

File No.: 04-1000-20-2019-656

November 1, 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 October 22, 2019 for:

All records related to DP-2019-00590 at 2910 West Broadway, including the following, from July 16, 2019 to October 4, 2019:

- 1. Responses from the neighbourhood;**
- 2. Assessment by the Director of Planning; and**
- 3. Assessment by the Board of Variance.**

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.

Please note that there are no responsive records regarding part three of your request.

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 (#04-1000-20-2019-656); 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: s.22(1)
To: [Sheddon, Giselle](#)
Subject: Attention: development petition
Date: August 30, 2019 3:40:46 PM
Attachments: s.22(1)

Dear Ms. Sneddon,

My name is s.22(1) and I live at s.22(1)

In the attachment, you will see s.22(1) 120 signatures from my neighborhood opposing the Development Application to rezone 2910 West Broadway from Retail to a Small Scale Pharmacy.

Please acknowledge receipt of this email and the petition.

Can you also let me know the date and time the Public Hearing for this Development Application is scheduled for, so I can plan accordingly to attend.

Sincerely,

s.22(1)

PETITION TO THE CITY OF VANCOUVER'S MAYOR AND COUNCILLORS

We, the undersigned neighbouring residents of 2910 West Broadway in the City of Vancouver, draw the attention of ~~the~~ Vancouver City Council to the following:

- That 2910 West Broadway, Development Application # DP-2019-00590, is an inappropriate location for a Small-Scale Pharmacy due to its close proximity to pharmacies and the less than 400 metre required buffer policy between Pharmacies set by the City of Vancouver.
- There are currently 4 pharmacies in close proximity: 2 large corporate retailers, Shoppers Drug Mart and Safeway Pharmacy, and; 2 small independent pharmacies, Pure One and The Pharmacy. A fifth pharmacy within the vicinity will only hurt the other pharmacies and the applicants, as the businesses will drive prices down in order to compete for the same clientele, forcing them all to cut corners, which could put an unnecessary risk to Public Health, due to higher chances of human error.

THEREFORE, your petitioners request and call upon the City of Vancouver's Mayor and Council to disapprove of and outright reject the applicant's Development Application for a Small-Scale Pharmacy at 2910 West Broadway.

SIGNATURE	NAME	HOME ADDRESS	POSTAL CODE
s.22(1)			V6K 2K2
1. s.22(1)			V6K 2K2
2. s.22(1)			V6K 2K2
3. s.22(1)			V6K 2K2
4. s.22(1)			V6K 2K6
5. s.22(1)			V6K 3Z7
6. s.22(1)			V6K 3Z7
7. s.22(1)			V6K 3Z8
8. s.22(1)			V6K 3Z8
9. s.22(1)			V6K 3Z8
10. s.22(1)			V6K 2K5
11. s.22(1)			V6K 2K5
12. s.22(1)			V6K 2K5
13. s.22(1)			V6K 2K5

PETITION TO THE CITY OF VANCOUVER'S MAYOR AND COUNCILLORS

We, the undersigned neighbouring residents of 2910 West Broadway in the City of Vancouver, draw the attention of ~~XXXX~~ Vancouver City Council to the following:

- That 2910 West Broadway, Development Application # DP-2019-00590, is an inappropriate location for a Small-Scale Pharmacy due to its close proximity to pharmacies and the less than 400 metre required buffer policy between Pharmacies set by the City of Vancouver.
- There are currently 4 pharmacies in close proximity: 2 large corporate retailers, Shoppers Drug Mart and Safeway Pharmacy, and; 2 small independent pharmacies, Pure One and The Pharmacy. A fifth pharmacy within the vicinity will only hurt the other pharmacies and the applicants, as the businesses will drive prices down in order to compete for the same clientele, forcing them all to cut corners, which could put an unnecessary risk to Public Health, due to higher chances of human error.

THEREFORE, your petitioners request and call upon the City of Vancouver's Mayor and Council to disapprove of and outright reject the applicant's Development Application for a Small-Scale Pharmacy at 2910 West Broadway.

SIGNATURE	NAME	HOME ADDRESS	POSTAL CODE
s.22(1)			V6K 2K5
2. s.22(1)			V6K 2K5
3. s.22(1)			V6K 2K5
4. s.22(1)			V6K 2K5
5. s.22(1)			V6K 2K5
6. s.22(1)			V6K 2K5
7. s.22(1)			V6K 2K5
8. s.22(1)			V6K 2K5
9. s.22(1)			V6K 2K5
10. s.22(1)			V6K 3Z7
11. s.22(1)			V6K 4B4
12. s.22(1)			V6K 2M3
13. s.22(1)			V6K 2K7

PETITION TO THE CITY OF VANCOUVER'S MAYOR AND COUNCILLORS


We, the undersigned neighbouring residents of 2910 West Broadway in the City of Vancouver, draw the attention of ~~XXXX~~ Vancouver City Council to the following:

- That 2910 West Broadway, Development Application # DP-2019-00590, is an inappropriate location for a Small-Scale Pharmacy due to its close proximity to pharmacies and the less than 400 metre required buffer policy between Pharmacies set by the City of Vancouver.
- There are currently 4 pharmacies in close proximity: 2 large corporate retailers, Shoppers Drug Mart and Safeway Pharmacy, and; 2 small independent pharmacies, Pure One and The Pharmacy. A fifth pharmacy within the vicinity will only hurt the other pharmacies and the applicants, as the businesses will drive prices down in order to compete for the same clientele, forcing them all to cut corners, which could put an unnecessary risk to Public Health, due to higher chances of human error.

THEREFORE, your petitioners request and call upon the City of Vancouver's Mayor and Council to disapprove of and outright reject the applicant's Development Application for a Small-Scale Pharmacy at 2910 West Broadway.

SIGNATURE	NAME	HOME ADDRESS	POSTAL CODE
s.22(1)			V6K 2K7
1. s.22(1)			V6K 2K7
2. s.22(1)			V6K 2K7
3. s.22(1)			V6K 2K7
4. s.22(1)			V6K 2K7
5. s.22(1)			V6K 2K7
6. s.22(1)			V6K 4E1
7. s.22(1)			V6K 4E1
8. s.22(1)			V6K 4E1
9. s.22(1)			V6K 2K8
10. s.22(1)			V6K 2K8
11. s.22(1)			V6K 2K8
12. s.22(1)			V6K 2K8
13. s.22(1)			V6K 2K8

PETITION TO THE CITY OF VANCOUVER'S MAYOR AND COUNCILLORS

We, the undersigned neighbouring residents of 2910 West Broadway in the City of Vancouver, draw the attention of  Vancouver City Council to the following:

- That 2910 West Broadway, Development Application # DP-2019-00590, is an inappropriate location for a Small-Scale Pharmacy due to its close proximity to pharmacies and the less than 400 metre required buffer policy between Pharmacies set by the City of Vancouver.
- There are currently 4 pharmacies in close proximity: 2 large corporate retailers, Shoppers Drug Mart and Safeway Pharmacy, and; 2 small independent pharmacies, Pure One and The Pharmacy. A fifth pharmacy within the vicinity will only hurt the other pharmacies and the applicants, as the businesses will drive prices down in order to compete for the same clientele, forcing them all to cut corners, which could put an unnecessary risk to Public Health, due to higher chances of human error.

THEREFORE, your petitioners request and call upon the City of Vancouver's Mayor and Council to disapprove of and outright reject the applicant's Development Application for a Small-Scale Pharmacy at 2910 West Broadway.

SIGNATURE	NAME	HOME ADDRESS	POSTAL CODE
1. s.22(1)			V6K 2Z2
2. s.22(1)			V6K 3Z2
3. s.22(1)			V6K 3Z2
4. s.22(1)			V6K 2K3
5. s.22(1)			V6K 2K4
6. s.22(1)			V6K 2K4
7. s.22(1)			V6K 4A1
8. s.22(1)			V6K 4A1
9. s.22(1)			V6K 4A1
10. s.22(1)			V6K 4A1
11. s.22(1)			V6K 4A1
12. s.22(1)			V6K 4A1
13. s.22(1)			V6K 3Z9

PETITION TO THE CITY OF VANCOUVER'S MAYOR AND COUNCILLORS

We, the undersigned neighbouring residents of 2910 West Broadway in the City of Vancouver, draw the attention of ~~the~~ Vancouver City Council to the following:

- That 2910 West Broadway, Development Application # DP-2019-00590, is an inappropriate location for a Small-Scale Pharmacy due to its close proximity to pharmacies and the less than 400 metre required buffer policy between Pharmacies set by the City of Vancouver.
- There are currently 4 pharmacies in close proximity: 2 large corporate retailers, Shoppers Drug Mart and Safeway Pharmacy, and; 2 small independent pharmacies, Pure One and The Pharmacy. A fifth pharmacy within the vicinity will only hurt the other pharmacies and the applicants, as the businesses will drive prices down in order to compete for the same clientele, forcing them all to cut corners, which could put an unnecessary risk to Public Health, due to higher chances of human error.

THEREFORE, your petitioners request and call upon the City of Vancouver's Mayor and Council to disapprove of and outright reject the applicant's Development Application for a Small-Scale Pharmacy at 2910 West Broadway.

SIGNATURE	NAME	HOME ADDRESS	POSTAL CODE
s.22(1)			
1. s.22(1)			V6K 2B9
2. s.22(1)			V6K 2B9
3. s.22(1)			V6K 2B9
4. s.22(1)			V6K 2B9
5. s.22(1)			V6K 2B9
6. s.22(1)			V6K 2B9
7. s.22(1)			V6K 2B9
8. s.22(1)			V6K 2B9
9. s.22(1)			V6K 4B3
10. s.22(1)			V6K 2C1
s.22(1)			V6K 2C1
11. s.22(1)			V6K 2C1
13.			V6K 2C2

PETITION TO THE CITY OF VANCOUVER'S MAYOR AND COUNCILLORS

We, the undersigned neighbouring residents of 2910 West Broadway in the City of Vancouver, draw the attention of ~~XXXX~~ Vancouver City Council to the following:

- That 2910 West Broadway, Development Application # DP-2019-00590, is an inappropriate location for a Small-Scale Pharmacy due to its close proximity to pharmacies and the less than 400 metre required buffer policy between Pharmacies set by the City of Vancouver.
- There are currently 4 pharmacies in close proximity: 2 large corporate retailers, Shoppers Drug Mart and Safeway Pharmacy, and; 2 small independent pharmacies, Pure One and The Pharmacy. A fifth pharmacy within the vicinity will only hurt the other pharmacies and the applicants, as the businesses will drive prices down in order to compete for the same clientele, forcing them all to cut corners, which could put an unnecessary risk to Public Health, due to higher chances of human error.

THEREFORE, your petitioners request and call upon the City of Vancouver's Mayor and Council to disapprove of and outright reject the applicant's Development Application for a Small-Scale Pharmacy at 2910 West Braodway.

SIGNATURE	NAME	HOME ADDRESS	POSTAL CODE
1. s.22(1)			V6K 2G2
2. s.22(1)			V6K-2C2
3. s.22(1)			V6K-2C2
4. s.22(1)			V6K 4P5
5. s.22(1)			V6K 2B8
6. s.22(1)			V6K 2B8
7. s.22(1)			V6K 2B8
8. s.22(1)			V6K 2B8
9. s.22(1)			V6K 2B8
10. s.22(1)			V6K 2B8
11. s.22(1)			V6K 2B8
12.			V6K 2C1
13.			

PETITION TO THE CITY OF VANCOUVER'S MAYOR AND COUNCILLORS

We, the undersigned neighbouring residents of 2910 West Broadway in the City of Vancouver, draw the attention of ~~XXXX~~ Vancouver City Council to the following:

- That 2910 West Broadway, Development Application # DP-2019-00590, is an inappropriate location for a Small-Scale Pharmacy due to its close proximity to pharmacies and the less than 400 metre required buffer policy between Pharmacies set by the City of Vancouver.
- There are currently 4 pharmacies in close proximity: 2 large corporate retailers, Shoppers Drug Mart and Safeway Pharmacy, and; 2 small independent pharmacies, Pure One and The Pharmacy. A fifth pharmacy within the vicinity will only hurt the other pharmacies and the applicants, as the businesses will drive prices down in order to compete for the same clientele, forcing them all to cut corners, which could put an unnecessary risk to Public Health, due to higher chances of human error.

THEREFORE, your petitioners request and call upon the City of Vancouver's Mayor and Council to disapprove of and outright reject the applicant's Development Application for a Small-Scale Pharmacy at 2910 West Braodway.

SIGNATURE	NAME	HOME ADDRESS	POSTAL CODE
1. s.22(1)			V6K 2C1
2. s.22(1)			V6K 2C2
3. s.22(1)			V6K 2C2
4. s.22(1)			V6K 2C2
5. s.22(1)			V6K 2C2
6. s.22(1)			V6K 2C1
7. s.22(1)			V6K 2C2
8. s.22(1)			V6K-2B8
9. s.22(1)			V6K-2B8
10. s.22(1)			V6K 2B8
11. s.22(1)			V6K 2B9
12. s.22(1)			V6K 2B9
13. s.22(1)			V6K 2B9

PETITION TO THE CITY OF VANCOUVER'S MAYOR AND COUNCILLORS

We, the undersigned neighbouring residents of 2910 West Broadway in the City of Vancouver, draw the attention of ~~XXXX~~ Vancouver City Council to the following:

- That 2910 West Broadway, Development Application # DP-2019-00590, is an inappropriate location for a Small-Scale Pharmacy due to its close proximity to pharmacies and the less than 400 metre required buffer policy between Pharmacies set by the City of Vancouver.
- There are currently 4 pharmacies in close proximity: 2 large corporate retailers, Shoppers Drug Mart and Safeway Pharmacy, and; 2 small independent pharmacies, Pure One and The Pharmacy. A fifth pharmacy within the vicinity will only hurt the other pharmacies and the applicants, as the businesses will drive prices down in order to compete for the same clientele, forcing them all to cut corners, which could put an unnecessary risk to Public Health, due to higher chances of human error.

THEREFORE, your petitioners request and call upon the City of Vancouver's Mayor and Council to disapprove of and outright reject the applicant's Development Application for a Small-Scale Pharmacy at 2910 West Broadway.































SIGNATURE	NAME	HOME ADDRESS	POSTAL CODE
s.22(1)			V6K 2C1
1. s.22(1)			V6K 2C1
2. s.22(1)			V6K 2C1
3. s.22(1)			V6K 2C1
4. s.22(1)			V6K 2C1
5. s.22(1)			V6K 2C1
6. s.22(1)			V6K 1Z3
7. s.22(1)			V6K 2C2
8. s.22(1)			V6K 2C1
9. s.22(1)			V6K 2C1
10. s.22(1)			V6K 2C1
11. s.22(1)			V6K 4C7
12. s.22(1)			V6K 2C2
13. s.22(1)			V6K 2C2

PETITION TO THE CITY OF VANCOUVER'S MAYOR AND COUNCILLORS


We, the undersigned neighbouring residents of 2910 West Broadway in the City of Vancouver, draw the attention of  Vancouver City Council to the following:

- That 2910 West Broadway, Development Application # DP-2019-00590, is an inappropriate location for a Small-Scale Pharmacy due to its close proximity to pharmacies and the less than 400 metre required buffer policy between Pharmacies set by the City of Vancouver.
- There are currently 4 pharmacies in close proximity: 2 large corporate retailers, Shoppers Drug Mart and Safeway Pharmacy, and; 2 small independent pharmacies, Pure One and The Pharmacy. A fifth pharmacy within the vicinity will only hurt the other pharmacies and the applicants, as the businesses will drive prices down in order to compete for the same clientele, forcing them all to cut corners, which could put an unnecessary risk to Public Health, due to higher chances of human error.

THEREFORE, your petitioners request and call upon the City of Vancouver's Mayor and Council to disapprove of and outright reject the applicant's Development Application for a Small-Scale Pharmacy at 2910 West Braodway.

SIGNATURE	NAME	HOME ADDRESS	POSTAL CODE
1. 			V6K 3Z9
2. 			V6K 3Z9
3. 			V6K 3Z9
4. 			V6K 2K6
5. 			V6K 2K6
6. 			V6K 2K6
7. 			V6K 2K6
8. 			V6K 2K6
9. 			V6K 2K6
10. 			V6K 2K6
11. _____	_____	_____	_____
12. _____	_____	_____	_____
13. _____	_____	_____	_____

PETITION TO THE CITY OF VANCOUVER'S MAYOR AND COUNCILLORS

We, the undersigned neighbouring residents of 2910 West Broadway in the City of Vancouver, draw the attention of  Vancouver City Council to the following:

- That 2910 West Broadway, Development Application # DP-2019-00590, is an inappropriate location for a Small-Scale Pharmacy due to its close proximity to pharmacies and the less than 400 metre required buffer policy between Pharmacies set by the City of Vancouver.
- There are currently 4 pharmacies in close proximity: 2 large corporate retailers, Shoppers Drug Mart and Safeway Pharmacy, and; 2 small independent pharmacies, Pure One and The Pharmacy. A fifth pharmacy within the vicinity will only hurt the other pharmacies and the applicants, as the businesses will drive prices down in order to compete for the same clientele, forcing them all to cut corners, which could put an unnecessary risk to Public Health, due to higher chances of human error.

THEREFORE, your petitioners request and call upon the City of Vancouver's Mayor and Council to disapprove of and outright reject the applicant's Development Application for a Small-Scale Pharmacy at 2910 West Broadway.

SIGNATURE	NAME	HOME ADDRESS	POSTAL CODE
s.22(1)			V6K 0B4
s.22(1)			V6K 0B4
2/ s.22(1)			V6K-2R2
3 s.22(1)			V6K 2R2
4 s.22(1)			V6K 2R2
5 s.22(1)			V6K 2R2
6 s.22(1)			V6K 2R2
7 s.22(1)			V6K 2R4
8 s.22(1)			V6K 2R4
9.			
10.			
11.			
12.			
13.			

From: Serge Biln
To: [sergebiln](#)
Cc: [Sneddon, Giselle](#)
Subject: Re: Notice of Development Application BRIDGE PHARMAY DP-2019-00590 at 2910 W. Broadway, Van
Date: August 29, 2019 9:28:58 AM

Ms. Sneddon,

I am in receipt of Notice of subject application, and am writing to formalize my firm objection to this application moving forward as this proposal contravenes The City's small scale pharmacy policy, specifically that the site falls within 400m radius of 2 other small pharmacies, as well as a nearby Shopper's Drug Mart and Safeway Pharmacy.

I am the owner of The Pharmacy Kitsilano at 2955/57 W. Broadway, which is approximately 70m from proposed site, and would note that Shopper's Drug Mart is approximately 140m away, Safeway Pharmacy is 240m away and Pure Integrative Pharmacy is approximately 350m away.

In addition to The Pharmacy Kitsilano, I own/opened 4 other pharmacies within City limits with my first one opened in 2005. I opened this pharmacy in late 2016, close to 3 years ago, and confirm our prescription count to date from this location has been the lowest of any of my openings, and that this pharmacy is losing significant dollars each month and without the benefit of cashflow from my other longtime established pharmacies, it would be impossible for me to carry on business in this location. We provide a very high level of healthcare in all of our pharmacies, including full over the counter offerings and a beautiful premises/environment.

Having 14.5 years of proven business experience, we have attempted many different business strategies over the past years, with little/slow success, which lends itself to confirming that our neighbourhood is actually very well (over)served between the existing 4 pharmacies in neighbourhood. I am of the firm belief that by adding another pharmacy will not enhance healthcare in our community, but rather likely have the opposite effects, specifically leading to undue financial hardship leading to likely deterioration in healthcare service levels with a "race to the bottom" (cutting corners, reducing wages which could lead to lesser experienced/professionals providing services), and eventual business closure of our/Bridge pharmacies with consequent job losses, vacated premises etc.

In reviewing Bridge's Operational Letter, it appears that they are attempting to position themselves as a niche pharmacy, specifically that they will be targetting compounding targetting pediatrics and pain medications. From my review of medical practioners, I have not located any within our neighbourhood and would question this strategy. Bridge does mention in their Operational Letter the relocation of several GPs with a pediatric focus, but I would suggest until this actually does occur, it is not done. And if/when it would occur, these GPs would be well serviced by ourselves as we do actually providesm compounding to service many of the community's needs, and that Pure Integrative already specifically targets/services this market. The compounding market often has a larger geographic service are, and I feel that Pure services this market, and the next compounding pharmacy east of our community, near Arbutus is well serviced on compounding by MacDonald's.

For small technical note, I was unable to open Bridge's site plan and would appreciate your forwarding same so I can also review this public information.

I appreciate your consideration to above and would kindly ask that you advise if/when a public hearing will be held as I would plan to attend in person to reiterate and explore deeper as needed with decision makers.

Thank you.

Regards,

Serge Biln, Owner
The Pharmacy, est 2005
604-710-2409

From: Bob Mehr
To: [Sneddon, Giselle](#)
Cc: [Erin Lowe](#); [Kal Rahimi](#)
Subject: Re: Notice of Development Application BRIDGE PHARMAY DP-2019-00590 at 2910 W. Broadway, Van
Date: August 30, 2019 9:00:48 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Ms. Sneddon,

RE: Notice of Development Application BRIDGE PHARMAY DP-2019-00590 at 2910 W. Broadway, Van

I am writing to formalize my objection to this application as this proposal contravenes The City's small-scale pharmacy policy, specifically because the site falls within a 400m radius of other small pharmacies, as well as a nearby Shopper's Drug Mart and Safeway Pharmacy.

I am the owner of Pure Integrative Pharmacy Kitsilano at 2685 W. Broadway, which is approximately 350m away from proposed site, along with Shopper's Drug Mart is approximately 140m away, Safeway Pharmacy is 240m away and The Pharmacy Kitsilano is 350m away.

In addition to the Broadway Pure location, I own 14 other pharmacies in the lower mainland. Having over 20 years of proven pharmacy business experience I feel this area is (over)served and there is no place for another pharmacy in this neighbourhood. I firmly believe that by adding another pharmacy it will not enhance healthcare in our community, but rather have the opposite effect, specifically leading to undue financial hardship, deterioration in healthcare service levels and eventual closure of pharmacies, including Bridges with consequent job losses, vacated premises, etc.

In reviewing Bridge's Operational Letter, it appears that they are attempting to position themselves as a niche pharmacy, specifically that they will be targeting compounding, pediatrics and pain medications. Pure Integrative Pharmacy specifically targets/services this market so there is no need to add a duplication of businesses within 2 blocks of one and other. Pure Integrative Pharmacy has been doing compounding for over 20 years and has been helping pediatric patients in entire province of B.C. In fact, our Oak street location is a destination for all pediatric patients who need specialized compounded mixtures recommended and prescribed by C.C Children Hospital.

I appreciate your consideration with the above and would kindly ask that you advise if/when a public hearing will be held as I would like to attend in person to reiterate and explore deeper with the decision makers.

Thank you.

Regards,

Bob Mehr, CEO
Pure Integrative Pharmacy

Bob Mehr, RPh, FIACP

President, CEO

Pure Integrative Pharmacy

4444 W. 10th Ave

Vancouver, BC V6R 2H9

t: 604 809 6948

e: bob.mehr@purepharmacy.com

www.purepharmacy.com



The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

REFUSAL RECOMMENDATION TO DOP

ADDRESS: 2910 W Broadway

PERMIT NUMBER: DP-2019-00590

RECOMMENDATION TO: Mandy So **Date:** Oct 2, 2019 **Staff:** GS

RECOMMENDATION SUMMARY:

I would recommend REFUSAL to provide interior alterations and to change the use from retail (jewelry store) to Retail -Small Scale Pharmacy of approximately 1152.72 sq. ft., to this existing mixed use building on this site for the following reasons:

- **Refusal 5 – Non-Compliance – Policies and Guidelines;** the proposed development does not satisfactorily comply with the policies or guidelines that affect this site;
- **Refusal 7 – Objections Received;** objections have been received from neighbouring property owners;
- **Refusal 9 – Unsatisfactory – Proposed Use;** the proposed use is unsatisfactory at this location;

Special Notes from various departments:

Development	Giselle Sneddon	Refused
Building	Adessa Mohammadi	Accepted with Conditions
Engineering	Landon Hawryluk	Accepted
VPD	Jodyne Keller	Accepted
Licensing	Sarah Hicks	Accepted
Social Policy	Samuel Hogg	Accepted

NOTIFICATION SUMMARY: Required

Site Sign: No

Letter: Yes Date Sent: Aug 14, 2019 Expiry Date: 31 August 2019

Results of Notification:

NOTIFIED: 643 RESPONSES: 122

OBJECTIONS: 2 IN FAVOUR: 0 PETITION(S): 120 in opposition

RESPONSES FROM OUTSIDE OF THE NOTIFICATION AREA: 120 from petition

SUMMARY OF RESPONSES:

122	Within 400 m to other pharmacies
-----	----------------------------------

122	Hurt business for existing pharmacies by adding another in this vicinity
2	Worries that financial hardship will result in cutting corners, human error and poor professional service in the medical field
2	Unique compounding services claimed in operational letter are already being serviced by the other pharmacies
1	Business is already in decline at neighbouring pharmacy (2955 W 57 th Ave)

SUMMARY OF COMMENTS RECV'D FROM RECOGNIZED NEIGHBORHOOD GROUPS:

N/A

HISTORY

PERMIT / APPLICATION DETAILS:

DP-2016-00800	Issued June 1, 2017	Including the Operational Letter dated December 15, 2016 and submitted by Starbucks Coffee Canada, to provide interior and exterior alterations to expand the existing retail food (Starbucks) into the neighbouring retail space (addressed 2906 West Broadway), and to change the use of entire space to restaurant class 1 (more than 16 seats), in this existing commercial building on this site.
BP-2016-00274	Completed Mar 17, 2017	<p>Interior alterations for new retail showroom tenant in existing retail space at 2916 W Broadway in this existing commercial building. Tenant: Eurocraft</p> <p>Selected energy upgrade (L2): Upgrade to incorporate space control systems (per 9.4.1.2 of ASHRAE 90.1-2010)</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. Suite demising walls under Permit #BU467599 2. Occupancy permit is required for a new tenant. 3. No translucent or opaque film, artwork, shelving, display case, curtains or similar elements are to be installed on or directly outside or inside of the approved glazing 4. Separate permit is required for new signage.
BU467599	Completed May 10, 2017	Interior alterations to demise an existing retail space (2912 W Broadway) into 3

		<p>separate retail suites #2912, #2916 and #2918 on the first floor of this existing commercial building. Scope of work includes: remove partition walls, construct demising walls, and install new washroom in suite #2912.</p> <p>Existing retail tenant in 2912 W Broadway will be re-addressed as 2916 W Broadway.</p> <p>Suite numbers to be posted by suite entries prior to final building inspection. Separate permits will be required for tenant improvements within individual suites.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. Architectural schedule B submitted by KC Mooney, 604.736.2927 2. Voluntary energy upgrade: L2-Lighting - Upgrade to incorporate Automatic Lighting Shutoff (per 9.4.1.1 of ASHRAE 90.1 - 2010) <p>OK for permit as per Gwen Williams, April 12-16.</p>
BU460223	Completed Feb 9, 2018	<p>Exterior alterations to add a new steel frame fabric canopy at the northeast corner of this existing commercial building as per the Board of Variance Appeal No Z34212 dated November 20, 2013.</p> <p>Related to DE417273.</p> <p>A separate permit is required for any future signage. Letters of assurance rcvd KC Mooney 604.736.2927 W SU 604.739.8544</p>
DB-2018-05667	Completed Nov 15, 2018	<p>2916 West Broadway</p> <p>To change the use of approximately 1,152 sf from retail to office for new office tenant</p> <p>Ok for Field Review as per Adrian Cashato</p> <p>L1 - Lighting - Upgrade internal Exit Signs to not exceed 5W per face (per 9.4.2 of ASHRAE 90.1 - 2010)</p> <p>Processed through CRC</p>
DB-2018-06704	Issued June 3, 2019	<p>Interior alterations to provide tenant improvements for a new Retail Limited Food Store use dba. JJ Bean and exterior alterations to provide a supply air grille above the existing storefront window and mechanical ducting from the double gas convection oven hood to an exhaust grille at the rear wall of this tenant space at 2902 W. Broadway at this existing commercial building. Scope of work includes a new 50 GPM</p>

		<p>kitchen grease interceptor to be supported from the existing ground floor suspended slab above the existing parkade.</p> <p>Exterior exhaust louvre grille at rear of tenant space and supply air grille above existing storefront window cleared by planner Ben Ostrander, January 11, 2019.</p> <p>Mechanical ventilation for Class 2 cooking operation and kitchen equipment verified by Hamid Mahpour as not requiring BRB review, January 11, 2019.</p> <p>Schedule B Mechanical & Plumbing submitted per Rob Gregg, 604-687-1821</p> <p>OK for field review as per Howie Chow, December 24, 2018.</p> <p>Energy Upgrade: L2 - Lighting - Upgrade to incorporate Automatic Lighting Shutoff (per 9.4.1.1 of ASHRAE 90.1 - 2010)</p>
BP-2019-00027	Completed May 8, 2019	<p>2918 w Broadway</p> <p>Interior alterations to existing retail space for new retail tenant in this existing commercial building.</p> <p>Tenanat: Active Baby</p> <p>L2 - Lighting - Upgrade all hard wired Lighting within an occupied space to High Efficiency light systems</p>

TECHNICAL REVIEW

RELAXATIONS: N/A

PARKING & LOADING & BICYCLE CALCULATION DETAILS:

No change to parking from Retail use to Retail use

APPLICABLE SECTION 10 & 11 REGULATIONS:

11.31 – Small-scale Pharmacy

GUIDELINES

APPLICABLE: Yes – Small scale pharmacy guidelines + bulletin

TECHNICAL CALCULATION DETAILS:

3 pharmacies within 400 m as per VanMaps:

Pharmacy	Distance to proposal
2665 W Broadway	Approximately 313 metres
2475 Bayswater St	Approximately 44 metres
2525 Carnarvon	Approximately 94 metres

