1) Vancouver BC			True		CA
s.22(1) Vancouver BC			True		CA
s.22(1) Vancouver BC			True		CA
s.22(1) Vancouver BC			True		CA
s.22(1) Vancouver BC V6S 1J3			True	s.22(1)	CA
Vancouver BC			True		CA

Recipient Address	Name	Parcels	Recipient Responded	Email	Country Code
s.22(1) VANCOUVER BC V6R 2E6 Vancouver BC	s.22(1)	s.22(1)	True True	s.22(1)	CAN CA
s.22(1) VANCOUVER BC V6R 1Y6	s.22(1)	s.22(1)	True	s.22(1)	CAN
s.22(1) VANCOUVER BC V6K 1X6	s.22(1)	s.22(1)	True	s.22(1)	CAN
s.22(1) VANCOUVER BC V6K 2C2	s.22(1)	s.22(1)	True	s.22(1)	CAN
s.22(1) Vancouver BC	s.22(1)		True		CA
s.22(1) VANCOUVER BC V6K 2K8	s.22(1)	s.22(1)	True	s.22(1)	CAN
s.22(1) Vancouver BC	s.22(1)		True		CA
s.22(1) Vancouver BC	s.22(1)		True		CA
s.22(1) Avenue Vancouver BC V6S 1J3	s.22(1)		True	s.22(1)	CA
s.22(1) VANCOUVER BC V6K 4W6	s.22(1)	s.22(1)	True		CAN
s.22(1) Vancouver BC	s.22(1)		True		CA
s.22(1) VANCOUVER BC V6R 1Y3	s.22(1)	s.22(1)	True	s.22(1)	CAN
s.2 2(1) VANCOUVER BC V6R 4K7	s.22(1)	s.22(1)	True	s.22(1)	CAN
s.22(1) VANCOUVER BC V6K 4C5	s.22(1)	s.22(1)	True	s.22(1)	CAN
s.22(1) Vancouver BC V5V 2J2	s.22(1)		True		CA
s.22(1) VANCOUVER BC V6K 1Z9	s.22(1)	s.22(1)	True	s.22(1)	CAN
s.22(1) VANCOUVER BC V6K 2C5	s.22(1)	s.22(1)	True	s.22(1)	CAN
s.22(1) VANCOUVER BC V6K 4E2	s.22(1)	s.22(1)	True		CAN
s.22(1) VANCOUVER BC V6R 1T1	s.22(1)	s.22(1)	True	s.22(1)	CAN
s.22(1) VANCOUVER BC V6K 4E2	s.22(1)	s.22(1)	True	s.22(1)	CAN

s.22(1) VANCOUVER BC V6K 2C1	s.22(1)	s.22(1)	True	s.22(1)	CAN
s.22(1) VANCOUVER BC V6K 2W1	s.22(1)	s.22(1)	True	s.22(1)	CAN
s.22(1) [REDACTED] Vancouver BC	s.22(1)		True		CA
s.22(1) [REDACTED] Vancouver BC	s.22(1)		True	s.22(1)	CA
s.22(1) VANCOUVER BC V6R 1T1	s.22(1)	s.22(1)	True	s.22(1)	CAN

From: "Hicks, Claudia"
To: s.22(1)
Date: 7/16/2019 9:29:49 AM
Subject: RE: 3277 w Broadway

Hi s.22(1)

Thank you for your comments. They will be considered as part of this application's review.

Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083

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

From: s.22(1)
Sent: Sunday, July 07, 2019 11:22 AM
To: Hicks, Claudia
Subject: 3277 w Broadway

My name is s.22(1). I own the house at s.22(1). I strongly oppose the license application for chronic hub.

Thank you

s.22(1)

Sent from my iPhone

From: "Kim, Jennifer \(\DBL\)" <Jennifer.Kim@vancouver.ca>
To: "Hicks, Claudia" <claudia.hicks@vancouver.ca>
Date: 8/2/2019 3:48:55 PM
Subject: RE: 3277 W broadway

Yes, I sent out renotification email (we did together) and letters.

From: Hicks, Claudia
Sent: Friday, August 2, 2019 3:48 PM
To: Kim, Jennifer (DBL)
Subject: RE: 3277 W broadway

Hi Jennifer,
Sorry ☹ meant the renote of refusal.

Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: Kim, Jennifer (DBL)
Sent: Friday, August 02, 2019 3:45 PM
To: Hicks, Claudia
Subject: RE: 3277 W broadway

Yes, we sent out postcards on June 27 and uploaded web posting on same day.

From: Hicks, Claudia
Sent: Friday, August 2, 2019 3:41 PM
To: Kim, Jennifer (DBL)
Subject: 3277 W broadway

Hi Jennifer,
Did we notify the applicant and the neighbours for the above-noted address? DP-2019-00322?
Thanks,
Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: "Hicks, Claudia"
To: s.22(1)
Date: 7/16/2019 9:25:08 AM
Subject: RE: 3277 West Broadway - DP-2019-00322 Cannabis Store

Hi s.22(1)

Thank you for your comments. They will be considered as part of this application's review.

Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083

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

From: s.22(1)
Sent: Monday, July 15, 2019 5:21 PM
To: Hicks, Claudia
Subject: 3277 West Broadway - DP-2019-00322 Cannabis Store

I would like to register my objection to this development application by Chronic HUB for permission to change the use of this retail outlet from their existing location at 3133 W. Broadway to 3277 W. Broadway. One of the many factors are its proximity to a elementary school, park and the fact that there have been numerous cannabis stores up and down this stretch from McDonald to Dunbar. While most have been closed down, there are still many that open a day at a time and then close overnight with no penalty or enforcement of city bylaws. I would not like to see yet another cannabis store in my general area. s.22(1)
s.22(1), Vancouver

From: "Hicks, Claudia"
To: s.22(1)
Date: 7/31/2019 9:05:03 AM
Subject: RE: 3277 West Broadway - DP-2019-00322

Hi s.22(1)

The application has been refused by the Director of Planning. The applicant does have the right to appeal the decision with the Board of Variance.

With thanks,

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: Kim, Jennifer (DBL)
Sent: Wednesday, July 31, 2019 8:35 AM
To: Hicks, Claudia
Subject: FW: 3277 West Broadway - DP-2019-00322

From: s.22(1)
Sent: Tuesday, July 30, 2019 9:56 PM
To: Kim, Jennifer (DBL)
Subject: Re: 3277 West Broadway - DP-2019-00322

So what does this mean?

Sent from my iPhone

On Jul 30, 2019, at 5:38 PM, Kim, Jennifer (DBL) <Jennifer.Kim@vancouver.ca> wrote:

Please see attached Refusal Letter for 3277 West Broadway – DP-2019-00322.

Thanks,

<image001.png>

Jennifer Kim | Office Support Clerk
Development, Buildings & Licensing | City of Vancouver
t. 604.873.7767

<Refusal Letter to Neighbour.pdf>

From: "Hicks, Claudia"
To: s.22(1)
Date: 7/3/2019 11:21:04 AM
Subject: RE: 3277 West Broadway - HUB

Hi s.22(1)

Thank you for your comments. They will be considered as part of this application's review.

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Wednesday, July 03, 2019 10:44 AM
To: Hicks, Claudia
Subject: 3277 West Broadway - HUB

Hello Claudia,

This letter is in regards the application of the Chronic Hub relocating to 3277 West Broadway.

The HUB has operated in West Kitsilano just a block or so away in the past and I always found they ran a professional and quiet store when passing by and appeared to have a favorable response from neighbours. Given that they have been a good local citizen I am in favour of having them reopen.

I had heard that there is possibly a large chain of cannabis stores looking to lease in this same area and would encourage limiting the amount of stores and would be less favourable to a chain store as opposed to supporting local businesses like the HUB.

Thank you,

s.22(1)

Vancouver, BC

s.22(1)

From: "Hicks, Claudia"
To: "Fong, Christine" <Christine.Fong@vancouver.ca>
Date: 7/4/2019 8:20:30 AM
Subject: RE: BRB review comments - 3277 W. Broadway (DP-2019-00322)

Hi Christine,
Yes, but they actually cannot have window film, they need to remain clear.....

Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: Fong, Christine
Sent: Wednesday, July 03, 2019 5:21 PM
To: Hicks, Claudia
Subject: BRB review comments - 3277 W. Broadway (DP-2019-00322)

Hi Claudia,

I've completed the review for the above noted DP and uploaded the BRB comments in my review group.

One question, the project description states exterior alterations. Is the exterior scope related to the new window films only? It appears the entrance door and storefront glazing are existing to remain as per the DP drawings.

Thanks,

Christine Fong
Project Coordinator
Building Review Branch
Development, Buildings, and Licensing, City of Vancouver
Phone: 604-871-6758

2014 Vancouver Building Bylaw and Amendments:
<http://vancouver.ca/your-government/vancouver-building-bylaw.aspx>

Formatted Insert Pages for the 2014 Vancouver Building Bylaw (up to May 1, 2017 requirements)
<http://vancouver.ca/your-government/vancouver-building-bylaw.aspx>

From: "Hicks, Claudia"
To: s.22(1)
Date: 7/16/2019 9:23:58 AM
Subject: RE: Chronic Hub reopening

Thank you

Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083

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

From: s.22(1)
Sent: Monday, July 15, 2019 6:29 PM
To: Hicks, Claudia
Subject: Re: Chronic Hub reopening

Hi Claudia,

Address is:

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

Sent from my iPhone

> On Jul 15, 2019, at 3:57 PM, Hicks, Claudia <claudia.hicks@vancouver.ca> wrote:
>

> Hi s.22(1)
> May I please have your address? All comments are confidential.
> With thanks,
> Claudia Hicks
> Project Coordinator - Development Review Branch
> Development, Buildings & Licensing
> 604.871.6083

>
>
>

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

>

>

> -----Original Message-----

> From: s.22(1)

> Sent: Thursday, July 11, 2019 4:03 PM

> To: Hicks, Claudia

> Subject: Chronic Hub reopening

>

> Hello Claudia,

>

> My name is s.22(1) and for three years I was a manager at s.22(1)

s.22(1)

>

> I am writing this email in support of the reopening of the chronic hub and 3277 W Broadway. I know first hand how difficult it is to run a business in the area and over the last few years a lot of small businesses have folded due to rising rent and competition from chains.

>

> The business the Chronic Hub was operating was good for the community as it kept the small town vibe consistent with that area in Kitsilano.

>

> I hope this will help in some way to give them a chance a reopening in the near future.

>

> Thanks for your time and please don't hesitate to get in touch if you have any further questions.

>

> Respectfully,

>

>

> s.22(1)

>

> Sent from my iPhone

From: "Hicks, Claudia"
To: s.22(1)
Date: 7/2/2019 12:30:01 PM
Subject: RE: Comment on development application DP-2019-00322

Hi s.22(1)

Thank you for your comments. They will be considered as part of this application's review.

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Tuesday, July 02, 2019 11:46 AM
To: Hicks, Claudia
Subject: Comment on development application DP-2019-00322

Dear Claudia, s.22(1) were longtime clients of the former Chronic HUB as we sought alternatives to chronic pain and anxiety management some years ago. We are age s.22(1) and have s.22(1). The Chronic HUB was close by and the staff were conscientious and cautious when making suggestions about using CBD, and THC or any products. They were community minded and respectful of city by laws and regulations. They were early pioneers of cannabis retail and knew their business well. I encourage the city to grant Chronic HUB permission to relocate their store to 3277 W. Broadway.

s.22(1)

Vancouver, BC.

s.22(1)

 Virus-free. www.avast.com

From: "Hicks, Claudia"
To: s.22(1)
Date: 7/2/2019 4:26:39 PM
Subject: RE: Development application 3277 W. Broadway

Hi s.22(1)

Thank you for your comments. They will be considered as part of this application's review.

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Tuesday, July 02, 2019 2:52 PM
To: Hicks, Claudia
Subject: Development application 3277 W. Broadway

Ms. Claudia Hicks
Project Coordinator

Chronic HUB has applied to move to 3277 W. Broadway, with opening for 7 days a week, 9 am to 10 pm. This suggests they expect to be extremely busy. Personally, we would not be welcoming neighbours. the hours seem excessive for any legitimate business bordering on a residential neighbourhood.

Thanks ,

s.22(1)

Vancouver s.22(1)

From: "Penner, Maggie" <Maggie.Penner@vancouver.ca>
To: "Hicks, Claudia" <claudia.hicks@vancouver.ca>
Date: 6/27/2019 3:46:32 PM
Subject: RE: DP-2019-00322 - 3277 W Broadway

Sorry, Claudia – this was assigned to Christine on June 21st – just checked w/her and she adv that you'd have comments by July 4th..... this was "my bad" – I'd delivered the file to her, entered it in Tracking; however, failed to assign it to her in POSSE. m

From: Hicks, Claudia
Sent: Thursday, June 27, 2019 11:25 AM
To: Anderson, Kelly
Cc: Penner, Maggie
Subject: DP-2019-00322 - 3277 W Broadway

*Hi Kelly/Maggie,
Could the above-noted DP application be assigned?
With thanks,
Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083*



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From: "Hicks, Claudia"
To: "Fridkin, Alycia" <alycia.fridkin@vancouver.ca>
Date: 6/27/2019 1:17:01 PM
Subject: RE: DP-2019-00322 - 3277 W Broadway

Hi,
Actually, you have.....could you please sign-off on Posse?
With thanks,
Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: Fridkin, Alycia
Sent: Thursday, June 27, 2019 11:34 AM
To: Hicks, Claudia
Subject: RE: DP-2019-00322 - 3277 W Broadway

Hi Claudia ☺ think I already responded to this one☺?

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

604.257.8758 | alycia.fridkin@vancouver.ca

From: Hicks, Claudia
Sent: Thursday, June 27, 2019 11:27 AM
To: Fridkin, Alycia
Subject: DP-2019-00322 - 3277 W Broadway

Hi Alycia,
Any comments please for the above-noted Retail Cannabis application?
With thanks,
Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: "Fridkin, Alycia" <Alycia.Fridkin@vancouver.ca>
To: "Hicks, Claudia" <claudia.hicks@vancouver.ca>
Date: 4/30/2019 10:13:02 AM
Subject: RE: DP-2019-00322 - 3277 W Broadway

Hi Claudia,

Thanks for sending. I'm fine with this application since it looks like they've been there a long time and are just moving over a few blocks.

I do think they should have sent more info about the dispensary in order to assist with our decision. I had to look up their website and read about their services and approach. As it turns out, they provide home delivery to seniors and people with terminal illness, as well as community education. Details like this are relevant to social policy so good for us to know. I'm not sure if it's worth following up with them or maybe something to note on our end?

Other than that, no concerns from social policy.

alycia

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

From: Hicks, Claudia
Sent: Tuesday, April 30, 2019 7:59 AM
To: Fridkin, Alycia
Subject: RE: DP-2019-00322 - 3277 W Broadway

Hi Alycia,
I have a write up on Posse ☺pls see attached.

Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: Fridkin, Alycia
Sent: Monday, April 29, 2019 5:15 PM
To: Hicks, Claudia
Subject: RE: DP-2019-00322 - 3277 W Broadway

Hi Claudia,

Thanks for the nudge. I took a look at the application and it seemed very thin to me, especially compared to other applications. I couldn't see any details about the dispensary other than the number of people it will serve, hours of operation and the number of staff. It is possible to request more details about the store? For example, if it is a relocation, why are they relocating? How long has the store been in business? Do they have other locations? Are they expanding? Who are their clients? What kinds of relationships have they had with the community in their previous

location? It would be great to have some more details with which to assess this application.

Thanks so much,

alycia

Alycia Fridkin, PhD (she/her/hers)

Urban Health Planner

Social Policy & Projects | City of Vancouver

501-111 West Hastings Street, Vancouver, BC V6B 1H4

Unceded homelands of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and sel̓il̓witulh (Tsleil-Waututh) Nations.

604.257.8758 | alycia.fridkin@vancouver.ca

From: Hicks, Claudia

Sent: Monday, April 29, 2019 4:27 PM

To: Fridkin, Alycia

Subject: DP-2019-00322 - 3277 W Broadway

Hi Alycia,

Just wondering if you could have a quick peek at the above-noted Cannabis Store relocation application? And please let me know if you support their application?

With thanks,

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: "Hicks, Claudia"
To: "Fridkin, Alycia" <alycia.fridkin@vancouver.ca>
Date: 4/26/2019 12:31:35 PM
Subject: RE: DP-2019-00322 - 3277 W Broadway
Attachments: Operational Details - W Broadway.pdf

Whoops! As attached...

Claudia Hicks

Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: Fridkin, Alycia
Sent: Friday, April 26, 2019 12:29 PM
To: Hicks, Claudia
Subject: RE: DP-2019-00322 - 3277 W Broadway

Thanks, Claudia.

No letter attached ☺

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

604.257.8758 | alycia.fridkin@vancouver.ca

From: Hicks, Claudia
Sent: Friday, April 26, 2019 12:24 PM
To: Fridkin, Alycia
Subject: DP-2019-00322 - 3277 W Broadway

Hi Alycia,

I have a Retail Cannabis location application at the above-noted address. Please see the attached Letter of Operation. Please also note that this is a re-location from 3133 W Broadway. If you have any concerns/comments please let me know. Also, could you please direct all Cannabis application enquiries to the Enquiry Centre (604.873.7611)

Thanks!

Claudia Hicks

Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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Chronic HUB Operational Letter

Description of operations

Chronic Hub plans to provide a variety of legal recreational cannabis products to adults over the age of 19.

Hours of operation

Chronic Hub will operate from 9am-10pm.

Name of operator

Chronic Hub

Projected number of clients

3000+

Number of employees

Chronic Hub currently has two full-time managers. Employment is expected to expand to a staff of 10 once a full provincial license is secured.

From: "Hicks, Claudia"
To: "Anderson, Kelly" <kelly.anderson@vancouver.ca>
Date: 7/2/2019 10:53:47 AM
Subject: RE: DP-2019-00322 - 3277 W Broadway

Great – thank you

Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: Anderson, Kelly
Sent: Tuesday, July 02, 2019 10:53 AM
To: Hicks, Claudia
Cc: Penner, Maggie
Subject: RE: DP-2019-00322 - 3277 W Broadway

Hi Claudia,

It's been assigned to Christine. I believe she's working toward your July 4th due date for comments.

Thanks,
Kelly

From: Hicks, Claudia
Sent: Thursday, June 27, 2019 11:25 AM
To: Anderson, Kelly
Cc: Penner, Maggie
Subject: DP-2019-00322 - 3277 W Broadway

Hi Kelly/Maggie,
Could the above-noted DP application be assigned?
With thanks,
Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: "Service Desk COV" s.15(1)(l)
To: "Hicks, Claudia" <claudia.hicks@vancouver.ca>
Date: 4/25/2019 3:40:53 PM
Subject: Re: DP-2019-00322

Thank you for submitting your email. The Service Desk has received your email and we will review it and respond as soon as possible during business hours.

From: "Hicks, Claudia"
To: s.22(1)
Date: 7/2/2019 10:28:45 AM
Subject: RE: DP-2019-00322

Hi s.22(1)

Thank you for your comments. They will be considered as part of this application's review.

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Friday, June 28, 2019 3:42 PM
To: Hicks, Claudia
Subject: DP-2019-00322

Hiya!

I fully support Chronic-Hub operating at 3277 West Broadway. DP-2019-00322

s.22(1)

s.22(1)

s.22(1)

From: "Service Desk COV" s.15(1)(l)

To: "Fernandes, Loyson" <Loyson.Fernandes@vancouver.ca>
"Vanasse, Madeleen" <madeleen.vanasse@vancouver.ca>
"Yang, Teresa" <Teresa.Yang@vancouver.ca>
"Hicks, Claudia" <claudia.hicks@vancouver.ca>
"Yang, Hansel" <Hansel.Yang@vancouver.ca>
"Ji, Ge \ (Jerry)" <Ge.Ji@vancouver.ca>

Date: 4/25/2019 6:25:55 PM

Subject: Request Item RITM0057762 comments added -- DP-2019-00322

Summary details

Short Description: DP-2019-00322

Item: Technology Services - General Service Request

Due Date: 2019-04-30 16:07:04 PDT

Requested items:

Click here to view : [RITM0057762](#)



Attachments:

[image001.png](#)

Comments:

2019-04-25 18:25:21 PDT - Tarun Kumar

Work notes

The incorrect user has been removed from the customer's account. Please go to the 'External Users' tab in the customer account for 'Tory Feuer' and simply click on the 'Create External User' button to create the new user, thanks!

2019-04-25 18:25:21 PDT - Tarun Kumar

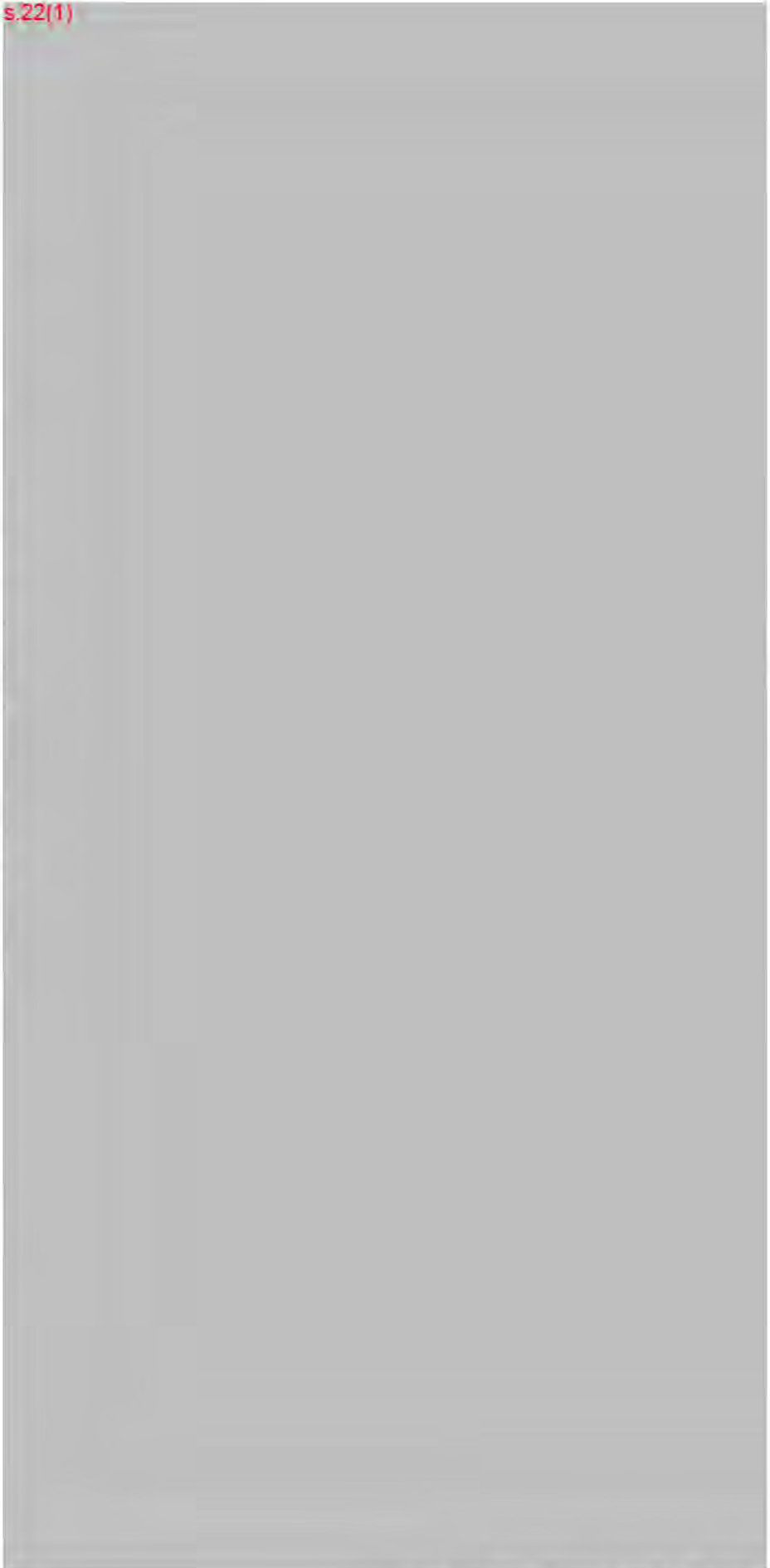
Additional comments

The incorrect user has been removed from the customer's account. Please go to the 'External Users' tab in the customer account for 'Tory Feuer' and simply click on the 'Create External User' button to create the new user, thanks!

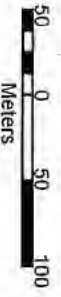
[Unsubscribe](#) | [Notification Preferences](#)

8.5X11

Staff VanMap



Notification Area and Responses



Scale 1: 4227

Jul 18, 2019 08:07

Hicks, Claudia

3277 W. Broadway

From: s.22(1)
Sent: Thursday, July 11, 2019 6:47 PM
To: Hicks, Claudia
Subject: 3277 West Broadway DP-2019-00322

Hello Claudia,

I am responding to a notice of development application. I object to the approval of the requested change of use, the extended hours of operation, and the size of 750 sq. ft. This is a quiet residential neighbourhood that increasingly houses young families. There is no need for an oversized operation that will undoubtedly draw from a much wider area than the local population. This may invite crime which will undoubtedly not mix well with the local interests. If it has to be approved it should be considerably smaller with hours that are more in line with the residential complexion.

Sincerely,

s.22(1)

A✓

s.22(1)

Van, BC.

Hicks, Claudia

From: s.22(1)
Sent: Sunday, July 14, 2019 11:20 PM
To: Hicks, Claudia
Subject: Re: development application @ 3277 West Broadway DP-2019-00322

Dear Claudia Hicks,

I am opposed to the application for an enlarged retail cannabis store at the above address.

The increase in hours and retail space does not fit well in a family oriented neighbourhood in the vicinity of 2 elementary schools, and a large high school.

More people from beyond this residential area will be drawn to the neighbourhood, increasing traffic congestion, and promoting cannabis to an under age population. A seven day a week opening is unwarranted.

Sincerely,

s.22(1)

A handwritten signature consisting of a large checkmark and the letter 'A'.

Hicks, Claudia

3277 W. Broadway

From: s.22(1)
Sent: Wednesday, July 03, 2019 7:01 AM
To: Hicks, Claudia
Subject: Re: Development application DP3277 West Broadway DP-2019-00322

Good morning Ms Hicks,

I am responding to your Notice of Development Application I received in my mail.

In general I don't object to Retail Cannabis Stores and support free enterprises but I do question the need to have several stores within 1 km radius. In fact, the relocation of the site in question places this store within meters of another store. I really fail to see the wisdom doing this both in terms of serving customers and from a competition perspective. Not sure if you have established policy guidelines in this regard. Apparently, there are guidelines with respect to liquor store outlets which make it virtually impossible to have supermarket's sell wine from the Okanagan. Hence, I have to drive to North Vancouver to the Save-on-Foods store there is it meets the various criteria. That makes no sense at all.

Regards,

s.22(1)

s.22(1)

Van. BC. A✓

Hicks, Claudia

3277 W. Broadway

From: s.22(1)
Sent: Tuesday, July 02, 2019 2:52 PM
To: Hicks, Claudia
Subject: Development application 3277 W. Broadway

Ms. Claudia Hicks
Project Coordinator

Chronic HUB has applied to move to 3277 W. Broadway, with opening for 7 days a week, 9 am to 10 pm. This suggests they expect to be extremely busy. Personally, we would not be welcoming neighbours. the hours seem excessive for any legitimate business bordering on a residential neighbourhood.

Thanks ,

s.22(1)

Vancouver V6K 2C1

AV

3277 W Broadway

Hicks, Claudia

From: s.22(1)
Sent: Tuesday, July 09, 2019 5:37 PM
To: Hicks, Claudia
Subject: Chronic Hub

Hi Claudia,

I live at s.22(1)

I am happy if they move a little further away. Are they extending their hours?

9 am to 10 pm seems late for a retail or medical establishment. Generally, they close much earlier.

Just a thought. I would prefer they close earlier wherever they locate to.

Thanks so much!

s.22(1)

A
✓

Hicks, Claudia

3277 W. Broadway

From: s.22(1)
Sent: Monday, July 08, 2019 3:50 PM
To: s.22(1)
Cc: Hicks, Claudia
Subject: Re: 3277 West Broadway

Ms Hicks

I live on s.22(1) and totally agree with the letter s.22(1) sent to you.

We have so many, legal and illegal weed stores between Alma and Macdonald on Broadway and 4th that I really do not see any need for more.

What would possibly be your reason for justifying allowing yet another one? Is there something I am not aware of?

s.22(1)

✓ A

On Mon, Jul 8, 2019 at 12:16 PM s.22(1) wrote:
Hello Claudia Hicks,

I live on s.22(1) and I am responding to the received request for comments concerning the proposed Retail Cannabis Store. at 3277 West Broadway.

There is already two cannabis stores [probably more] within the area from 4th Avenue/Waterloo and Broadway/Balaclava. Broadway from MacDonald's has become a strip full of restaurants and some local bars/pubs, which is nice for those of us who live in the area. However, the introduction of a 12-hour 7 day- a -week cannabis store, NEXT to a proposed "private" space for parties/drinks at the old Hollywood theatre changes the tone of the area. Broadway at this block will become another "strip" like the bar strips on Granville. This will get worse when the Broadway sky-train line is built. What is now a tranquil suburban street will become a hellish, noisy, watering hole to which the scum of Surrey, Richmond and East side will use.

Now I realise that most of you city workers do not live on the West side, [probably don't even live in the city] and see us as spoilt favoured beings trying to protect our enclave from the harsh reality of the New Order at City Hall -- read money [tax] grubbing-- but we chose this area and invested in our homes because it was and is a suburban area and NOT a noisy, party-driven night-life strip.

In short, I object strongly to what is proposed.

Yours truly,

Hicks, Claudia

3277 W. Broadway

From: s.22(1)
Sent: Monday, July 08, 2019 12:17 PM
To: Hicks, Claudia
Cc: s.22(1)
Subject: Re: 3277 West Broadqway

Hello Claudia Hicks,

I live on s.22(1) and I am responding to the received request for comments concerning the proposed Retail Cannabis Store. at 3277 West Broadway.

There is already two cannabis stores [probably more] within the area from 4th Avenue/Waterloo and Broadway/Balaclava. Broadway from MacDonald's has become a strip full of restaurants and some local bars/pubs, which is nice for those of us who live in the area. However, the introduction of a 12-hour 7 day- a -week cannabis store, NEXT to a proposed "private" space for parties/drinks at the old Hollywood theatre changes the tone of the area. Broadway at this block will become another "strip" like the bar strips on Granville. This will get worse when the Broadway sky-train line is built. What is now a tranquil suburban street will become a hellish, noisy, watering hole to which the scum of Surrey, Richmond and East side will use.

Now I realise that most of you city workers do not live on the West side, [probably don't even live in the city] and see us as spoilt favoured beings trying to protect our enclave from the harsh reality of the New Order at City Hall -- read money [tax] grubbing-- but we chose this area and invested in our homes because it was and is a suburban area and NOT a noisy, party-driven night-life strip.

In short, I object strongly to what is proposed.

Yours truly,

s.22(1)

s.22(1)

✓ A

Hicks, Claudia

3277 W. Broadway

From: s.22(1)
Sent: Sunday, July 14, 2019 9:11 PM
To: Hicks, Claudia
Cc: Rob Campbell
Subject: Proposed cannabis retail store - DP-2019-00322

Dear Claudia

Thank you for the opportunity to provide feedback regarding the development application for a retail cannabis store at 3277 West Broadway (DP-2019-00322)

We have lived in Kitsilano for the past s.22(1) and at our current house at s.22(1) for the past s.22(1). I am a s.22(1) and work in Kitsilano, and we have s.22(1) children all of whom go to s.22(1) in the neighbourhood. We love living in Kitsilano and appreciate the many small businesses within walking distance of our home.

We can appreciate with all of business closures, the need for new development along the Broadway corridor, however we are strongly opposed to another retail cannabis store in our neighbourhood. As you are aware, there are already a number of retail cannabis stores in Kitsilano - on both West Broadway and West 4th Ave between Macdonald and Alma street, including an existing cannabis shop ("The Stalk Market") in the 3100 block of West Broadway. We are of the belief, however, that it is not in the best interest of our or our children's health nor the well being of the neighbourhood as a whole to have yet another cannabis retailer so close to our home and our children's school.

We would be happy to discuss this further - either in person or over the phone. Thank you for soliciting our thoughts

s.22(1)

AV

Hicks, Claudia

3277 W. Broadway

From: s.22(1)
Sent: Friday, July 12, 2019 9:21 AM
To: Hicks, Claudia
Subject: Chronic HUB@3277 w Broadway

NO to change to a Cannabis Store

Thanks

s.22(1)

A. ✓

Sent from Yahoo Mail on Android

3277 W Broadway

Hicks, Claudia

From: Hicks, Claudia
Sent: Tuesday, July 16, 2019 9:28 AM
To: Hicks, Claudia
Subject: FW: 3277 w Broadway

Claudia Hicks
Project Coordinator - Development Review Branch Development, Buildings & Licensing
604.871.6083

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

From: s.22(1)
Sent: Sunday, July 07, 2019 11:22 AM
To: Hicks, Claudia
Subject: 3277 w Broadway

My name is s.22(1) I own the house at s.22(1) I strongly oppose the license application for chronic hub.

Thank you

s.22(1)

Sent from my iPhone

s.22(1)

A
✓

Hicks, Claudia

From: s.22(1)
Sent: Monday, July 15, 2019 5:21 PM
To: Hicks, Claudia
Subject: 3277 West Broadway - DP-2019-00322 Cannabis Store

I would like to register my objection to this development application by Chronic HUB for permission to change the use of this retail outlet from their existing location at 3133 W. Broadway to 3277 W. Broadway. One of the may factors are its proximity to a elementary school, park and the fact that there have been numerous cannabis stores up and down this stretch from McDonald to Dunbar. While most have been closed down, there are still many that open a day at a time and then close overnight with no penalty or enforcement of city bylaws. I would not like to see yet another cannabis store in my general area. s.22(1)

s.22(1) Vancouver

A
✓

Hicks, Claudia

From: Hicks, Claudia
Sent: Friday, July 12, 2019 2:17 PM
To: §.22(1)
Subject: RE: 3277 West Broadway / DP-2019-00322

Hi §.22(1)

Thank you for your comments. They will be considered as part of this application's review.

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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

From: §.22(1)
Sent: Friday, July 12, 2019 2:12 PM
To: Hicks, Claudia
Subject: 3277 West Broadway / DP-2019-00322

To whom it may concern,

We are two §.22(1) west side residents who are extremely opposed to the City of Vancouver approving the changing of use of 3277 West Broadway to Retail - Cannabis Store for the following reasons:

- #1. There is a community center too close to the proposed Retail - Cannabis Store.
- #2. Presently there are more than enough Retail - Cannabis Stores in the West Broadway / Kitsilano area.
- #3. Retail Food Stores are already closing on West Broadway in far too many numbers. My guess would be the unsustainable rising business property taxes (similar to unsustainable rising personal property taxes) has much to do with the CoV forcing hardship on local residents/business owners. Friends in Silicon Valley California drive 1 1/2 hours to go food shopping because the local food shopping have prices so high to cover the local property taxes. In Palo Alta, if you are not a dot com millionaire you can not afford to buy food locally and must drive 1 1/2 hour to where it is affordable. It looks like the CoV is following this same California model/example of imposing an ever increasing greater hardship on long time average income local residents.

Man can not live on Marijuana alone!

Kind regards,

§.22(1)

Hicks, Claudia

From: Hicks, Claudia
Sent: Tuesday, July 09, 2019 10:37 AM
To: s.22(1)
Subject: RE: 3277 West Broadway Development

Hi s.22(1)

Thank you for your comments. They will be considered as part of this application's review.

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Tuesday, July 09, 2019 10:25 AM
To: Hicks, Claudia
Subject: 3277 West Broadway Development

Hello, we understand that Cannabis is now legal however, our location is not suitable as it has several schools in the proximity; daycares, elementary schools and high school. The smell is too strong. We oppose to the approval.

Thanks,

s.22(1)

A
✓
s.22(1)

3277 W Broadway

Hicks, Claudia

From: s.22(1)
Sent: Monday, July 15, 2019 5:25 PM
To: Hicks, Claudia
Subject: 3277 W. Broadway, DP-2019-00322 cannabis store application

I would like to register my objection to this development application by Chronic HUB for permission to change the use of this retail outlet from their existing location at 3133 W. Broadway to 3277 W. Broadway. One of the may factors are its proximity to a elementary school, park and the fact that there have been numerous cannabis stores up and down this stretch from McDonald to Dunbar. While most have been closed down, there are still many that open a day at a time and then close overnight with no penalty or enforcement of city bylaws. I would not like to see yet another cannabis store in my general area. s.22(1) Vancouver

A
✓

s.22(1)

Hicks, Claudia

3277 W. Broadway

From: s.22(1)
Sent: Monday, July 08, 2019 4:05 PM
To: Hicks, Claudia
Subject: DP-2019-00333

I'm responding to the Notice of Development Application for Chronic Hub, a retail cannabis store. I don't mind the store relocating to 3277 West Broadway, but I would prefer they close at 9:00 pm or earlier, rather than the proposed 10:00 p.m.

s.22(1)

Vancouver, B.C.

s.22(1)

FW ✓

To the Board of Variance:

As a resident of the neighborhood surrounding the proposed Chronic HUB location at 3277 W. Broadway, Vancouver, I am writing to express my full support for their Development Application submission and to encourage the City of Vancouver to grant the requested Development application to Chronic HUB. Chronic HUB has been a compliant cannabis retail operator for the last 3 years in the neighborhood and are a valuable member of the business community.

The proposed location at 3277 W. Broadway 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 will make Chronic HUB part of the variety of retail store fronts that populate the area between MacDonald St. and Alma St., Many of which will benefit from the additional foot traffic. This will serve to make the neighborhood even more prosperous and vital.

Chronic HUB should be allowed to move forward with their Development Permit as it benefits the community at large.

Thank you for considering this request.

Regards,

- s.22(1)

Name:

s.22(1)

Address:

Date:

Dec 5, 2018

4 ✓

To the Board of Variance:

As a resident of the neighborhood surrounding the proposed Chronic HUB location at 3277 W. Broadway, Vancouver, I am writing to express my full support for their Development Application submission and to encourage the City of Vancouver to grant the requested Development application to Chronic HUB. Chronic HUB has been a compliant cannabis retail operator for the last 3 years in the neighborhood and are a valuable member of the business community.

The proposed location at 3277 W. Broadway 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 will make Chronic HUB part of the variety of retail store fronts that populate the area between MacDonald St. and Alma St., Many of which will benefit from the additional foot traffic. This will serve to make the neighborhood even more prosperous and vital.

Chronic HUB should be allowed to move forward with their Development Permit as it benefits the community at large.

Thank you for considering this request.

Regards,

Name:

s.22(1)

Address:

s.22(1)

Date:

Dec 5, 2018

Vancouver

To the Board of Variance:

As a resident of the neighborhood surrounding the proposed Chronic HUB location at 3277 W. Broadway, Vancouver, I am writing to express my full support for their Development Application submission and to encourage the City of Vancouver to grant the requested Development application to Chronic HUB. Chronic HUB has been a compliant cannabis retail operator for the last 3 years in the neighborhood and are a valuable member of the business community.

The proposed location at 3277 W. Broadway 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 will make Chronic HUB part of the variety of retail store fronts that populate the area between MacDonald St. and Alma St., Many of which will benefit from the additional foot traffic. This will serve to make the neighborhood even more prosperous and vital.

Chronic HUB should be allowed to move forward with their Development Permit as it benefits the community at large.

Thank you for considering this request.

Regards,

Name: s.22(1)

Address: s.22(1)

Date: December 05, 2018

To the Board of Variance:

As a resident of the neighborhood surrounding the proposed Chronic HUB location at 3277 W. Broadway, Vancouver, I am writing to express my full support for their Development Application submission and to encourage the City of Vancouver to grant the requested Development application to Chronic HUB. Chronic HUB has been a compliant cannabis retail operator for the last 3 years in the neighborhood and are a valuable member of the business community.

The proposed location at 3277 W. Broadway 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 will make Chronic HUB part of the variety of retail store fronts that populate the area between MacDonald St. and Alma St., Many of which will benefit from the additional foot traffic. This will serve to make the neighborhood even more prosperous and vital.

Chronic HUB should be allowed to move forward with their Development Permit as it benefits the community at large.

Thank you for considering this request.

Regards,

Name §.22(1)

Address: §.22(1)

Date: Dec 5/16

✓
/

To the Board of Variance:

As a resident of the neighborhood surrounding the proposed Chronic HUB location at 3277 W. Broadway, Vancouver, I am writing to express my full support for their Development Application submission and to encourage the City of Vancouver to grant the requested Development application to Chronic HUB. Chronic HUB has been a compliant cannabis retail operator for the last 3 years in the neighborhood and are a valuable member of the business community.

The proposed location at 3277 W. Broadway 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 will make Chronic HUB part of the variety of retail store fronts that populate the area between MacDonald St. and Alma St., Many of which will benefit from the additional foot traffic. This will serve to make the neighborhood even more prosperous and vital.

Chronic HUB should be allowed to move forward with their Development Permit as it benefits the community at large.

Thank you for considering this request.

Reg ~~s.22(1)~~

Name

Address:

Date:

Dec 5th 2018

Hicks, Claudia

3277 W. Broadway

From: s.22(1)
Sent: Tuesday, July 02, 2019 11:46 AM
To: Hicks, Claudia
Subject: Comment on development application DP-2019-00322

Dear Claudia, s.22(1) were longtime clients of the former Chronic HUB as we sought alternatives to chronic pain and anxiety management some years ago. We are age s.22(1) and have s.22(1) The Chronic HUB was close by and the staff were conscientious and cautious when making suggestions about using CBD, and THC or any products. They were community minded and respectful of city by laws and regulations. They were early pioneers of cannabis retail and knew their business well. I encourage the city to grant Chronic HUB permission to relocate their store to 3277 W. Broadway.

s.22(1)

Vancouver, BC.

s.22(1)

✓



Virus-free. www.avast.com

Hicks, Claudia

3277 W. Broadway

From: s.22(1)
Sent: Wednesday, July 03, 2019 10:44 AM
To: Hicks, Claudia
Subject: 3277 West Broadway - HUB

Hello Claudia,

This letter is in regards the application of the Chronic Hub relocating to 3277 West Broadway. The HUB has operated in West Kitsilano just a block or so away in the past and I always found they ran a professional and quiet store when passing by and appeared to have a favorable response from neighbours. Given that they have been a good local citizen I am in favour of having them reopen. I had heard that there is possibly a large chain of cannabis stores looking to lease in this same area and would encourage limiting the amount of stores and would be less favourable to a chain store as opposed to supporting local businesses like the HUB.

Thank you,

s.22(1)

Vancouver, BC

s.22(1)

F ✓

To the Board of Variance:

As a resident of the neighborhood surrounding the proposed Chronic HUB location at 3277 W. Broadway, Vancouver, I am writing to express my full support for their Development Application submission and to encourage the City of Vancouver to grant the requested Development application to Chronic HUB. Chronic HUB has been a compliant cannabis retail operator for the last 3 years in the neighborhood and are a valuable member of the business community.

The proposed location at 3277 W. Broadway 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 will make Chronic HUB part of the variety of retail store fronts that populate the area between MacDonald St. and Alma St., Many of which will benefit from the additional foot traffic. This will serve to make the neighborhood even more prosperous and vital.

Chronic HUB should be allowed to move forward with their Development Permit as it benefits the community at large.

Thank you for considering this request.

Regards,

Name:

s.22(1)

Address:

s.22(1)

Date:

12/5/18

✓

Hicks, Claudia

3277 W Broadway

From: s.22(1)
Sent: Friday, June 28, 2019 4:19 PM
To: Hicks, Claudia
Cc: toryfeuer@chronic-hub.ca
Subject: Chronic Hub

Hi Claudia,

I understand that Chronic-Hub is potentially moving to a new location on W. Broadway, and that their ability to open may depend on the success of other applications from larger non-local corporations. I've been a long-time customer of Chronic-Hub. The service and expertise at the store is great, and I really appreciate the local vibe. I've introduced my friends to this store and have taken a few visitors there as well. They all agree with my assessment.

I think we should foster this kind of business in our communities. I would really not like to see these types of small local businesses to be replaced by franchises run by larger out-of-bc corporations.

Hope you can take this into account when making decision on the fate of the Chronic-Hub group.

Sincerely,

s.22(1)

Vancouver, BC, Canada

s.22(1)

Email: s.22(1)

Tel:

Cell:

F ✓

To the Board of Variance:

As a resident of the neighborhood surrounding the proposed Chronic HUB location at 3277 W. Broadway, Vancouver, I am writing to express my full support for their Development Application submission and to encourage the City of Vancouver to grant the requested Development application to Chronic HUB. Chronic HUB has been a compliant cannabis retail operator for the last 3 years in the neighborhood and are a valuable member of the business community.

The proposed location at 3277 W. Broadway 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 will make Chronic HUB part of the variety of retail store fronts that populate the area between MacDonald St. and Alma St., Many of which will benefit from the additional foot traffic. This will serve to make the neighborhood even more prosperous and vital.

Chronic HUB should be allowed to move forward with their Development Permit as it benefits the community at large.

Thank you for considering this request.

Regards,

s.22(1)

Name:

Address:

Date:

April 15, 2019

Van.

✓ H

To the Board of Variance:

As a resident of the neighborhood surrounding the proposed Chronic HUB location at 3277 W. Broadway, Vancouver, I am writing to express my full support for their Development Application submission and to encourage the City of Vancouver to grant the requested Development application to Chronic HUB. Chronic HUB has been a compliant cannabis retail operator for the last 3 years in the neighborhood and are a valuable member of the business community.

The proposed location at 3277 W. Broadway 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 will make Chronic HUB part of the variety of retail store fronts that populate the area between MacDonald St. and Alma St., Many of which will benefit from the additional foot traffic. This will serve to make the neighborhood even more prosperous and vital.

Chronic HUB should be allowed to move forward with their Development Permit as it benefits the community at large.

Thank you for considering this request.

Regards,

Name: s.22(1)

Address: s.22(1) VANCOUVER

Date: APRIL 14, 2019

✓

To the Board of Variance:

As a resident of the neighborhood surrounding the proposed Chronic HUB location at 3277 W. Broadway, Vancouver, I am writing to express my full support for their Development Application submission and to encourage the City of Vancouver to grant the requested Development application to Chronic HUB. Chronic HUB has been a compliant cannabis retail operator for the last 3 years in the neighborhood and are a valuable member of the business community.

The proposed location at 3277 W. Broadway 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 will make Chronic HUB part of the variety of retail store fronts that populate the area between MacDonald St. and Alma St., Many of which will benefit from the additional foot traffic. This will serve to make the neighborhood even more prosperous and vital.

Chronic HUB should be allowed to move forward with their Development Permit as it benefits the community at large.

Thank you for considering this request.

Regards,

s.22(1)

Name:

Address:

s.22(1)

Vancouver B.C.

s.22(1)

Date:

April 22 2019

✓

Hicks, Claudia

3277 W. Broadway

From: s.22(1)
Sent: Thursday, July 11, 2019 4:03 PM
To: Hicks, Claudia
Subject: Chronic Hub reopening

Hello Claudia,

My name is s.22(1) and for three years I was a manager at s.22(1)

I am writing this email in support of the reopening of the chronic hub and 3277 W Broadway. I know first hand how difficult it is to run a business in the area and over the last few years a lot of small businesses have folded due to rising rent and competition from chains.

The business the Chronic Hub was operating was good for the community as it kept the small town vibe consistent with that area in Kitsilano.

I hope this will help in some way to give them a chance a reopening in the near future.

Thanks for your time and please don't hesitate to get in touch if you have any further questions.

Respectfully,

s.22(1)

FF ✓

Sent from my iPhone

s.22(1)

Van

To the Board of Variance:

As a resident of the neighborhood surrounding the proposed Chronic HUB location at 3277 W. Broadway, Vancouver, I am writing to express my full support for their Development Application submission and to encourage the City of Vancouver to grant the requested Development application to Chronic HUB. Chronic HUB has been a compliant cannabis retail operator for the last 3 years in the neighborhood and are a valuable member of the business community.

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Chronic HUB should be allowed to move forward with their Development Permit as it benefits the community at large.

Thank you for considering this request.

Regards,

Name:

s.22(1)

Address:

s.22(1)

Date:

Dec, 5th, 2016

11

Hicks, Claudia

3277 W. Broadway

From: s.22(1)
Sent: Friday, June 28, 2019 3:42 PM
To: Hicks, Claudia
Subject: DP-2019-00322

Hiya!

I fully support Chronic-Hub operating at 3277 West Broadway. DP-2019-00322

s.22(1)

s.22(1)

s.22(1)

Address ?

F

Hicks, Claudia

3277 W. Broadway

From: s.22(1)
Sent: Thursday, July 04, 2019 5:19 AM
To: Hicks, Claudia
Subject: Chronic hub as a cannabis store for Vancouver

I support chronic hub 3277 west Broadway it is much needed in that area and people will really benefit from this business

Sent from Yahoo Mail on Android

✓

Hicks, Claudia

3277 W. Broadway

From: s.22(1)
Sent: Saturday, June 29, 2019 2:28 PM
To: Hicks, Claudia
Subject: Chronic hub

Hello Claudia

I hope your having a amazing Canada day long weekend. My name is s.22(1) and I'm emailing you about the chronic hubs new location opening. I have a couple serious problems with my health which without marijuana to help me seriously makes my day to day life almost unbearable. The chronic hub has been my saviour for some time now and I beg you to please let them reopen in their new location. They help thousands of people like me and we all need them more then you know. I can further explain my situation and how the chronic hub has helped me at your earliest convenience and can be reached at s.22(1) Thank you very much for your time and consideration.

Sent from my iPhone

✓

To the Board of Variance:

As a resident of the neighborhood surrounding the proposed Chronic HUB location at 3277 W. Broadway, Vancouver, I am writing to express my full support for their Development Application submission and to encourage the City of Vancouver to grant the requested Development application to Chronic HUB. Chronic HUB has been a compliant cannabis retail operator for the last 3 years in the neighborhood and are a valuable member of the business community.

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Chronic HUB should be allowed to move forward with their Development Permit as it benefits the community at large.

Thank you for considering this request.

Regards,

s. 22(1)

Name:

Address:

Date:

4

To the Board of Variance:

As a resident of the neighborhood surrounding the proposed Chronic HUB location at 3277 W. Broadway, Vancouver, I am writing to express my full support for their Development Application submission and to encourage the City of Vancouver to grant the requested Development application to Chronic HUB. Chronic HUB has been a compliant cannabis retail operator for the last 3 years in the neighborhood and are a valuable member of the business community.

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Chronic HUB should be allowed to move forward with their Development Permit as it benefits the community at large.

Thank you for considering this request.

Regards,



Name:

Address:

Date:

s.22(1)



8.5X11

Staff VanMap

