

File No.: 04-1000-20-2020-182

April 20, 2020

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 March 10, 2020 for:

**Written comments received by the City of Vancouver and the Planning Department with respect to development permit application DP-2019-00976 for 3623 East Hastings Street.**

**Date range: December 2, 2019 to March 10, 2020.**

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

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto: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 (#04-1000-20-2020-182); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

Cobi Falconer, FOI Case Manager, for

[Signature on file]

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

[Barbara.vanfraassen@vancouver.ca](mailto:Barbara.vanfraassen@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

\*If you have any questions, please email us at [foi@vancouver.ca](mailto: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:** [Hicks, Claudia](#)  
**To:** [Sheddon, Giselle](#)  
**Subject:** FW: Dev App for 3623 Hastings  
**Date:** January 28, 2020 2:28:58 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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As below

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

*Development, Buildings & Licensing*

604.871.6083



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**From:** s.22(1)  
**Sent:** Tuesday, January 28, 2020 1:39 PM  
**To:** Hicks, Claudia  
**Subject:** [EXTERNAL] Re: Dev App for 3623 Hastings

**City of Vancouver Cybersecurity WARNING:** This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Thanks for getting back to me...

also - i received another very similar dev app for another address on that same block of Hastings.... really ??

i am growing very concerned about this issue and so would underline all my comments below for this other application.

Thanks,

s.22(1)

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**From:** "claudia hicks" <claudia.hicks@vancouver.ca>  
**To:** s.22(1)  
**Sent:** Tuesday, January 28, 2020 1:04:58 PM  
**Subject:** RE: Dev App for 3623 Hastings

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, January 24, 2020 5:28 PM  
**To:** Hicks, Claudia  
**Subject:** [EXTERNAL] Dev App for 3623 Hastings

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Ms. Hicks,

i'm writing further to a notification i received in the mail as i live in the s.22(1) in Vancouver.

i wanted to say that i am concerned about this devapp to put a pot shop on Hastings st.

firstly, there's already a pot shop on block over and on the other side of the street - do we really need another one so close?

i'm also concerned about what i understand happens right around where there are pot shops - that is, increased crime and utilization of cannabis which i believe is very harmful.

thanks for this opportunity to send my thoughts,

s.22(1)

Vancouver Heights resident for s.22(1)

# GUIDELINES FOR RETAIL DEALER - MEDICAL MARIJUANA-RELATED USES NEAR YOUTH FACILITIES

*Adopted by City Council on June 24, 2015*

## Application and Intent

These guidelines are to be used in conjunction with any district that allows Retail Dealer - Medical Marijuana-Related Use. The primary intent of these Guidelines is to protect youth from the potential health and social risks posed by the proximity of a Retail Dealer - Medical Marijuana-Related Use. In the event that a Retail Dealer - Medical Marijuana-Related Use is deemed to pose a risk to youth at a youth facility, it is the intent of these Guidelines that the Retail Dealer - Medical Marijuana-Related Use should not be permitted.

**Note:** These guidelines are organized under standard headings. As a consequence, there are gaps in the numbering sequence where no guidelines apply.

## 3 Uses

### 3.1 Retail Uses

- (a) Retail Dealer - Medical Marijuana-Related Use should not locate within 300 metres of a youth facility unless, having given careful regard to:
  - (i) the distance between the Retail Dealer - Medical Marijuana-Related Use and the youth facility;
  - (ii) the role and function of the youth facility;
  - (iii) the hours and days of operation of the youth facility; and
  - (iv) any other criteria deemed relevant to the protection of youth

the Director of Planning is satisfied that youth related to the facility will not be adversely affected by the Retail Dealer - Medical Marijuana-Related Use.

For purposes of these Guidelines, a youth facility is defined as a facility where there is a regular assembly of youth in the opinion of the Director of Planning.

## C-2C District Schedule

### 1 Intent

The intent of this Schedule is to provide for a wide range of goods and services, to maintain commercial activities and personal services that require central locations to serve larger neighbourhoods, districts or communities and to encourage creation of a pedestrian oriented district shopping area by increasing the residential component and limiting the amount of office use.

### 2 Outright Approval Uses

**2.1** Subject to all other provisions of this By-law and to compliance with section 2.3 and the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

#### **2.2 Uses**

**2.2.A** • Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

- (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
- (b) all accessory buildings are located in the rear yard;
- (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 15 percent of the total area of the site;
- (d) not applicable; [Maximum width]
- (e) not applicable; [Proximity to residential dwelling]
- (f) no accessory building obstructs the horizontal daylight access prescribed in this Schedule for residential use.

- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that unless permitted as an outright approval use pursuant to section 2 of this Schedule, the total floor area of all accessory uses is not greater than 25 percent of the gross floor area of the principal use.

**2.2.C** [Cultural and Recreational]

- Arts and Culture Indoor Event.

**2.2.R** [Retail]

- Grocery or Drug Store except for Small-scale Pharmacy.
- Retail Store.

**2.2.S** [Service]

- Barber Shop or Beauty Salon.
- Beauty and Wellness Centre.
- Laundromat or Dry Cleaning Establishment.
- Photofinishing or Photography Studio.
- Repair Shop - Class B.

## **2.3 Conditions of use**

- 2.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:
- (a) parking and loading facilities;
  - (b) display of flowers, plants, fruits and vegetables.

## **3 Conditional Approval Uses**

- 3.1** Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:
- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
  - (b) the submission of any advisory group, property owner or tenant; and
  - (c) the amount of open space, plazas and landscaping being provided and the impact of the development on the character of the community.

## **3.2 Uses**

- 3.2.A • Accessory Uses to any of the uses listed in this Schedule, subject to the same provisions as section 2.2.A of this Schedule.
- 3.2.AG [Agricultural]
- Urban Farm - Class B.
- 3.2.C [Cultural and Recreational]
- Artist Studio.
  - Billiard Hall.
  - Bowling Alley.
  - Club.
  - Community Centre or Neighbourhood House.
  - Fitness Centre.
  - Hall.
  - Library.
  - Museum or Archives.
  - Park or Playground.
  - Rink.
  - Swimming Pool.
  - Theatre.
  - Zoo or Botanical Garden.
- 3.2.D • Deposition or extraction of material so as to alter the configuration of the land.
- 3.2.DW [Dwelling]
- Dwelling Units in conjunction with any of the uses listed in this Schedule except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion.

- Multiple Conversion Dwelling, resulting from the conversion of a building which was in existence prior to June 18, 1956, provided that:
  - (a) before making a decision the Director of Planning shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area;
  - (b) building additions shall not be permitted; and
  - (c) no housekeeping or sleeping units shall be created.
- Principal Dwelling Unit combined with a Lock-off Unit in conjunction with any of the uses listed in this schedule, except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width may be used for residential purposes unless the purpose is for entrances to the residential portion.
- Residential Unit associated with and forming an integral part of an artist studio.
- Seniors Supportive or Assisted Housing.

### 3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church.
- Public Authority Use.
- School - Elementary or Secondary.
- School - University or College.
- Social Service Centre.
- Community Care Facility – Class B.
- Group Residence.

### 3.2.O [Office]

- Office Uses.

### 3.2.R [Retail]

- Cannabis Store.
- Farmers' Market. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
- Furniture or Appliance Store.
- Gasoline Station - Full Serve.
- Gasoline Station - Split Island.
- Grocery Store with Liquor Store.
- Liquor Store.
- Pawnshop.
- Public Bike Share.
- Secondhand Store.
- Small-scale Pharmacy.

### 3.2.S [Service]

- Animal Clinic.
- Auction Hall.
- Bed and Breakfast Accommodation.
- Catering Establishment.
- Neighbourhood Public House.



- Print Shop.
- Restaurant - Class 1.
- School - Arts or Self-Improvement.
- School - Business.
- School - Vocational or Trade.
- Short Term Rental Accommodation.

3.2.U [Utility and Communication]

- Public Utility.
- Radiocommunication Station.
- Recycling Depot.

3.2.Z • Any other use which is not specifically listed and defined as a use in section 2 of this By-law but which the Director of Planning considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this District Schedule.

### 3.3 Conditions of Use

3.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building, except for the following:

- (a) parking and loading facilities;
- (b) full serve and split island gasoline station, except that section 11.13.2 of this By-law continues to apply;
- (c) restaurant;
- (d) neighbourhood public house;
- (e) farmers' market;
- (f) public bike share; and
- (g) Urban Farm - Class B.

3.3.2 Residential uses only shall be permitted on the third floor of any building, except that this condition may be relaxed by the Director of Planning where the Director of Planning is satisfied that residential use is inappropriate or impractical.

3.3.3 No general office except for entrances thereto shall be located within a depth of 10.7 m of the front wall of the building and extending across its full width on that portion of a storey having an elevation within 2.0 m of street grade on the fronting street except for an insurance, travel agency or real estate office. In the case of a site abutting more than one street, the fronting street is to be determined by the Director of Planning.

## 4 Regulations

All uses approved under sections 2 and 3 of this District Schedule shall be subject to the following regulations.

4.1 **Site Area** -- Not Applicable.

4.2 **Frontage**

The maximum frontage for any commercial use shall be 15.3 m.

### **4.3 Height**

- 4.3.1 The maximum height of a building shall be 10.7 m except that in the case of a site fronting a street running east and west, no portion of a building shall extend above an envelope formed by a vertical line measuring 7.3 m in height at the north property line and a plane formed by an angle of 30 degrees measured from the horizontal and having its vertex at the maximum building height permitted at the north property line.
- 4.3.2 The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum height of a building to a height not exceeding 13.8 m with respect to any development and may permit a building which exceeds the envelope provided the Director of Planning or the Development Permit Board, as the case may be, first considers:
- (a) the height, bulk, scale and location of the building and its effect on the site, surrounding buildings and streets, and existing views;
  - (b) the amount of open space, including plazas, and the effects of overall design on the general amenity of the area;
  - (c) the intent of this Schedule, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas; and
  - (d) the submission of any advisory group, property owner or tenant.

### **4.4 Front Yard and Setback**

- 4.4.1 The depth of the front yard must be 0.6 m.
- 4.4.2 For any use listed in Section 2.2, a front setback shall only be permitted where a pedestrian or shopping courtyard or other features benefitting pedestrian character are provided, or where otherwise required by this By-law.
- 4.4.3 A setback of 1.2 m from the front property line shall be required for any parking area.

### **4.5 Side Yards and Setback**

- 4.5.1 No side yard shall be required, except that where the site adjoins, without the intervention of a lane, a site located in an R district, the following side yard requirements apply:
- (a) where the adjoining site is in an RM district, a side yard with a minimum width of 1.5 m shall be provided adjoining the RM district;
  - (b) in all other cases, a side yard with a minimum width of .9 m shall be provided, except in the case of a corner site in which case an exterior side yard need not be provided.
- 4.5.2 Where a side yard is provided, although not required, the minimum provisions of section 4.5.1 shall apply.
- 4.5.3 In the case of a corner site, a setback of 1.2 m from the side property line abutting the flanking street shall be required for any parking area.

### **4.6 Rear Yard and Setback**

- 4.6.1 A rear yard with a minimum depth of 3.1 m shall be provided, except that where the rear of the site abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

- 4.6.2 Where any portion of a building contains residential uses, that portion shall be set back a minimum of 7.6 m from the rear property line across the full width of the building, except that where the rear of the site abuts a lane, this required minimum setback shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

#### **4.7 Floor Space Ratio**

- 4.7.1 The floor space ratio shall not exceed 1.20 in the case of office uses, 1.50 in the case of a site used for purely residential uses, and 3.00 in all other cases and, for this purpose an artist studio shall be deemed to be a dwelling use.

- 4.7.2 The following shall be included in the computation of floor space ratio:

- (a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

- 4.7.3 The following shall be excluded in the computation of floor space ratio:

- (a) open residential balconies and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (b) patios and roof gardens, for residential purposes only, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
  - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
  - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
- (d) amenity areas, including child day care facilities, recreation facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 percent of the total permitted floor area; and
- (e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

- 4.7.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
  - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
  - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.

#### **4.8 Site Coverage -- Not Applicable.**

#### **4.9 [Deleted -- see Parking By-law.]**

#### **4.10 Horizontal Angle of Daylight**

- 4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

- 4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.
- 4.10.4 The Director of Planning may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning first considers all the applicable policies and guidelines adopted by Council; and
  - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 4.10.5 An obstruction referred to in section 4.10.2 means:
- (a) any part of the same building including permitted projections; or
  - (b) the largest building permitted under the zoning on any adjoining site.
- 4.10.6 A habitable room referred to in section 4.10.1 does not mean:
- (a) a bathroom; or
  - (b) a kitchen whose floor area is the lesser of:
    - (i) 10% or less of the total floor area of the dwelling unit, or
    - (ii) 9.3 m<sup>2</sup>.

#### **4.11 Dedication of Land for Lane Purposes**

- 4.11.1 Where a site does not abut a lane, or abuts a lane which is less than 6.1 m in width, a portion of the site, as determined by the City Engineer, to a maximum of 3.1 m, shall be dedicated for lane purposes.
- 4.11.2 Where land is dedicated pursuant to section 4.11.1, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

### **5 Relaxation of regulations**

- 5.1** The Director of Planning may relax the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the relaxed height shall not, in any event, exceed the maximum prescribed in section 4.3.1 nor the floor space exceed 33⅓ percent of the gross floor area of the principal use.
- 5.2** The Director of Planning may relax the maximum frontage regulation in section 4.2, provided that a pedestrian amenity area such as a courtyard or resting area is provided, or where pedestrian interest is otherwise maintained and provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.
- 5.3** The Director of Planning may relax the use conditions of sections 2.3.1 and 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.
- 5.4** Despite section 4.4.1, the Director of Planning in the event of unnecessary hardship, may permit a reduced or increased front yard, having regard to the intent of this Schedule and all applicable policies and guidelines adopted by Council.

# Section 11

## Additional Regulations for Specific Uses

Whenever any of the following uses are permitted in any district pursuant to any provisions of this By-law, the following additional regulations shall apply unless otherwise specified.

*[Note: The content in the right margin is for information purposes only and does not form part of this By-law.]*

Section	Term and Regulations	
<b>11.1</b>	<b>Adult Retail Store</b> 11.1.1 Premises used as an adult retail store shall not be issued a permit for an arcade and premises used as an arcade shall not be issued a permit for an adult retail store. 11.1.2 Adult retail stores shall be restricted to a maximum floor area of 278 m <sup>2</sup> and a maximum premise frontage of 7.6 m. 11.1.3 Any development permit issued for an adult retail store shall be limited in time to three years.	Formerly 10.29
<b>11.2</b>	<b>Artist Studio and Residential Unit Associated with an Artist Studio</b> 11.2.1 Where an artist studio is combined with a residential unit, the studio may only be used by the individuals residing in the residential unit associated with and forming an integral part of the artist studio. 11.2.2 The total minimum and maximum size of an artist studio when combined with a residential unit associated with and forming an integral part of an artist studio shall be 47 m <sup>2</sup> and 500 m <sup>2</sup> , respectively.	Formerly 11.18 and 11.19
<b>11.3</b>	<b>Arts and Culture Indoor Event</b> 11.3.1 An arts and culture indoor event is not a permitted use in a dwelling unit.	Formerly 10.37
<b>11.4</b>	<b>Bed and Breakfast Accommodation</b> 11.4.1 A maximum of two bedrooms accommodating a maximum of four bed and breakfast guests may be permitted in a dwelling unit.  <i>[continued on the next page...]</i>	Formerly 11.4

	<p>11.4.2 The provision of bed and breakfast accommodation shall not be permitted coincidentally with the keeping of boarders and lodgers.</p> <p>11.4.3 The operator of the bed and breakfast accommodation shall reside in the dwelling unit.</p>	
<b>11.5</b>	<p><b>Body-rub Parlour</b></p> <p>11.5.1 Wherever “commercial”, “commercial uses”, or “service uses” appear in this By-law or in any by-law passed pursuant to this By-law, such permitted use shall not, unless otherwise specifically provided by this By-law, include a body rub parlour.</p>	Formerly 10.26.1
<b>11.6</b>	<p><b>Cannabis Store</b></p> <p>11.6.1 Before granting a development permit, the Director of Planning shall:</p> <ul style="list-style-type: none"> <li>(a) notify surrounding property owners and residents and have regard to their opinions;</li> <li>(b) have regard to the liveability of neighbouring residents; and</li> <li>(c) consider all applicable Council policies and guidelines.</li> </ul> <p>11.6.2 A cannabis store is not permitted:</p> <ul style="list-style-type: none"> <li>(a) within 300 m of the nearest property line of a site containing another cannabis store;</li> <li>(b) within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house;</li> <li>(c) within the area outlined on the map attached to this section 11 as Figure 1, except for sites with a property line on Hastings Street or Main Street;</li> <li>(d) on any site with a property line on Granville Street between Robson Street and Pacific Boulevard;</li> <li>(e) on any site other than a site located on a block where all or part of the street in that block has a painted centre line;</li> <li>(f) in conjunction with any other use; or</li> <li>(g) in conjunction with an automated banking machine.</li> </ul>	Formerly 11.28
<b>11.7</b>	<p><b>Casino and Bingo Halls</b></p> <p>11.7.1 Wherever the words “commercial”, “commercial uses”, “social, recreational and cultural” and “cultural and recreational uses” appear in this By-law or any other by-law passed pursuant to this By-law, such permitted use shall not, unless otherwise specifically provided by this By-law or any other by-law passed pursuant to this By-law, include a casino – class 1 or a bingo hall.</p> <p>11.7.2 No person shall use or occupy land for the purpose of and no development permit shall be issued for a casino – class 2 except as expressly allowed under this By-law.</p>	Formerly 10.31

<b>11.8</b>	<p><b>Church</b></p> <p>11.8.1 The site shall have a minimum frontage of 20.1 m.</p> <p>11.8.2 The Director of Planning may permit a greater height than permitted by the applicable district schedule, provided the Director of Planning first considers the effect of the additional height on the amenity of the neighbourhood.</p> <p>11.8.3 Yards shall be provided in accordance with the applicable district schedule except that interior side yards shall have a minimum width of 4.5 m plus an additional 0.3 m for every 0.6 m by which the height of the building exceeds 10.7 m.</p>	<p>Formerly 11.7</p>
<b>11.9</b>	<p><b>Community Care Facility – Class B; or Group Residence; or Seniors Supportive or Assisted Housing</b></p> <p>11.9.1 Before granting a development permit, the Director of Planning shall:</p> <ul style="list-style-type: none"> <li>(a) be satisfied that the landscaping and open space provision is appropriate for the size and nature of the development;</li> <li>(b) have due regard to the effect of the design of all buildings and the provision and location of off-street parking and loading on the amenity of the neighbourhood;</li> <li>(c) notify adjacent property owners and any others that the Director of Planning deems necessary; and</li> <li>(d) consider all applicable policies and guidelines adopted by Council.</li> </ul> <p>11.9.2 In the case of a specifically designed facility not being a conversion, the Director of Planning shall establish the minimum site area, having particular regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature of the proposed facility in terms of type of service being provided and number of residents; and</li> <li>(b) the character of development within the adjacent neighbourhood.</li> </ul> <p>11.9.3 In the case of a community care facility – class B, group residence, or seniors supportive or assisted housing resulting from the conversion of an existing building, the Director of Planning before granting a development permit shall be satisfied that the building is suitable for the conversion, having regard to the size of the site and building, open space on the site and the proximity of adjacent buildings.</p>	<p>Formerly 11.17</p>
<b>11.10</b>	<p><b>Dwelling Units</b></p> <p>11.10.1 Except when used for short term rental accommodation in accordance with section 11.32 of this By-law, no dwelling unit shall be used or occupied by more than one family, but it may also be used to keep a maximum of two boarders or lodgers, or a maximum of five foster or eight daycare children.</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 10.21</p>

	<p>11.10.2 Subject to the provisions of section 11.10.7, the floor area of each:</p> <p>(a) dwelling unit, except for a lock-off unit, must be at least 37 m<sup>2</sup>; and</p> <p>(b) lock-off unit must be at least 26 m<sup>2</sup>, measured from the inside of all outer walls, except that if the Director of Planning is satisfied that the design and location of the unit provides satisfactory living accommodation, having regard to the type of occupancy proposed, the Director of Planning may permit a floor area no less than:</p> <p>(c) 29.7 m<sup>2</sup> for dwelling units except lock-off units; and</p> <p>(d) 19 m<sup>2</sup> for lock-off units.</p> <p>11.10.3 The maximum floor area of a lock-off unit is 29.7 m<sup>2</sup>.</p> <p>11.10.4 There shall not be less than one complete bathroom unit, comprising one water closet, one hand wash basin and one bathtub or shower, contained within each dwelling unit.</p> <p>11.10.5 There shall not be more than one kitchen contained within a dwelling unit.</p> <p>11.10.6 All rooms of a dwelling unit shall remain accessible from within that dwelling unit.</p> <p>11.10.7 No person shall use or permit to be used any dwelling unit for a period of less than 30 days unless such unit forms part of a hotel, or is used for bed and breakfast accommodation or short term rental accommodation.</p> <p>11.10.8 The minimum requirements regarding floor area in section 11.10.2 do not apply to the conversion or demolition of a room designated under the Single Room Accommodation By-law, if the conversion or demolition adds bathroom and cooking facilities to the designated room.</p> <p>11.10.9 The minimum requirements regarding floor area in section 11.10.2 do not apply to a dwelling unit contained in temporary modular housing that complies with the provisions of section 11.34.</p>	
<b>11.11</b>	<p><b>Farmers' Market</b></p> <p>11.11.1 A farmers' market must be in:</p> <p>(a) open air stalls or booths;</p> <p>(b) stalls or booths partially or totally covered by tents or similar temporary structures; or</p> <p>(c) stalls or booths in a building approved for use as a farmers' market.</p> <p>11.11.2 A farmers' market must have at least 11 stalls or booths, except that the Director of Planning may permit a lesser number of stalls or booths, if the Director of Planning first considers all applicable policies and guidelines adopted by Council.</p> <p><i>[continued on the next page...]</i></p>	Formerly 11.21



	<p>11.11.3 The site area of a farmers' market must not exceed 2 323 m<sup>2</sup>, except that the Director of Planning may permit an increase in site area, if the Director of Planning first considers all applicable policies and guidelines adopted by Council.</p> <p>11.11.4 A vendor at a farmers' market must only sell: local fresh, dried or frozen fruit and vegetables; local dried or frozen meat and seafood; local eggs; local dairy products; local plants; local prepared foods; local ready-to-eat foods; local artisan crafts; or local wine, cider, beer or spirits.</p> <p>11.11.5 No more than 40% of the total number of stalls or booths in a farmers' market may be used for the sale of local ready-to-eat foods and local artisan crafts.</p> <p>11.11.6 There must be no more than three vendors selling or providing samples of local wine, cider, beer or spirits at a farmers' market.</p>	
<b>11.12</b>	<p><b>Freehold Rowhouses</b></p> <p>11.12.1 Computation of floor area, floor space ratio, yards, site coverage, impermeability, number of buildings on site and dwelling unit density must be based on the site width and area at the time of development, prior to any subdivision into individual freehold rowhouse parcels.</p> <p>11.12.2 For the purpose of fee simple subdivision, the minimum site width and frontage for each freehold rowhouse parcel is 5 m.</p>	Formerly 11.25
<b>11.13</b>	<p><b>Gasoline Stations – Full Serve and Split Island</b></p> <p>11.13.1 In the case of a gasoline station – full serve or split island located in a C-1 District, notwithstanding section 10.27 of this By-law and the front, side and rear yard regulations as set out in the C-1 District Schedule:</p> <ul style="list-style-type: none"> <li>(a) the minimum width of the side yard on a street which flanks a corner site shall be 4.5 m;</li> <li>(b) a rear yard with a minimum depth of 4.5 m shall be provided, except that where the rear property line of the site adjoins a dedicated lane, the minimum depth of the rear yard may be reduced by the width of that portion of the lane equal to the distance from the ultimate centre line of the lane to the rear line of the site;</li> <li>(c) pump islands shall be permitted in the front yard provided that they are set back a minimum distance of 4.5 m from the front property line; and</li> <li>(d) canopies over the pump islands may be located to the satisfaction of the Director of Planning in the front and side yards as long as all such canopies are set back at least 1.5 m from the front or side property line of the site, as the case may be, and no canopy is longer than 33% of the length of the street boundary of the yard in which it is located, to a maximum of 12.2 m.</li> </ul> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	Formerly 11.10

- 11.13.2 Notwithstanding any other provisions of this By-law, no merchandise shall be displayed outdoors on any gasoline station – full serve or split island site except for the following:
- (a) if located at a pump island, the small sample display of new tires, lubricating oils and automotive accessories;
  - (b) if located adjacent to the principal building, tires and vending machines; and
  - (c) if located within an accessory building approved by the Director of Planning, other merchandise including fireplace logs, garden equipment, garden furniture and similar items.
- 11.13.3 No truck, bus, utility or camper trailer, camper or similar vehicle shall be stored or parked at any time, other than the necessary waiting period for service, on a gasoline station – full serve or split island site in a C district except for the following:
- (a) in the C-1 District, trucks with a registered gross vehicle weight not exceeding 4 550 kg;
  - (b) in all other C districts, trucks and small buses with a registered gross vehicle weight not exceeding 6 825 kg;
  - (c) five utility trailers, provided that they do not exceed 1.5 m in width and 3.1 m in length and are located in the rear or side yards;
  - (d) one service truck operated by the gasoline station – full serve or split island; and
  - (e) trucks or equipment temporarily required for the construction, repair, servicing or maintenance of the premises.
- 11.13.4 Gasoline stations – full serve or split island in all districts shall be subject to the following:
- (a) except for points of access to and from the perimeter, every gasoline station – full serve or split island site shall be screened to the satisfaction of the Director of Planning along those boundaries which adjoin or are across the lane from any R district or any residence in a C, M or I district; and
  - (b) the site of every gasoline station – full serve or split island shall be properly landscaped and maintained with lawns, shrubs, trees or other suitable landscaping of a type and location to the satisfaction of the Director of Planning, such landscaping to constitute a minimum of 5% of the site subject to such minor variations as the Director of Planning may approve.
- 11.13.5 The total width of vehicular access to a gasoline station – full serve or split island from a lane in a C, M or I district shall not exceed an amount equal to 15% of the total length of the lane abutting the site; except that in no case shall the total width of vehicular access be restricted to less than 3.7 m.

<b>11.14</b>	<p><b>Homecraft</b></p> <p>11.14.1 No person other than one resident member of the family occupying the dwelling shall be engaged in the homecraft on the premises.</p> <p>11.14.2 Where located in an R district, there shall be nothing to indicate from the exterior of the dwelling unit or building that it is being used for any purpose other than its principal or approved use.</p> <p>11.14.3 No products or material shall be sold from or within the dwelling unit.</p> <p>11.14.4 No products or materials shall be stored outside of the dwelling unit, building or accessory building.</p> <p>11.14.5 No offensive noise, odour, vibration, smoke, heat or other objectionable effect shall be produced.</p>	<p>Formerly 11.6</p>
<b>11.15</b>	<p><b>Hospital</b></p> <p>11.15.1 Before granting a development permit, the Director of Planning shall:</p> <ul style="list-style-type: none"> <li>(a) be satisfied that the landscaping and open space provision is appropriate for the size and nature of the development;</li> <li>(b) have due regard to the design of all buildings, to the location and provision of off-street parking and loading, and to their effect on the amenity of the neighbourhood; and</li> <li>(c) prior to final consideration, notify adjacent property owners and any others that the Director of Planning deems necessary.</li> </ul> <p>1.15.2 In the case of a specifically designed facility not being a conversion:</p> <ul style="list-style-type: none"> <li>(a) the site area shall not be less than 3 700 m<sup>2</sup> except as provided in clause (b) below;</li> <li>(b) the Director of Planning may permit a greater height than permitted by the applicable district schedule, provided the Director of Planning first considers the effect of the additional height on the amenity of the neighbourhood, and the Director of Planning may therefor require a site area of larger than 3 700 m<sup>2</sup>; and</li> <li>(c) the floor space ratio shall not exceed the maximum permitted for any residential use in the particular district schedule.</li> </ul> <p>11.15.3 In the case of a hospital resulting from the conversion of an existing building, the Director of Planning before granting a development permit shall be satisfied that the building is suitable for the conversion, having regard to the size of the site and building, open space on the site and the proximity of adjacent buildings.</p>	<p>Formerly 11.9</p>

<b>11.16</b>	<p><b>Housekeeping Units</b></p> <p>11.16.1 No housekeeping unit shall be used or occupied by more than one family.</p> <p>11.16.2 Every housekeeping unit shall have a floor area of not less than 13.4 m<sup>2</sup>, or a floor area of not less than 11.1 m<sup>2</sup> if the unit is occupied by not more than one person only and adequate lounge facilities are provided on the premises.</p> <p>11.16.3 There shall be provided within the housekeeping unit a separate and properly ventilated kitchen or kitchenette equipped with a sink and cooking facilities.</p> <p>11.16.4 There shall not be less than one complete bathroom unit for every three housekeeping units, provided that where the housekeeping units have single occupancy the provisions of section 11.33.3 shall apply.</p> <p>11.16.5 No person shall use or permit to be used any housekeeping unit for a period of less than one month unless such unit forms part of a hotel.</p>	<p>Formerly 10.20</p>
<b>11.17</b>	<p><b>Laneway House</b></p> <p>11.17.1 In this section 11.17, “footprint” means the projected area of the extreme outer limits of a laneway house including carports, covered porches, and enclosed or covered accessory building areas but excluding steps, eaves, and such other projections as section 10.31 of this By-law may allow.</p> <p>11.17.2 In this section 11.17, height is measured from the horizontal datum plane, which is the plane created by the average of the existing site elevations as measured at the intersections of the required setback lines from the ultimate rear property line, with the side property lines.</p> <p>11.17.3 A laneway house is not permissible except in conjunction with a one-family dwelling or one-family dwelling with secondary suite on:</p> <ul style="list-style-type: none"> <li>(a) a site served by an open lane;</li> <li>(b) a site located on a corner served by an open or dedicated lane; or</li> <li>(c) a double-fronting site served by a street at both the front and rear of the site.</li> </ul> <p>11.17.4 The width of a site on which a laneway house is situated must be at least 9.8 m, except that the Director of Planning may approve a laneway house on a site which is less than 9.8 m in width, if:</p> <ul style="list-style-type: none"> <li>(a) the site is at least 7.3 m in width; or</li> <li>(b) the Director of Planning first considers massing, overlook and impact on neighbourhood privacy and all applicable Council policies and guidelines.</li> </ul> <p>11.17.5 A laneway house may have a basement.</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 11.24</p>

- 11.17.6 For sites in the RS-3 and RS-3A Districts and the RS-6 District, and for sites 16.8 m or wider in the RS-5 District, the width of a laneway house, or a laneway house and an accessory building, must not exceed the permitted width for an accessory building under the applicable district schedule.
- 11.17.7 On east-west oriented sites, a laneway house must be located toward the south side of the site to reduce shadowing on the site to the north.
- 11.17.8 A laneway house may be one storey or one storey with a partial second storey.
- 11.17.9 Open balconies, sundecks, and roof decks are not permitted:
  - (a) on a one storey laneway house; or
  - (b) above the partial second storey of a laneway house with a partial second storey.
- 11.17.10 The height of a one storey laneway house must not exceed 4.3 m in height measured to the highest point of the roof if a flat roof, or to the mean height level between the eaves and the ridge of a gable or hip roof, except that no portion of a one storey laneway house may exceed 5.2 m in height.
- 11.17.11 The location of a one storey laneway house must be:
  - (a) within 10.7 m of the ultimate rear property line;
  - (b) at least 4.9 m, measured across the width of the site, from the one-family dwelling or one-family dwelling with secondary suite on the site;
  - (c) at least 0.9 m from the ultimate rear property line, except that the Director of Planning may relax the location to 0.6 m from the ultimate rear property line on sites less than 30.5 m in depth; and
  - (d) a distance from each side property line equal to at least 10% of the lot width, except that the Director of Planning may relax the location to:
    - (i) 0.6 m from one side property line for interior lots, and
    - (ii) 0.6 m from the inside side property line for corner lots.
- 11.17.12 Notwithstanding 11.17.11(a), where a site is 39.6 m or more in depth, the Director of Planning may permit a one storey laneway house to extend into a site to a maximum of 26% of the lot depth measured from the ultimate rear property line.
- 11.17.13 Site coverage must not exceed the permitted site coverage under the applicable district schedule, except that, for a one storey laneway house, the Director of Planning may permit an increase in the permitted site coverage of up to 7% to a maximum of 47% of the site area.
- 11.17.14 The height of a laneway house with a partial second storey must not exceed:
  - (a) 6.7 m to the ridge of a gable or hip roof, with a minimum pitch of 7:12; or
  - (b) 5.8 m to the highest point of a roof with a pitch less than 7:12.

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- 1.17.15 On a laneway house with a partial second storey and a roof pitch of:
- (a) at least 7:12, the height of the intersection of the exterior surface of the roof and the exterior wall surface of the building must not exceed 4 m from the horizontal datum plane; or
  - (b) less than 7:12, the walls of the partial second storey must be set back at least 0.6 m from the exterior walls of the floor below, except that there may be a single projection into the setback to a maximum of 35% of the width of the floor below.
- 11.17.16 The partial second storey of a laneway house must not exceed:
- (a) 60% of the footprint of the laneway house, if the roof has a minimum pitch of 3:12; or
  - (b) 50% of the footprint of the laneway house, if the roof has a pitch of less than 3:12, except that the calculation may exclude any floor area of the partial second storey that is not included in the calculation of floor area according to sections 11.17.24 and 11.17.25.
- 11.17.17 Dormers must be inset at least 0.6 m from the exterior walls of the floor below, except that there may be a single projection into the setback to a maximum of 35% of the width of the floor below.
- 11.17.18 The location of a laneway house with a partial second storey must be:
- (a) within 7.9 m of the ultimate rear property line;
  - (b) at least 4.9 m, measured across the width of the site, from the one-family dwelling or one-family dwelling with secondary suite on the site;
  - (c) at least 0.9 m from the ultimate rear property line, except that the Director of Planning may relax the location to 0.6 m from the ultimate rear property line:
    - (i) on sites less than 30.5 m in depth, or
    - (ii) for the width of an existing enclosed or covered parking area that forms part of the laneway house; and
  - (d) a distance from each side property line which is at least equal to the required side yards for the site as prescribed by the applicable district schedule.
- 11.17.19 Notwithstanding 11.17.18(a), where a site is 39.6 m or more in depth, the Director of Planning may permit a laneway house with a partial second storey to extend into a site to a maximum of 21% of the lot depth measured from the ultimate rear property line.
- 1.17.20 The floor area of a laneway house must not exceed the lesser of:
- (a) 0.16 multiplied by the site area; and
  - (b) 83.6 m<sup>2</sup>.

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- 1.17.21 Despite section 11.10, the floor area of a laneway house, excluding any floor area used for enclosed parking, must be at least 26 m<sup>2</sup>, except that the Director of Planning may allow a reduction to not less than 19 m<sup>2</sup> if the Director of Planning first considers the design of the laneway house and all applicable Council policies and guidelines.
- 11.17.22 Except for a laneway house with no separate bedrooms, a laneway house must have:
- (a) one main habitable room that is not a bedroom, with a minimum size of 16.7 m<sup>2</sup> and a minimum dimension of 2.1 m measured between finished wall surfaces; and
  - (b) at least one bedroom with a minimum size of 8.4 m<sup>2</sup> and a minimum dimension of 2.1 m measured between finished wall surfaces.
- 11.17.23 Computation of floor area for a laneway house must include:
- (a) all floors, including earthen floor, measured to the extreme outer limits of the building;
  - (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
  - (c) the floor area of a basement;
  - (d) floor area used for enclosed or covered parking; and
  - (e) if the distance from a floor to the floor above or, in the absence of a floor above, to the top of the roof rafters or deck exceeds 3.7 m, an additional amount equal to the area of the floor area below the excess.
- 11.17.24 Computation of floor area for a laneway house must exclude:
- (a) areas of floors located:
    - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
    - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
  - (b) floors located at or below finished grade with a ceiling height of less than 1.2 m;
  - (c) covered porches if:
    - (i) their location is at the level of the basement or first storey,
    - (ii) they are open on at least one side or protected by guard rails, the height of which must not exceed the minimum specified in the Building By-law,
    - (iii) the total excluded floor area does not exceed 3 m<sup>2</sup>, and
    - (iv) the ceiling height of the total excluded area does not exceed 2.75 m measured from the porch floor; and

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- (d) 3% of the total area, where the exterior walls include a minimum of 175 mm of thermal insulation in total.

Where floor area is excluded under section 11.17.24(d), the Director of Planning may vary section 11.17.11(a) and 11.17.18(a) no more than 30 cm.

11.17.25 Computation of floor area for a laneway house may exclude:

- (a) open balconies, sun decks, roof decks, or any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, if the open balconies, sun decks, or roof decks face the lane or, in the case of a corner site, the lane and flanking street or either of them;
- (b) patios and green roofs if the Director of Planning first approves the design of sunroofs, walls, and railings;
- (c) despite section 11.17.23(e), open to below spaces or double height volumes under sloping roofs with a pitch of at least 3:12 if:
  - (i) the vertical distance from the floor level to the ceiling does not exceed 4.5 m,
  - (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope,
  - (iii) the excluded area does not exceed 25% of the maximum floor space under section 11.17.20, and
  - (iv) the excluded area, combined with the excluded area under subsection (d), does not exceed 25% of the maximum allowable floor area;
- (d) despite section 11.17.23(e), floor areas under sloping roofs with a pitch of at least 3:12 if:
  - (i) the vertical distance from the floor to any part of the ceiling is between 1.2 m and 2.1 m,
  - (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope,
  - (iii) the excluded floor area does not exceed 10% of the maximum floor area allowed under section 11.17.20, and
  - (iv) the excluded area, combined with the excluded area under subsection (c), does not exceed 25% of the maximum allowable floor area;
- (e) for units that have a partial second floor, an area not exceeding 2.75 m<sup>2</sup> for stairs, if the excluded area, combined with the excluded areas under subsections (c) and (d), does not exceed 25% of the maximum allowable floor area; and
- (f) an area not exceeding 3.7 m<sup>2</sup> for residential storage space, clothes closets and linen closets.

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- 11.17.26 Private outdoor space must be provided in the form of:
- (a) an open balcony, sundeck, or roof deck; or
  - (b) a patio located at grade with a minimum size of 3.7 m<sup>2</sup> and a minimum dimension of 1.5 m.
- 11.17.27 The setback provided in accordance with sections 11.17.11(c) and 11.17.18(c) must be permeable and landscaped where not required for vehicle or fire access.
- 11.17.28 A laneway house must include:
- (a) a minimum 75 mm wide trim around all doors and windows, excluding door sill trim, except where a window or door is recessed no less than 100 mm behind the adjacent exterior wall faces; and
  - (b) a canopy over the main entry door.
- 11.17.29 A main entry door that faces the lane must be set back at least 1.5 m from the ultimate rear property line.
- 11.17.30 On a corner site, the main entry door of a laneway house must face the flanking street.
- 11.17.31 At least 10% of the building elevation facing the lane must contain windows no smaller than 1.1 m<sup>2</sup>.
- 11.17.32 Unless located at least 1.5 m above the floor of the partial upper storey, or facing the lane or a flanking street, windows with transparent glazing on a partial second storey must not exceed 1.1 m<sup>2</sup>.
- 11.17.33 Wall cladding materials on a building elevation facing a lane or street must be continued in equal proportions, no less than 2.0 m along adjacent side walls or 1.2 m where the discontinuation of a material occurs at a change in the building wall plane, such as at a bay or chimney projection.
- 11.17.34 The Director of Planning may relax the design provisions in section 11.17.15, 11.17.17, 11.17.28, 11.17.29, 11.17.30, 11.17.31, 11.17.32, or 11.17.33 if, in the opinion of the Director of Planning, the design of a laneway house meets the intent of the laneway house regulations for quality and durability of design and architectural expression and is not compatible with one or more of the design requirements in those sections.
- 11.17.35 If the Director of Planning first considers the effects on neighbouring properties with regard to overlook, massing and neighbourhood privacy, and the intent of this section 11.17 and all applicable Council policies and guidelines, the Director of Planning may relax the provisions of sections 11.17.6, 11.17.7, 11.17.10, 11.17.11(a), (c) and (d), 11.17.14, 11.17.18(a), (c) and (d), 11.17.22, and 11.17.26 if:
- (a) due to topography or other conditions peculiar to the site, literal enforcement would result in unnecessary hardship;
  - (b) the relaxation is necessary to retain a tree; or
  - (c) the relaxation is necessary to allow a green roof that does not have railings or stair access.

<b>11.18</b>	<b>Live-Work Use</b> 11.18.1 The size of a live-work unit must be at least 47 m <sup>2</sup> .	Formerly 11.23
<b>11.19</b>	<b>Liquor Store</b> 11.19.1 Wherever the words “retail store”, “retail or business establishment”, “retailing”, “convenience commercial”, or similar use descriptions which imply the sale of merchandise as a permitted use, appear in this By-law or in any by-law passed pursuant to this By-law, such permitted use shall not include a liquor store without the approval of the Director of Planning or the Development Permit Board, as the case may be. 11.19.2 Wherever “commercial”, “commercial uses”, “retail”, “retail uses”, or “drive-through service” appear in this By-law or in any by-law passed pursuant to this By-law, such permitted use shall not, unless otherwise specifically provided by this By-law, include a liquor store.	Formerly 10.22.1 and 10.26.2
<b>11.20</b>	<b>Lounge</b> 11.20.1 Wherever “restaurant” appears in this By-law or in any by-law passed pursuant to this By-law, such permitted use shall not, unless otherwise specifically provided by this By-law, include a lounge as defined in the Liquor Control and Licensing Regulation under the <i>Liquor Control and Licensing Act</i> (British Columbia).	Formerly 10.26.3
<b>11.21</b>	<b>Lock-off Units and Secondary Suites</b> 11.21.1 Each lock-off unit or secondary suite must include at least one complete bathroom unit, comprising one water closet, one hand wash basin, and one bathtub or shower. 11.21.2 Each lock-off unit or secondary suite must include no more than one kitchen.	Formerly 10.34
<b>11.22</b>	<b>Marine Terminal or Berth</b> 11.22.1 A marine terminal or berth must not be used for the bulk storage and handling and trans-shipment of coal.	Formerly 10.38
<b>11.23</b>	<b>Micro Dwelling</b> 11.23.1 A micro dwelling must be part of a development which has a covenant or housing agreement registered against title restricting its use to secured market rental housing or social housing, for the longer of 60 years or the life of the building. 11.23.2 The floor area of a micro dwelling must be at least 29.7 m <sup>2</sup> , except that the Director of Planning or the Development Permit Board may relax the permitted floor area of a micro dwelling to a minimum of 23.2 m <sup>2</sup> if: (a) the Director of Planning or the Development Permit Board first considers all applicable Council policies and guidelines; and <p style="text-align: right;"><i>[continued on the next page...]</i></p>	Formerly 11.27

	<p>(b) the micro dwelling is part of a development which has a covenant or housing agreement registered against title restricting its use to secured market rental housing or social housing, for the longer of 60 years or the life of the building.</p> <p>11.23.3 A micro dwelling is only permitted in:</p> <ul style="list-style-type: none"> <li>(a) the area of the FC-1 District north of National Avenue;</li> <li>(b) the area of the RT-3 and RM-3A Districts located north of Venables Street, Malkin Avenue and Prior Street, south of Hastings Street, east of Gore Avenue and west of Clark Drive;</li> <li>(c) the HA-1 and HA-1A Districts;</li> <li>(d) the HA-2 District;</li> <li>(e) the Downtown-Eastside Oppenheimer District;</li> <li>(f) the area of the Downtown District denoted as C2 on Map 1 of the Downtown Official Development Plan;</li> <li>(g) the FC-2 District; and</li> <li>(h) the area of the IC-3 District north of 2nd Avenue.</li> </ul> <p>11.23.4 No more than one person shall occupy a micro dwelling.</p>	
<b>11.24</b>	<p><b>Neighbourhood Grocery Stores and Dwelling Units in Conjunction with Neighbourhood Grocery Stores</b></p> <p>11.24.1 Neighbourhood grocery stores existing as of July 29, 1980 are permitted in any R district except the FM-1 District.</p> <p>11.24.2 The maximum permitted frontage for a site is 15.3 m.</p> <p>11.24.3 The maximum permitted floor area for all retail and storage space is 110 m<sup>2</sup>.</p> <p>11.24.4 The maximum permitted number of indoor and outdoor seats is 16.</p> <p>11.24.5 Live entertainment is not permitted.</p> <p>11.24.6 Before granting a development permit, the Director of Planning must:</p> <ul style="list-style-type: none"> <li>(a) notify surrounding property owners and residents; and</li> <li>(b) consider: <ul style="list-style-type: none"> <li>(i) the design of any proposed building addition,</li> <li>(ii) the proposed solid waste program for collecting, storing and disposal of garbage and recycling, and</li> <li>(iii) the impact on adjacent property owners and residents of a proposed building addition or solid waste program.</li> </ul> </li> </ul> <p>11.24.7 The Director of Planning may relax the provisions of this section 11.24 with regards to maximum frontage and the applicable zoning district regulations with regards to setbacks, floor space ratio or site coverage, in order to facilitate the rehabilitation of an existing neighbourhood grocery store or dwelling unit in conjunction with neighbourhood grocery store.</p>	Formerly 11.16

<b>11.25</b>	<b>Pawnshop and Secondhand Store</b> 11.25.1 Any development permit issued for a pawnshop or secondhand store shall be limited in time to one year.	Formerly 10.30
<b>11.26</b>	<b>Public Bike Share</b> 11.26.1 Despite anything to the contrary in this By-law, public bike share is only a permitted use of lands that fall within the shaded area shown on the map attached to this section 11 as Figure 2. 11.26.2 The Director of Planning may approve a public bike share use, including such conditions as the Director of Planning may decide, provided that the Director of Planning first considers: (a) all applicable policies and guidelines adopted by Council; and (b) the submission of any advisory group, property owner or tenant, but no development permit approving the use shall be required if the use complies with section 5.19 of this By-law. 11.26.3 Floor space necessary for public bike share or a public bike share station shall be excluded from the calculation of floor space ratio on any site.	Formerly 10.36
<b>11.27</b>	<b>Retailing Used Merchandise</b> 11.27.1 Any retail store shall be permitted to use up to a maximum of 2.5 m <sup>2</sup> of floor area of premises for the retailing of: (a) used electronic equipment, including, but not limited to, audio or video equipment or accessories, computers, printers or fax machines; or (b) two or more of the following types of used merchandise: bicycles, sports equipment, luggage, jewellery, cameras, musical equipment or tools; provided that this floor area shall be clearly demarcated and readily visible and accessible to the public.	Formerly 10.22
<b>11.28</b>	<b>Riding Ring</b> 11.28.1 No riding ring shall be used for the sale, whether by auction or otherwise, of horses or other animals. 11.28.2 In the granting of a development permit, the Director of Planning shall have regard to the size, siting and location of the proposed development, the type and hours of operation, whether operated privately or open to the public with or without payment, generation of traffic, parking facilities and any effect upon adjacent property and the amenity of the neighbourhood, and shall notify such owners of adjoining property as the Director of Planning deems necessary.	Formerly 11.5

<b>11.29</b>	<p><b>Seniors Supportive or Assisted Housing</b></p> <p>11.29.1 All residential units shall contain a three piece bathroom.</p> <p>11.29.2 All housing projects shall provide meal service and 24 hour on-site emergency response assistance.</p> <p>11.29.3 For the purposes of calculating floor space ratio, common areas such as the communal dining room, and common areas on the main floor and residential floors are not excludable. Only common space provided in excess of what is required in the guidelines can be considered as an exclusion within the maximum 10% amenity exclusion.</p>	Formerly 10.32
<b>11.30</b>	<p><b>School – Elementary or Secondary</b></p> <p>11.30.1 The site shall have a minimum frontage of 20.1 m.</p> <p>11.30.2 The Director of Planning may permit a greater height than permitted by the applicable district schedule, provided the Director of Planning first considers the effect of the additional height on the amenity of the neighbourhood.</p> <p>11.30.3 Yards shall be provided in accordance with the applicable district schedule except that side yards shall have a minimum width of 6.0 m plus an additional 0.3 m for every 0.6 m by which the height of the building exceeds 10.7 m.</p>	Formerly 11.8
<b>11.31</b>	<p><b>Small-scale Pharmacy</b></p> <p>11.31.1 A small-scale pharmacy must include at least 25 m<sup>2</sup> of publicly accessible space except that if the Director of Planning first considers all applicable guidelines and policies adopted by Council and potential impacts on the site and the surrounding properties, the Director of Planning may allow a lesser amount of space.</p> <p>11.31.2 Any development permit for a small-scale pharmacy must be limited in time to two years from the date of issuance.</p>	Formerly 11.22
<b>11.32</b>	<p><b>Short Term Rental Accommodation</b></p> <p>11.32.1 In this section 11.32,</p> <p>(a) “principal residence unit” means the dwelling where an individual lives, makes their home and conducts their daily affairs, including, without limitation, paying bills and receiving mail, and is generally the dwelling unit with the residential address used on documentation related to billing, identification, taxation and insurance purposes, including, without limitation, income tax returns, Medical Services Plan documentation, driver’s licenses, personal identification, vehicle registration and utility bills; and</p> <p>(b) “booking” means a confirmed reservation of the dwelling unit, or of one or more bedrooms, as short term rental accommodation.</p> <p><i>[continued on the next page...]</i></p>	Formerly 11.32

	<p>11.32.2 Short term rental accommodation is only permitted in a lawful dwelling unit, secondary suite, laneway house, or lock-off unit that is a principal residence unit.</p> <p>11.32.3 Short term rental accommodation is not permitted in an accessory building or vehicle.</p> <p>11.32.4 Short term rental accommodation is not permitted in a dwelling unit in combination with bed and breakfast accommodation.</p> <p>11.32.5 No more than two adults may occupy each bedroom used as short term rental accommodation.</p> <p>11.32.6 Short term rental accommodation is only permitted in dwelling units that comply with all applicable occupancy limits as set out in the Fire By-law.</p> <p>11.32.7 No more than one booking may be permitted as short term rental accommodation in each dwelling unit at one time.</p> <p>11.32.8 Subject to the provisions of this section 11.32, short term rental accommodation is permitted in all CD-1 districts where dwelling uses are permitted.</p> <p>11.32.9 Any development permit or exemption from a development permit for a short term rental accommodation is time limited to two years.</p>	
<b>11.33</b>	<p><b>Sleeping Units</b></p> <p>11.33.1 No sleeping unit shall contain any sink or cooking facilities.</p> <p>11.33.2 Every sleeping unit shall include a main habitable room having a floor area of not less than 9.7 m<sup>2</sup>.</p> <p>11.33.3 There shall not be less than one hand basin provided for every three sleeping units, but in no case shall such basins be located in public hallways, at least one water closet for every ten sleeping units, and at least one bathing unit for every twelve sleeping units.</p> <p>11.33.4 No person shall use or permit to be used any sleeping unit for a period of less than one month unless such unit forms part of a hotel.</p>	Formerly 10.19
<b>11.34</b>	<p><b>Temporary Modular Housing</b></p> <p>11.34.1 Temporary modular housing must be used as social housing.</p> <p>11.34.2 Before granting a development permit for temporary modular housing, the Director of Planning must:</p> <ul style="list-style-type: none"> <li>(a) be satisfied that the landscaping and open space provision is appropriate for the size and nature of the development;</li> <li>(b) consider the impact on the livability of neighbouring residents;</li> <li>(c) notify adjacent property owners and any others that Director of Planning deems necessary; and</li> <li>(d) consider all applicable policies and guidelines adopted by Council.</li> </ul> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	Formerly 11.31

	11.34.3 A development permit for temporary modular housing must be time limited to a maximum of five years, unless otherwise extended in writing for up to an additional five years by the Director of Planning.	
<b>11.35</b>	<p><b>Temporary Sales Office</b></p> <p>11.35.1 The minimum site size shall be 2 000 m<sup>2</sup>, except that the Director of Planning may permit a smaller site provided that all parking required by the Parking By-law is provided on site.</p> <p>11.35.2 The site must be within 100 m of the development project to which the temporary sales office relates.</p> <p>11.35.3 The site must be located on an arterial or major street, which generally have two or more lanes of travel in each direction and are usually designated as truck and bus routes.</p> <p>11.35.4 The site must be more than 800 m from a commercial district, except that the Director of Planning may permit the use closer to a commercial district if the applicant can demonstrate that suitable commercial vacancy opportunities are not available.</p> <p>11.35.5 The Director of Planning must consider the submission of any advisory group, property owner or tenant and all applicable policies and guidelines adopted by Council.</p> <p>11.35.6 The site must be fully restored to its original condition immediately following the expiration of a development permit.</p>	Formerly 11.26
<b>11.36</b>	<p><b>Urban Farm – Class A</b></p> <p>11.36.1 The planting area must not exceed 325 m<sup>2</sup> on any single parcel unless the primary use of the parcel is park or playground, or institutional, in which case the Director of Planning may permit an increase in planting area to a maximum of 7 000 m<sup>2</sup>.</p> <p>11.36.2 If two or more parcels are operated jointly as an urban farm - class A, the combined planting area for all parcels must not exceed 7 000 m<sup>2</sup>.</p> <p>11.36.3 No on-site processing of fruits and vegetables, or manufacturing of food products is permitted.</p> <p>11.36.4 No mechanical equipment may be used other than that designed for household use including lawnmowers, rototillers, garden hoses and pruners.</p> <p>11.36.5 No herbicides or pesticides are permitted.</p> <p>11.36.6 No on-site sales are permitted, unless the primary use of the parcel is institutional.</p> <p>11.36.7 No urban farm – class A operated on a single parcel may generate revenue exceeding \$9,999 in any calendar year, unless the primary use of the parcel is park or playground, or institutional.</p> <p><i>[continued on the next page...]</i></p>	Formerly 11.29

	<p>11.36.8 If an urban farm – class A is operated, in whole or in part, by a person other than an owner or full-time resident of the parcel, the planting area must be subject to a lease authorizing the operation of the farm.</p> <p>11.36.9 No offensive noise, odour, light, smoke, or vibration or other objectionable effect may be produced.</p> <p>11.36.10 No mechanical equipment may be stored outside.</p> <p>11.36.11 Any development permit or waiver of a development permit for an urban farm – class A is time limited to one year.</p>	
<b>11.37</b>	<p><b>Urban Farm – Class B</b></p> <p>11.37.1 The planting area for a single parcel or the combined planting area for all parcels operated jointly as an urban farm – class B, may not exceed 7 000 m<sup>2</sup>, unless relaxed by the Director of Planning due to unnecessary hardship associated with the location, shape or size of the parcel or parcels.</p> <p>11.37.2 If located within 30 m of a residential use, no mechanical equipment may be used other than that designed for household use including lawnmowers, rototillers, garden hoses and pruners.</p> <p>11.37.3 No herbicides or pesticides are permitted.</p> <p>11.37.4 No offensive noise, odour, light, smoke, or vibration or other objectionable effect may be produced.</p> <p>11.37.5 If an urban farm – class B is operated, in whole or in part, by a person other than an owner or full-time resident of the parcel during the farm operation, the planting area must be subject to a lease authorizing the operation of the farm.</p> <p>11.37.6 Any development permit for an urban farm – class B is time limited to one year.</p>	Formerly 11.30
<b>11.38</b>	<p><b>Wedding Chapel</b></p> <p>11.38.1 Subject to section 11.38.2, the size of a wedding chapel must not exceed 140 m<sup>2</sup>.</p> <p>11.38.2 The Director of Planning may permit a wedding chapel of a larger size having regard to the siting and location of the proposed development, the type and hours of operation, generation of traffic, parking facilities, and any effect upon adjacent property and the amenity of the neighbourhood, and will notify such owners of adjoining property as the Director of Planning deems necessary.</p>	Formerly 11.20



Figure 1

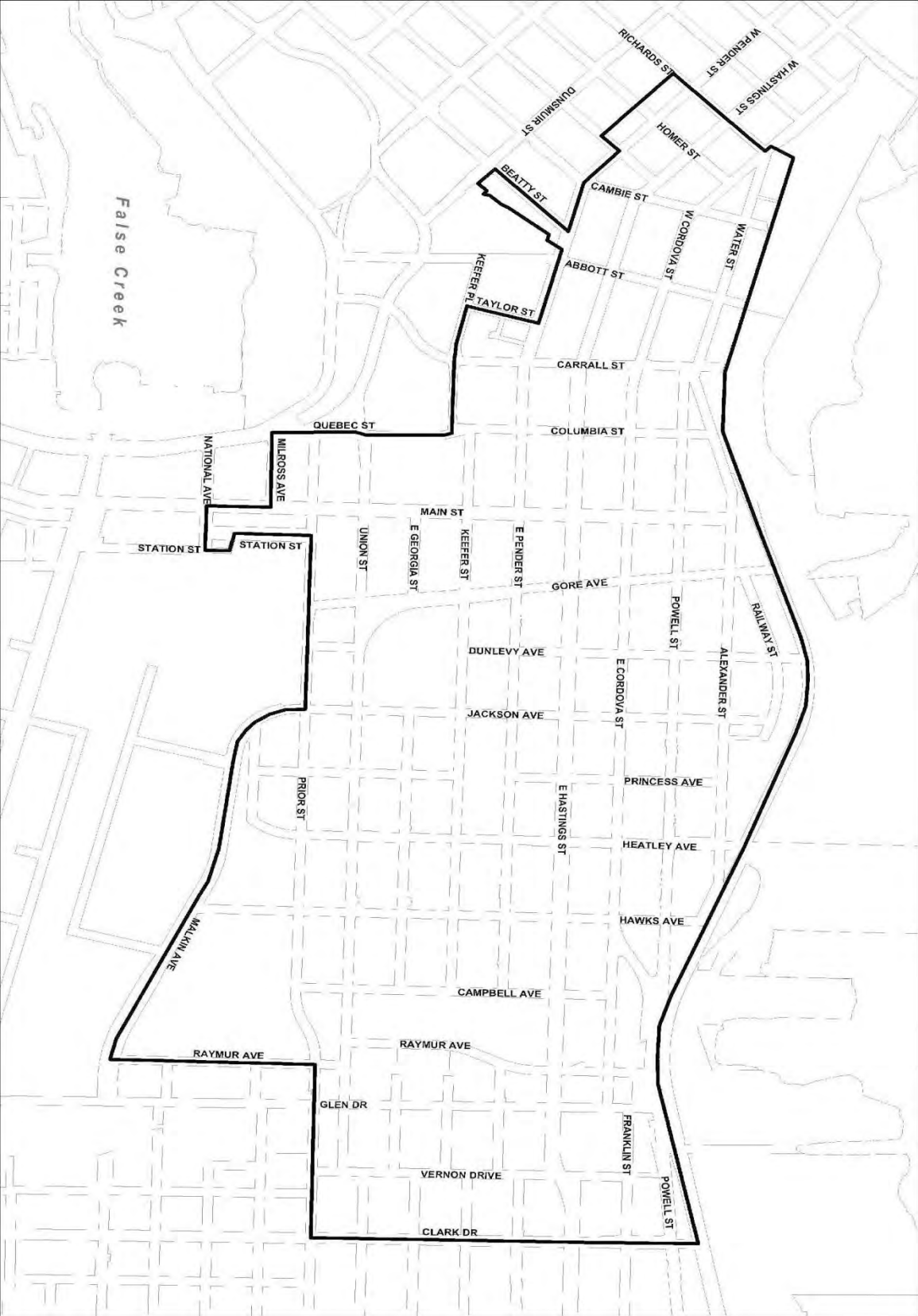


Figure 2



**From:** [Sneddon, Giselle](#)  
**To:** s.22(1)  
**Subject:** RE: 3619 East Hastings Street - DP-2019-00981  
**Date:** February 5, 2020 10:41:05 AM  
**Attachments:** [ref\\_Cannabis Guidelines.pdf](#)  
[ref\\_DistrSched\\_C-2C.pdf](#)  
[Sec11.pdf](#)  
[image001.png](#)

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Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2C zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) **allowed as outright approval**, (2) **conditionally regulated**, or (3) **not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the (3rd) “**not permitted**” category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link “<https://vancouver.ca/your-government/board-of-variance.aspx>”

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

**GISELLE SNEDDON | Project Coordinator | Development Review Branch**

Development, Buildings & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Y 1V4

[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)



---

**From:** s.22(1)  
**Sent:** January 31, 2020 4:25 PM  
**To:** Sneddon, Giselle  
**Subject:** [EXTERNAL] 3619 East Hastings Street - DP-2019-00981

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Hello,

I am writing to comment on this development application for a Retail Cannabis Store. I live in the neighbourhood and purchased here in s.22(1) and have looked forward to redevelopment of this neighbourhood for years. The pocket of Hastings between Cassiar and Boundary was kind of dead zone for many years, although I have seen some positive changes over the recent years with residential developments (strata & rentals) along this corridor. But please, do not allow any more Cannabis retailers in East Vancouver, particularly this section of Hastings.

Over the last few years there have been multiple illegally operated retail cannabis in this area along this corridor which have thankfully closed due to enforcement, but it seems like a new one will pop up in its place and it feels like Whack-a-Mole for the residents around here.

Reasons for consideration to deny this application:

- Very close proximity to an elementary school (Franklin Elementary)
- Very close proximity to an existing liquor store
- Previous experience and observations show that the customer base of this type of business exhibits risky and inconsiderate behaviour. Many of the clients are in transit from work to home, illegally park/block access points for residents of the neighbourhood so that they can pop into these places to buy their products. Additionally, many will smoke cannabis prior to getting back into vehicles and getting on the Hwy 1, increasing risk to others because they are under the influence.
- Close proximity to Hwy 1 - neighbourhood already experiences traffic congestion (particularly if accident on bridge) where vehicular traffic jams up all residential side streets as they try to cut in and find alternate access to Hwy. This type of business increases vehicle traffic.
- Very close proximity to an existing Cannabis retailer (OG Canna) at 3536 E Hastings St, although I don't think this is a legal licensed location either.
- The City should be encouraging businesses that provide a sense of community to the neighbourhood or positive service (restaurant, cafe, aesthetics, doctor/dentist, allied health services, banks) that create more complete walk-able neighbourhoods.

Thanks for your consideration,

s.22(1)

**From:** [Sneddon, Giselle](#)  
**To:** s.22(1)  
**Subject:** RE: 3619 East Hastings Street DP-2019-00981  
**Date:** January 23, 2020 9:21:30 AM  
**Attachments:** [ref\\_Cannabis Guidelines.pdf](#)  
[ref\\_DistrSched\\_C-2C.pdf](#)  
[Sec11.pdf](#)  
[image001.png](#)

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Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2C zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) **allowed as outright approval**, (2) **conditionally regulated**, or (3) **not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the (3rd) “**not permitted**” category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link “<https://vancouver.ca/your-government/board-of-variance.aspx>”

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

**GISELLE SNEDDON | Project Coordinator | Development Review Branch**

Development, Buildings & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Y 1V4

[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)

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**From:** s.22(1)  
**Sent:** January 22, 2020 7:13 PM  
**To:** Sneddon, Giselle  
**Subject:** [EXTERNAL] 3619 East Hastings Street DP-2019-00981

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Hi there,

I would like to oppose this development. It is going to be right next to a Vape store and this is only a block away from Franklin Community School s.22(1) I believe there is risk that the kids can get their hands on these products which is detrimental to their health. It will also decrease the value and quality of the other tenants in the area and be a nuisance to the residents in the immediate area.

Thanks,

s.22(1)

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**From:** [Sneddon, Giselle](#)  
**To:** [s.22\(1\)](#)  
**Subject:** RE: Application for Brain of J DP-2019000981  
**Date:** January 29, 2020 11:16:54 AM  
**Attachments:** [ref\\_Cannabis Guidelines.pdf](#)  
[ref\\_DistrSched\\_C-2C.pdf](#)  
[Sec11.pdf](#)  
[image001.png](#)

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Good morning [s.22\(1\)](#)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2C zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) **allowed as outright approval**, (2) **conditionally regulated**, or (3) **not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the (3rd) “**not permitted**” category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link “<https://vancouver.ca/your-government/board-of-variance.aspx>”

We are aware that there are two applications within the same block, however we must continue to process the applications, regardless.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

**GISELLE SNEDDON | Project Coordinator | Development Review Branch**

Development, Buildings & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Y 1V4

[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)



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**From:** s.22(1)  
**Sent:** January 28, 2020 6:34 PM  
**To:** Sneddon, Giselle  
**Subject:** [EXTERNAL] Application for Brain of J DP-2019000981

**City of Vancouver Cybersecurity WARNING:** This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Dear Giselle Sneddon:

I am writing in conjunction with the application by Brain of J to open a cannabis retail outlet at 3619 East Hastings.

I understand that the City of Vancouver requires cannabis outlets to be at least 300 metres from any school and that they be 300 metres from any other cannabis outlet to prevent clustering.

The proposed site of the Brain of J outlet does not appear to be 300 metres from Franklin School, ) a public school situated on Franklin Street.

Also, the proposed site of the Brain of J outlet at 3619 Hastings is adjacent, i.e. the next store front, to the site of another proposed site of a cannabis retail outlet at 3623 Hastings. Since the application for the store at 3623 Hastings was dated earlier (December 2 versus December 3) I think it should be the first to be considered, though both should be rejected as being closer than allowed to Franklin School.

In addition, only one of the two can be allowed to prevent clustering so there seems little point to considering both at the same time.

Sincerely,

s.22(1)

**From:** [Sneddon, Giselle](#)  
**To:** [s.22\(1\)](#)  
**Subject:** RE: Cannabis Retail Development Applications DP-2019-00981 and DP-2019-00976  
**Date:** January 23, 2020 9:30:21 AM  
**Attachments:** [ref\\_Cannabis Guidelines.pdf](#)  
[ref\\_DistrSched\\_C-2C.pdf](#)  
[Sec11.pdf](#)  
[image001.png](#)

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Good morning,

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2C zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) **allowed as outright approval**, (2) **conditionally regulated**, or (3) **not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

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Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Could you please provide me with your full name and address. It helps us gain perspective to your proximity to the proposed site.

Thank you.

Kind regards,

**GISELLE SNEDDON | Project Coordinator | Development Review Branch**

Development, Buildings & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Y 1V4



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**From:** s.22(1)  
**Sent:** January 22, 2020 11:58 PM  
**To:** Sneddon, Giselle  
**Subject:** [EXTERNAL] RE: Cannabis Retail Development Applications DP-2019-00981 and DP-2019-00976

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All else being equal, only one of these applications could be successful since 2 locations can not be next to each other. Regardless, BOTH are too close to Franklin Elementary School as per the City's own regulations. They must both be denied outright on that basis alone.

Thank you!

**From:** [Sneddon, Giselle](#)  
**To:** s.22(1)  
**Cc:**  
**Subject:** RE: Comments Development Application DP-2019-00981  
**Date:** January 31, 2020 10:41:00 AM  
**Attachments:** [ref\\_Cannabis Guidelines.pdf](#)  
[ref\\_DistrSched\\_C-2C.pdf](#)  
[Sec11.pdf](#)  
[image001.png](#)

---

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2C zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the (3rd) “not permitted” category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link “<https://vancouver.ca/your-government/board-of-variance.aspx>”

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

**GISELLE SNEDDON | Project Coordinator | Development Review Branch**

Development, Buildings & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Y 1V4

[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)

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**From:** s.22(1)  
**Sent:** January 30, 2020 9:36 PM  
**To:** Sneddon, Giselle  
**Cc:** s.22(1)  
**Subject:** [EXTERNAL] Comments Development Application DP-2019-00981

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Dear Ms. Giselle Sneddon:

We are the owners of a residential condo property at s.22(1). We have recently received the notice of "Retail Cannabis Store" application for address 3619 East Hastings (DP-2019-00981), which is located directly at the ground level of the our building.

We would like to let the Director and Committee of Planning know that as individuals living very close to the location of the store, we are vehemently against having a cannabis store at his site.

The main reason against the application is the proximity from the local elementary school (Sir Franklin Elementary School with 200 elementary students attendance), which is located only 1 block North of the location at 250 Skeena Street, less than 200m walking distance from the address of application, which as far as I know, is below the municipal requirement.

We personally believe it would be appalling to consider to have a cannabis store operating during school hours so close to an elementary school.

We cannot begin to express the potentials risks and dangers of having a recreational marijuana dispensary so close to a school with small children. These have already been well publicized, including risk of accidental cannabis ingestion, impaired drivers (while high) in the area, easier opportunity of underage marijuana use, and attracting selected crowds and crime to area.

We would strongly plead with the City Planning Department to reject the application given these potential but highly important risks and problems we have outlined above.

Thank you for your attention.

Sincerely,

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

Owners – s.22(1), Vancouver

**From:** [Sneddon, Giselle](#)  
**To:** [s.22\(1\)](#)  
**Subject:** RE: DP 2019-00981 at 3619 Hastings Street  
**Date:** January 23, 2020 9:27:34 AM  
**Attachments:** [ref\\_Cannabis Guidelines.pdf](#)  
[ref\\_DistrSched\\_C-2C.pdf](#)  
[Sec11.pdf](#)  
[image001.png](#)

---

Good morning [s.22\(1\)](#)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2C zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) **allowed as outright approval**, (2) **conditionally regulated**, or (3) **not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
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- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the (3rd) “**not permitted**” category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link “<https://vancouver.ca/your-government/board-of-variance.aspx>”

I have passed along your comments regarding the proximity to temporary housing and have received the following comments back from our Social Policy Group:

*I took a look on the non-market housing inventory - they might be talking about 3475 E Hastings, which is non-profit / low-income housing. In response to her letter, Social Policy's perspective would be that academic research has shown cannabis as a successful form of harm reduction and opioid replacement. We are more concerned with ensuring equitable access to Cannabis with SP. A recent Council motion asked staff to review City policy to allow low cost and legal Cannabis options for people seeking an alternative to opiates. Motion is here:*

<https://council.vancouver.ca/20190528/documents/motionb7.pdf>

We are aware of the other application in progress that is within the same block. Regardless, we must process each application, even if they do not meet the by-law.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

**GISELLE SNEDDON | Project Coordinator | Development Review Branch**

Development, Buildings & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Y 1V4

[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)



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**From:** s.22(1)  
**Sent:** January 22, 2020 8:05 PM  
**To:** Sneddon, Giselle  
**Subject:** [EXTERNAL] DP 2019-00981 at 3619 Hastings Street

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Dear Giselle,

I am writing to you to express my concern and disappointment with regard to the aforementioned development project.

It is simply common sense not to allow such a business to operate near a school so much so that City of Vancouver has a Bylaw in place in regard (see below an excerpt).

#### *11.6 Cannabis Store*

*11.6.1 Before granting a development permit, the Director of Planning shall:*

- (a) notify surrounding property owners and residents and have regard to their opinions;*
- (b) have regard to the liveability of neighbouring residents;*
- and*
- (c) consider all applicable Council policies and guidelines.*

*11.6.2 A cannabis store is not permitted:*

*(a) within 300 m of the nearest property line of a site containing another cannabis store;*

*(b) within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house;*

*(c) within the area outlined on the map attached to this section 11 as Figure 1, except for sites with a property line on Hastings Street or Main Street;*

*(d) on any site with a property line on Granville Street between Robson Street and Pacific Boulevard;*

*(e) on any site other than a site located on a block where all or part of the street in that block has a painted centre line;*

*(f) in conjunction with any other use; or*

*(g) in conjunction with an automated banking machine.*

Did you know that a similar business has been shut down at 3450 Hastings street for the same reason?

Why is Vancouver accepting application of this sort when it is clear that the Bylaws will not be met?

What is the point of having a bylaw and then overwrite it? It does not make sense.

Did you know that the same neighborhood hosts Halfway and temporary housing to individuals that most likely have addiction problems?

Why is Vancouver accepting application of this sort when it is clear that this type of business will potentially interfere with these people recovery?

I could not help noticing that there is another development application in progress (DP-2019-00976 at 3623 Hastings street), these addresses are side by side in the same building, how is this acceptable?

What about the building safety and insurance? These type of business are magnets for problems!

Well, I don't want to take much of your time, I am confident that my disapproval has reached you by now.

Please, stop this madness.

Thank you for your consideration.



Sincerely,

s.22(1)

**From:** [Sneddon, Giselle](#)  
**To:** [s.22\(1\)](#)  
**Subject:** RE: Dev App for 3623 Hastings  
**Date:** January 28, 2020 3:42:44 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)

---

Hello [s.22\(1\)](#)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2C zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) **allowed as outright approval**, (2) **conditionally regulated**, or (3) **not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the (3rd) “not permitted” category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link “<https://vancouver.ca/your-government/board-of-variance.aspx>”

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

**GISELLE SNEDDON | Project Coordinator | Development Review Branch**

Development, Buildings & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Y 1V4

[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)



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**From:** s.22(1)  
**Sent:** Tuesday, January 28, 2020 1:39 PM  
**To:** Hicks, Claudia  
**Subject:** [EXTERNAL] Re: Dev App for 3623 Hastings

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---

Thanks for getting back to me...

also - i received another very similar dev app for another address on that same block of Hastings.... really ??

i am growing very concerned about this issue and so would underline all my comments below for this other application.

Thanks,

s.22(1)

---

**From:** "claudia hicks" <claudia.hicks@vancouver.ca>  
**To:** s.22(1)  
**Sent:** Tuesday, January 28, 2020 1:04:58 PM  
**Subject:** RE: Dev App for 3623 Hastings

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, January 24, 2020 5:28 PM  
**To:** Hicks, Claudia  
**Subject:** [EXTERNAL] Dev App for 3623 Hastings

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Ms. Hicks,

i'm writing further to a notification i received in the mail as i live in the s.22(1) in Vancouver.

i wanted to say that i am concerned about this devapp to put a pot shop on Hsatings st.

firstly, there's already a pot shop on block over and on the other side of the street - do we really need another one so close?

i'm also concerned about what i understand happens right around where there are pot shops - that is, increased crime and utilization of cannabis which i believe is very harmful.

thanks for this opportunity to send my thoughts,

s.22(1)

Vancouver Heights resident for s.22(1)

**From:** [Sneddon, Giselle](#)  
**To:** [s.22\(1\)](#)  
**Subject:** RE: Development Application DP-2019-00981 3619 E. Hastings Street  
**Date:** January 28, 2020 9:11:17 AM  
**Attachments:** [ref\\_Cannabis Guidelines.pdf](#)  
[ref\\_DistrSched\\_C-2C.pdf](#)  
[Sec11.pdf](#)  
[image001.png](#)

---

Good morning [s.22\(1\)](#)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2C zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) **allowed as outright approval**, (2) **conditionally regulated**, or (3) **not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

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- Guidelines for Medical marijuana-related uses near youth facilities

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In regards to the social housing on Franklin St, I have reached out to our Social Policy group to look into this. They did not have a record of non-market housing on this street, but they will look into it further. Do you by chance have the name of the facility? There is non-market/low-income housing within 300m of the proposed site on E Hastings, and our social policy group is aware of this. They have provided the following response:

*In response to their letter, Social Policy’s perspective would be that academic research has shown cannabis as a successful form of harm reduction and opioid replacement. We are more concerned with ensuring equitable access to Cannabis with SP. A recent Council motion asked staff to review City policy to allow low cost and legal Cannabis options for people seeking an alternative to opiates. Motion is here:*

*<https://council.vancouver.ca/20190528/documents/motionb7.pdf>*

Since you responded to the notification, you will be informed of any decision and/or conditions

(requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

**GISELLE SNEDDON | Project Coordinator | Development Review Branch**

Development, Buildings & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Y 1V4

[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)



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---

**From:** s.22(1)  
**Sent:** January 27, 2020 7:21 PM  
**To:** Sneddon, Giselle  
**Cc:** s.22(1)  
**Subject:** [EXTERNAL] Development Application DP-2019-00981 3619 E. Hastings Street

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Re: Development Application DP-2019-00981 by Brain of J Consulting Inc. for a Cannabis Store at 3619 E. Hastings Street

---

Dear Ms Sneddon and the Director of Planning,

I am writing to oppose the application by Brain of J Consulting Inc. (Jamie's Joint) for a Cannabis Store at 3619 E. Hastings Street, for these reasons:

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing another cannabis store. There is already a cannabis store, O G Canna at 3536 E. Hastings, within 300 m of the proposed site. In addition, there is a pending application for another cannabis store at 3623 E. Hastings. This application (DP-2019-00976) is being managed by Ms. Claudia Hicks. The proposed site is right beside 3619 E. Hastings.

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250

S. Skeena Street, within 300 m of the proposed site. We don't want children in this neighbourhood to be in close proximity to these stores.

s.15(1)(l) This housing is being run by Pacific Community Resources Society (PCRS). s.15(1)(l)

s.15(1)(l)

s.15(1)(l) PCRS provides residential support while the youths continuing their recovery is essential to a positive outcome for this young group of people. Having easy access to a cannabis store would be one step backward for them to reach that goal.

Thank you for reviewing my comments, and I hope you will take my points in consideration before approving this application.

Sincerely,

s.22(1)

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

**From:** [Sneddon, Giselle](#)  
**To:** [s.22\(1\)](#)  
**Subject:** RE: [EXTERNAL] 3619 East Hastings Pot Shop  
**Date:** February 5, 2020 8:18:38 AM  
**Attachments:** [image001.png](#)

---

Hi [s.22\(1\)](#)

I will be informing you of the decision of the Director of Planning, after that there is no more notification of the neighbourhood.

If the applicant chooses to go to the Board of Variance, then the Board will likely perform a re-notification. I will be sending out more information of that process in a later e-mail after the decision.

Kind regards,

**GISELLE SNEDDON | Project Coordinator | Development Review Branch**

Development, Buildings & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Y 1V4

[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)



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**From:** [s.22\(1\)](#)  
**Sent:** February 4, 2020 5:07 PM  
**To:** Sneddon, Giselle  
**Subject:** RE: [EXTERNAL] 3619 East Hastings Pot Shop

Thank you so much for the info.  
Will we be advised when they apply for the Building Permit?

[Sent from Yahoo Mail on Android](#)

On Tue, 4 Feb 2020 at 4:28 PM, Sneddon, Giselle  
<[Giselle.Sneddon@vancouver.ca](mailto:Giselle.Sneddon@vancouver.ca)> wrote:

Hi [s.22\(1\)](#)

Approval by the Strata Council is not a requirement for their Development Permit intake,



however it might cause an issue for them at their Building Permit stage.

Kind regards,

**GISELLE SNEDDON | Project Coordinator | Development Review Branch**

Development, Buildings & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Y 1V4

[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)



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**From:** s.22(1)  
**Sent:** January 31, 2020 12:17 PM  
**To:** Sneddon, Giselle  
**Subject:** RE: [EXTERNAL] 3619 East Hastings Pot Shop

Thank you very much for your response.

1 question, does this application need Strata Council approval?

s.22(1) had an application for a 3 unit restaurant & Srata Coucil did not abrove it due to emissions.

Thank you again, s.22(1)

[Sent from Yahoo Mail on Android](#)

On Fri, 31 Jan 2020 at 10:28 AM, Sneddon, Giselle

<Giselle.Sneddon@vancouver.ca> wrote:

Good morning **s.22(1)**

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2Czoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

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Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

**GISELLE SNEDDON | Project Coordinator | Development Review Branch**

Development, Buildings & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Y 1V4

[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)



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**From:** s.22(1)  
**Sent:** January 30, 2020 2:41 PM  
**To:** Sneddon, Giselle  
**Subject:** [EXTERNAL] 3619 East Hastings Pot Shop

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My name is s.22(1) & I live s.22(1)

#1: Does Strata Council need to approve this application?

#2: I am seriously opposed to this store because of the smell it produces.

There is a young family with children s.22(1)

I don't think its fair to them to impose this on them.

#3: This store will have another pot store right beside it at 3623 e. Hastings & we have the "OG" store in the 3500 block.

#4: We also have Franklin Elementary School within 300 meters.

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

[Sent from Yahoo Mail on Android](#)

**From:** [Hicks, Claudia](#)  
**To:** [s.22\(1\)](#) [Sneddon, Giselle](#)  
**Cc:** [Sneddon, Giselle](#)  
**Subject:** RE: [EXTERNAL] Cannabis shops 3600 Block East Hastings  
**Date:** February 6, 2020 9:25:23 AM

---

HI [s.22\(1\)](#)

Thank you for your e-mail.

We are aware of the application, however, it has not been approved and therefore cannot be considered as an existing use.

If you have any further questions/comments please feel free to contact us anytime.

With thanks,

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083

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

From: [s.22\(1\)](#)

Sent: Thursday, February 06, 2020 8:42 AM

To: Sneddon, Giselle

Cc: Hicks, Claudia

Subject: [EXTERNAL] Cannabis shops 3600 Block East Hastings

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---

Good morning,

Just wondering if you are aware of a proposal to establish a secondary school on the same block as the proposed cannabis shops?

DP-2019-00169

Thanks,

[s.22\(1\)](#)

**From:** [Sneddon, Giselle](#)  
**To:** [s.22\(1\)](#) [Hicks, Claudia](#)  
**Subject:** RE: [EXTERNAL] Cannabis store applications DP-2019-00976 and DP-2019-00981  
**Date:** February 11, 2020 9:42:52 AM  
**Attachments:** [image001.png](#)

---

Good morning [s.22\(1\)](#)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2C zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) **allowed as outright approval**, (2) **conditionally regulated**, or (3) **not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

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- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the (3rd) “**not permitted**” category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link “<https://vancouver.ca/your-government/board-of-variance.aspx>”

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

In order to gain a better understanding of your proximity to the proposal site, could you please provide your address?

Kind regards,

**GISELLE SNEDDON | Project Coordinator | Development Review Branch**

Development, Buildings & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Y 1V4

[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)

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**From:** s.22(1)  
**Sent:** February 11, 2020 9:06 AM  
**To:** Sneddon, Giselle; Hicks, Claudia  
**Cc:** Dominato, Lisa; Kirby-Yung, Sarah; De Genova, Melissa  
**Subject:** [EXTERNAL] Cannabis store applications DP-2019-00976 and DP-2019-00981

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Hello Giselle and Claudia,

I am writing to express **my lack of support for two additional cannabis retailers in the 3600 block of East Hastings.**

I spoke recently in support of the MIHRPP proposal that will be coming to our neighbourhood. Part of my desire was to see a more diverse offering of meaningful services and goods in this northeast corner of the city. These do not qualify and in fact, work against the type of neighbourhood that is proposed with this important pilot program.

We do not need to add two more cannabis retailers. One exists already and the proximity to Franklin Elementary is notable and of concern.

There needs to be a cap on the number of these stores that are possible within a given radius. Any future applications, no matter how well articulated (I.e Marigolds Cannabis), will be met with the same commentary from myself and like-minded neighbours.

Thanks in advance,  
s.22(1)

--

s.22(1)

**From:** [Sneddon, Giselle](#)  
**To:** [s.22\(1\)](#) [Hicks, Claudia](#)  
**Subject:** RE: [EXTERNAL] DP-2019-00976 and DP-2019-00981  
**Date:** January 23, 2020 9:33:26 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Good morning [s.22\(1\)](#)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2C zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) **allowed as outright approval**, (2) **conditionally regulated**, or (3) **not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the (3rd) “**not permitted**” category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link “<https://vancouver.ca/your-government/board-of-variance.aspx>”

We are aware of both applications that are within the same block. We must process each application that comes through, regardless of if they meet the by-laws.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

**GISELLE SNEDDON | Project Coordinator | Development Review Branch**

Development, Buildings & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Y 1V4

[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)



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**From:** s.22(1)  
**Sent:** January 23, 2020 1:01 AM  
**To:** Hicks, Claudia; Sneddon, Giselle  
**Subject:** [EXTERNAL] DP-2019-00976 and DP-2019-00981

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Dear Claudia and Giselle,

I am strongly OPPOSED to BOTH of these development applications based on proximity to a school.

Based on current COV Bylaws, these applications shouldn't even be considered!

<https://bylaws.vancouver.ca/zoning/zoning-by-law-section-11.pdf>

Both of these stores would be only 150m away from Sir John Franklin Elementary School, specifically contravening 11.6.2 (b).

Furthermore having both of these stores at the same time would contravene 11.6.2 (a).

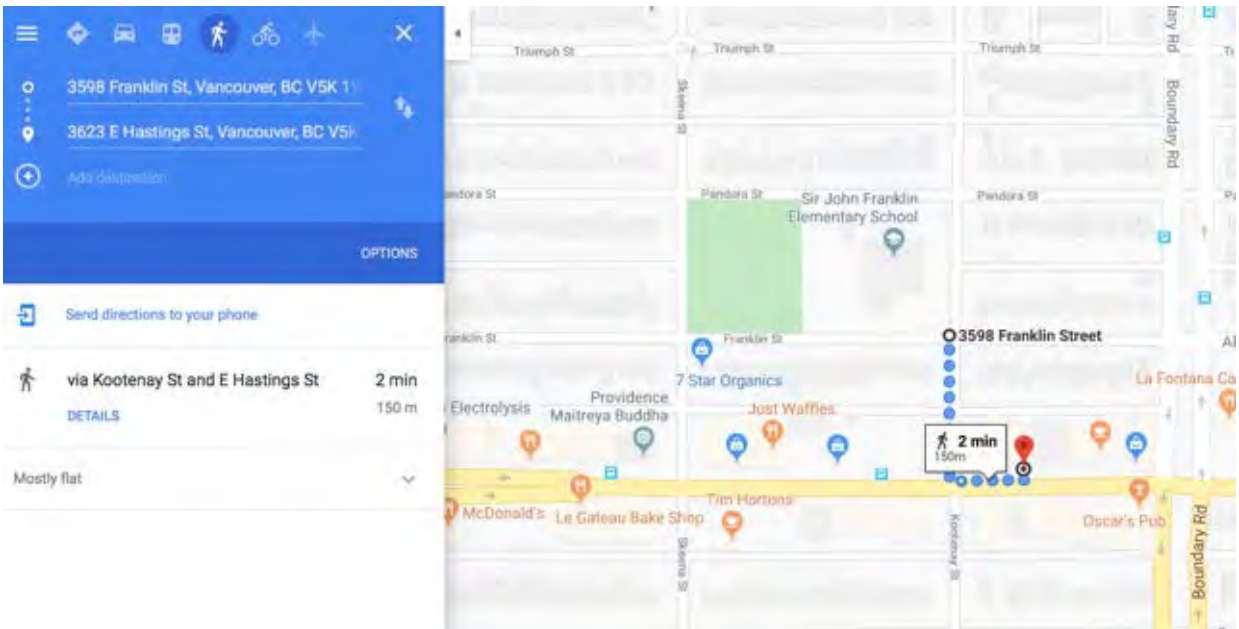
Please explain how these applications were even allowed to be submitted and please tell me that both of these applications will be withdrawn or rejected based on current Bylaws.

Sincerely,

s.22(1)

Vancouver, BC

P.S. - Does it seem suspicious that 2 applications for Retail Cannabis stores would be submitted at the same time, for the same building right beside each other by 2 different parties? Could they be trying to get around 11.6.2 (a) by hoping they will be processed separately at the same time so you won't see the other's application?



**From:** [Sneddon, Giselle](#)  
**To:** [s.22\(1\)](#)  
**Subject:** RE: [EXTERNAL] DP-2019-00981 3619 East Hastings Street  
**Date:** February 5, 2020 10:43:39 AM  
**Attachments:** [ref\\_Cannabis Guidelines.pdf](#)  
[ref\\_DistrSched\\_C-2C.pdf](#)  
[Sec11.pdf](#)  
[image001.png](#)

---

Good morning [s.22\(1\)](#)

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Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2C zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) **allowed as outright approval**, (2) **conditionally regulated**, or (3) **not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

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Kind regards,

**GISELLE SNEDDON | Project Coordinator | Development Review Branch**

Development, Buildings & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Y 1V4

[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)

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**From:** s.22(1)  
**Sent:** February 1, 2020 9:29 AM  
**To:** Sneddon, Giselle  
**Subject:** [EXTERNAL] DP-2019-00981 3619 East Hastings Street

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Hello,

s.22(1)

I understand that there is an application for changing the use from Retail to Retail Cannabis store for the commercial units. s.22(1) I am strongly against having a Cannabis store opening within the building or even near the building for that matter. There are enough cannabis stores located within a block radius from our building. We do not need this type of store in our building. There's an elementary school close by (which is also within 1 block radius), and I am sure other parents would like to keep this away from their children as far as possible. There was a stabbing incident that had happened previously in the cannabis store in the next building over.

Also, given this type of store, the cost of the building insurance premiums will increase substantially, due to the risk associated with these types of businesses. There are many new and small families in the building, the increase in premiums will likely increase the strata fees, making it more financially difficult them.

The crime rates in the neighborhood and this building are quite high. Almost on a monthly basis we hear from strata that there's been a break in in the building. A vape shop was opened without previously advising the strata.

Lastly, I would like to thank you for taking the time to read this as it does concern me as an owner and resident.

Please consider declining the application for the better future of the kids within the neighborhood and the city.

Regards,

s.22(1)

s.22(1)

s.22(1)

**From:** [Sneddon, Giselle](#)  
**To:** [s.22\(1\) Hicks, Claudia](#)  
**Subject:** RE: [EXTERNAL] DP-2019-00981 / DP-2019-00976  
**Date:** January 27, 2020 12:02:30 PM  
**Attachments:** [ref\\_Cannabis Guidelines.pdf](#)  
[ref\\_DistrSched\\_C-2C.pdf](#)  
[Sec11.pdf](#)  
[image001.png](#)

---

Good morning [s.22\(1\)](#)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

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- Guidelines for Medical marijuana-related uses near youth facilities

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Kind regards,

**GISELLE SNEDDON | Project Coordinator | Development Review Branch**

Development, Buildings & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Y 1V4

[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)



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**From:** s.22(1)  
**Sent:** January 26, 2020 8:09 PM  
**To:** Sneddon, Giselle; Hicks, Claudia  
**Subject:** [EXTERNAL] DP-2019-00981 / DP-2019-00976

**City of Vancouver Cybersecurity WARNING:** This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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1. Dear Giselle Sneddon, Claudia Hicks

I am writing to submit my comments regarding the 2 development applications in the 3600 block of E. Hastings St. in Vancouver.  
DP-2019-00981 / DP-2019-00976

As a resident of s.22(1) I have endured the fiasco that was 3 illegal stores in our neighborhood. An injunction finally saw the closure of these 3 stores. To see an application requesting an exception to the Zoning By-laws that the city has created is unacceptable in my opinion. The location of these applications is 2 blocks from Franklin Elementary School. I highly encourage the city to enforce the Zoning By-laws they have created.

**11.6 Cannabis Store**

**(b) within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house;**

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

**From:** [Sneddon, Giselle](#)  
**To:** [s.22\(1\)](#) [Hicks, Claudia](#)  
**Subject:** RE: [EXTERNAL] DP-2019-00981 and DP-2019-00976  
**Date:** January 21, 2020 8:34:00 AM  
**Attachments:** [ref\\_Cannabis Guidelines.pdf](#)  
[ref\\_DistrSched\\_C-2C.pdf](#)  
[Sec11.pdf](#)  
[image001.png](#)

---

Good morning [s.22\(1\)](#)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2C zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) **allowed as outright approval**, (2) **conditionally regulated**, or (3) **not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

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If you could please inform us of your address, it helps us gain perspective to your proximity to the proposals.

Thank you.

Kind regards,

**GISELLE SNEDDON | Project Coordinator | Development Review Branch**

Development, Buildings & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Y 1V4



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**From:** s.22(1)  
**Sent:** January 20, 2020 5:10 PM  
**To:** Hicks, Claudia; Sneddon, Giselle  
**Subject:** [EXTERNAL] DP-2019-00981 and DP-2019-00976

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An except from the City of Vancouver bylaws:

Cannabis Store

11.6.1 Before granting a development permit, the Director of Planning shall:

- (a) notify surrounding property owners and residents and have regard to their opinions;
- (b) have regard to the liveability of neighbouring residents; and
- (c) consider all applicable Council policies and guidelines.

11.6.2 A cannabis store is not permitted:

- (a) within 300 m of the nearest property line of a site containing another cannabis store;
- (b) within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house;

Both 3619 and 3623 Hastings Street are situated within 300 m of Franklin Elementary School, so cannot be allowed under City bylaws.

s.22(1)

---

s.22(1)

Vancouver, BC s.22(1)



**From:** [Sneddon, Giselle](#)  
**To:** s.22(1)  
**Subject:** RE: [EXTERNAL] DP-2019-00981  
**Date:** January 31, 2020 10:18:17 AM  
**Attachments:** [ref\\_Cannabis Guidelines.pdf](#)  
[ref\\_DistrSched\\_C-2C.pdf](#)  
[Sec11.pdf](#)

---

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights to apply for development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2C zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

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- Guidelines for Medical marijuana-related uses near youth facilities

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Kind regards,  
GISELLE SNEDDON | Project Coordinator | Development Review Branch  
Development, Buildings & Licensing  
City of Vancouver | 515 W 10th Ave  
Vancouver | BC V5Y 1V4  
[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)

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

**From:** s.22(1)  
**Sent:** January 30, 2020 2:21 PM  
**To:** Sneddon, Giselle  
**Subject:** [EXTERNAL] DP-2019-00981

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---

No. Not interested in this type of business in the neighbourhood. Too close to elementary school. Access for short term housing and youth at risk is too easy. Already have enough of these businesses close by.

**From:** [Sneddon, Giselle](#)  
**To:** [s.22\(1\)](#)  
**Subject:** RE: [EXTERNAL] DP-2019-00981  
**Date:** January 22, 2020 12:18:00 PM  
**Attachments:** [ref\\_Cannabis Guidelines.pdf](#)  
[ref\\_DistrSched\\_C-2C.pdf](#)  
[Sec11.pdf](#)

---

Hi [s.22\(1\)](#)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights to apply for development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2C zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

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Development, Buildings & Licensing  
City of Vancouver | 515 W 10th Ave  
Vancouver | BC V5Y 1V4  
[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)

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

**From:** [s.22\(1\)](#)  
**Sent:** January 21, 2020 2:20 PM  
**To:** Sneddon, Giselle  
**Subject:** [EXTERNAL] DP-2019-00981

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---

Dear Ms. Sneddon,

The application is in contravention of the requirement that such a shop be more than 300 metres from a school; Franklin school is within that distance.

Also, although outside the designated zone, only by a few blocks, there are two facilities that serve people at risk who would not benefit from this type of business.

I have no issue with the retail sale of cannabis products but feel that more discretion and common sense should be practiced when locating such a business above and beyond by-laws.

Thanks,

s.22(1)

Vancouver

**From:** [Sneddon, Giselle](#)  
**To:** [s.22\(1\)](#)  
**Subject:** RE: [EXTERNAL] DP-2019-00981  
**Date:** January 31, 2020 4:18:22 PM  
**Attachments:** [image001.png](#)

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Good afternoon [s.22\(1\)](#)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2C zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) **allowed as outright approval**, (2) **conditionally regulated**, or (3) **not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

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Kind regards,

**GISELLE SNEDDON | Project Coordinator | Development Review Branch**

Development, Buildings & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Y 1V4

[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)



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**From:** s.22(1)  
**Sent:** January 31, 2020 4:15 PM  
**To:** Sneddon, Giselle  
**Subject:** [EXTERNAL] DP-2019-00981

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---

Hi Giselle,

I'm writing to oppose the application of a retail cannabis store at 3619 Hastings. It is clearly in contravention of Zoning & Development Bylaw Section 11.6. This site is 120 metres from Franklin Elementary School.

Could you clarify how this application could even be considered "Conditional" under C-2C zoning when it is in contravention of the above bylaw? Under what terms are such applications granted variances, and what's the process through which applicants apply for variance?

I've written the same comments and posed the same question for DP-2019-00976 for a cannabis store at 3623 East Hastings for the same reasons above.

Thank you,  
s.22(1)

**From:** s.22(1)  
**To:** [Sneddon, Giselle](#); [Hicks, Claudia](#)  
**Subject:** RE: [EXTERNAL] DPs cannabis on Hastings St.  
**Date:** February 1, 2020 6:44:27 PM  
**Attachments:** [B6C78D609C304060A41EABAED7281EFA.png](#)  
[image001.png](#)

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Thanks for the response! So interesting how this all works and that they're not actually eligible because of the proximity to the school? I see that one of them already has signage in the window. Appreciate being on the list for any further updates on this.

Thanks! s.22(1)

Sent from [Mail](#) for Windows 10

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**From:** [Sneddon, Giselle](#)  
**Sent:** January 29, 2020 11:14 AM  
**To:** s.22(1) [Hicks, Claudia](#)  
**Subject:** RE: [EXTERNAL] DPs cannabis on Hastings St.

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights to apply for development permits whether they meet the regulations or not.

In this case, there are two applications within the same block. We are aware that they are next to each other, but we must process them the same way.

Currently, the applications are within 300m of an elementary school, so they are not complying with the by-laws and we will have to refuse the applications. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link "<https://vancouver.ca/your-government/board-of-variance.aspx>"

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

**GISELLE SNEDDON** | Project Coordinator | Development Review Branch  
Development, Buildings & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave  
Vancouver | BC V5Y 1V4  
[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)

CoV-DBL



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---

**From:** s.22(1)  
**Sent:** January 28, 2020 4:52 PM  
**To:** Sneddon, Giselle; Hicks, Claudia  
**Subject:** [EXTERNAL] DP's cannabis on Hastings St.

**City of Vancouver Cybersecurity WARNING:** This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi – just wondering about two notices for 3623 and 3619 E. Hastings St. both for retail cannabis. I don't object to cannabis retail generally, think it should be treated the same as beer and wine stores. The reason for my email is that there are two being proposed basically right on the same block. That seems a bit much. Variety of retail choice in this neighbourhood is much needed so I don't generally support two of these – one is fine though.

Thanks, s.22(1)  
s.22(1)

Sent from [Mail](#) for Windows 10



**From:** s.22(1)  
**To:** [Sneddon, Giselle](#)  
**Cc:** s.22(1)  
**Subject:** RE: [EXTERNAL] Development Application DP-2019-00981 3619 E. Hastings Street  
**Date:** February 6, 2020 8:42:49 AM  
**Attachments:** [image001.png](#)  
[3683 E. Hastings development application postcard.pdf](#)

---

Dear Ms. Sneddon,

In addition to my comments below, I also want to point out there is an existing application (369 Boundary Rd (Former Address:3683 E Hastings St) / DP 2019-00169) to alter an existing building for an independent secondary school (St. John's Academy), which is well within the 300 metres restriction outlined in the City Zoning and Development Bylaw section 11.6.2. The proposed cannabis store is on the same block.

BTW, I was happy to see the proposal for a school in the neighbourhood because it can bring a positive influence to the community.

Regards,

s.22(1)

---

**From:** Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>  
**Sent:** Thursday, January 23, 2020 9:19 AM  
**To:** s.22(1)  
**Subject:** RE: [EXTERNAL] Development Application DP-2019-00981 3619 E. Hastings Street

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2C zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) **allowed as outright approval**, (2) **conditionally regulated**, or (3) **not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the (3rd) **"not permitted"** category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link "<https://vancouver.ca/your-government/board-of-variance.aspx>"

I've passed your comments along to our Social Policy group for comments regarding the proximity to the transition house you mentioned. I have received the following response:

*I took a look on the non-market housing inventory - they might be talking about 3475 E Hastings, which is non-profit / low-income housing. In response to their letter, Social Policy's perspective would be that academic research has shown cannabis as a successful form of harm reduction and opioid replacement. We are more concerned with ensuring equitable access to Cannabis with SP. A recent Council motion asked staff to review City policy to allow low cost and legal Cannabis options for people seeking an alternative to opiates. Motion is here:*

<https://council.vancouver.ca/20190528/documents/motionb7.pdf>

Regardless, the proximity to an elementary school is not complying with the by-law.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

**GISELLE SNEDDON | Project Coordinator | Development Review Branch**

Development, Buildings & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Y 1V4

[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)



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**From:** s.22(1)  
**Sent:** January 22, 2020 2:12 PM  
**To:** Sneddon, Giselle  
**Cc:** s.22(1)  
**Subject:** [EXTERNAL] Development Application DP-2019-00981 3619 E. Hastings Street

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Re: Development Application DP-2019-00981 by Brain of J Consulting Inc. for a Cannabis Store at 3619 E. Hastings Street

Dear Ms Sneddon and the Director of Planning,

I am writing to oppose the application by Brain of J Consulting Inc. (Jamie's Joint) for a Cannabis Store at 3619 E. Hastings Street, for these reasons:

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing another cannabis store. There is already a cannabis store, O G Canna at 3536 E. Hastings, within 300 m of the proposed site.

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We don't want our kids to be in close proximity to these stores. Our children are this country's future and we need to do everything we can to protect them.

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. There is a transition house at s.22(1), within 300 m of the proposed site. Although the transition house is not exactly a neighbourhood house, nevertheless it houses vulnerable people. Many of the tenants have drug addiction or once had drug addiction. s.22(1)

s.22(1)

s.22(1)

see how we can better the lives of these vulnerable people who need a little help to become financially independent and a responsible member of society. Having easy access to a cannabis store would be one step backward for them to reach that goal.

Thank you for reviewing my comments, and I hope you will take my points in consideration before approving this application.

Sincerely,

s.22(1)

s.22(1)

Vancouver, BC, s.22(1)

**From:** [Sneddon, Giselle](#)  
**To:** [s.22\(1\)](#)  
**Subject:** RE: [EXTERNAL] Development application: 3619 East Hastings Street, Cannabis store.  
**Date:** January 21, 2020 8:41:28 AM  
**Attachments:** [image001.png](#)

---

Good morning [s.22\(1\)](#)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2C zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) **allowed as outright approval**, (2) **conditionally regulated**, or (3) **not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the (3rd) “**not permitted**” category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link “<https://vancouver.ca/your-government/board-of-variance.aspx>”

I cannot comment on the insurance of the tenant as we don’t have access to this information at the Development permit stage.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

**GISELLE SNEDDON | Project Coordinator | Development Review Branch**

Development, Buildings & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Y 1V4

[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)

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**From:** s.22(1)  
**Sent:** January 20, 2020 5:21 PM  
**To:** Sneddon, Giselle  
**Subject:** [EXTERNAL] Development application: 3619 East Hastings Street, Cannabis store.

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Hi there,

Further to the notice I received from the city today I'd like to register my dismay and disapproval of this application.

City of Vancouver- Zoning and Development By-Law section 11.6.2 states " A cannabis store is not permitted:

(b) within 300 m of the nearest property line of a site  
containing a school – elementary or secondary, or  
community centre or neighbourhood house;

3619 East Hastings is well within 300 meters of Franklin Elementary School so I'm astonished that this has gotten even this far. There was a weed shop tenant at Hastings by Cassiar - the Swed Shop - that was forced to close last year due to this very bylaw and it was actually further away from the school - so it doesn't make sense to allow one to open up that is even closer to the same school. Are these bylaws in place to safeguard our communities or not?

Also: does the building's insurer know about this proposed tenant? Will they even insure the building if a weedshop goes in?

Regards,

s.22(1)

**From:** [Sneddon, Giselle](#)  
**To:** s.22(1)  
**Subject:** RE: [EXTERNAL] RE: Development Application DP-2019-00981 3619 E. Hastings Street  
**Date:** February 5, 2020 10:52:51 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Hi s.22(1)

Thank you for sharing this. I will be sure to include it in my review and recommendation to the Director of Planning.

Kind regards,

**GISELLE SNEDDON | Project Coordinator | Development Review Branch**

Development, Buildings & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Y 1V4

[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)



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**From:** s.22(1)  
**Sent:** February 2, 2020 4:25 PM  
**To:** s.22(1) Sneddon, Giselle  
**Cc:** s.22(1)  
**Subject:** [EXTERNAL] RE: Development Application DP-2019-00981 3619 E. Hastings Street

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Dear Ms. Sneddon,

s.22(1) asked me to answer your question regarding the youth housing operated by Pacific Community Resources Society. The address is correct at s.22(1). It is a residential home used to house a number s.22(1) of youths. There is no signage on the building since it is meant to be kept low profile and not stand out from the neighbourhood. The housing is there s.22(1). For more info, the Director in charge of this housing is Debbie Andersen Eng. Her contact info is below:

*Debbie Anderson Eng*  
*Director, Vancouver Youth Services*  
*Pacific Community Resources Society*

t. [604.709.5732](tel:604.709.5732)  
c. [604.202.0614](tel:604.202.0614)  
[dandersoneng@pcrs.ca](mailto:dandersoneng@pcrs.ca)

Regards,

s.22(1)

---

**From:** s.22(1)  
**Sent:** Sunday, February 2, 2020 1:49 PM  
**To:** s.22(1)  
**Subject:** Fw: Development Application DP-2019-00981 3619 E. Hastings Street

s.22(1)

---

**From:** Sneddon, Giselle <[Giselle.Sneddon@vancouver.ca](mailto:Giselle.Sneddon@vancouver.ca)>  
**Sent:** January 28, 2020 9:11 AM  
**To:** s.22(1)  
**Subject:** RE: Development Application DP-2019-00981 3619 E. Hastings Street

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2C zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) **allowed as outright approval**, (2) **conditionally regulated**, or (3) **not permitted** within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the (3rd) **“not permitted”** category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link “<https://vancouver.ca/your-government/board-of->

variance.aspx”

In regards to the social housing on Franklin St, I have reached out to our Social Policy group to look into this. They did not have a record of non-market housing on this street, but they will look into it further. Do you by chance have the name of the facility? There is non-market/low-income housing within 300m of the proposed site on E Hastings, and our social policy group is aware of this. They have provided the following response:

*In response to their letter, Social Policy’s perspective would be that academic research has shown cannabis as a successful form of harm reduction and opioid replacement. We are more concerned with ensuring equitable access to Cannabis with SP. A recent Council motion asked staff to review City policy to allow low cost and legal Cannabis options for people seeking an alternative to opiates. Motion is here:*

<https://council.vancouver.ca/20190528/documents/motionb7.pdf>

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

**GISELLE SNEDDON | Project Coordinator | Development Review Branch**

Development, Buildings & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Y 1V4

[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)

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---

**From:** s.22(1)  
**Sent:** January 27, 2020 7:21 PM  
**To:** Sneddon, Giselle  
**Cc:** s.22(1)  
**Subject:** [EXTERNAL] Development Application DP-2019-00981 3619 E. Hastings Street

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---

Re: Development Application DP-2019-00981 by Brain of J Consulting Inc. for a Cannabis Store at



3619 E. Hastings Street

---

Dear Ms Sneddon and the Director of Planning,

I am writing to oppose the application by Brain of J Consulting Inc. (Jamie's Joint) for a Cannabis Store at 3619 E. Hastings Street, for these reasons:

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing another cannabis store. There is already a cannabis store, O G Canna at 3536 E. Hastings, within 300 m of the proposed site. In addition, there is a pending application for another cannabis store at 3623 E. Hastings. This application (DP-2019-00976) is being managed by Ms. Claudia Hicks. The proposed site is right beside 3619 E. Hastings.

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We don't want children in this neighbourhood to be in close proximity to these stores.

s.15(1)(l) This housing is being run by Pacific Community Resources Society (PCRS). s.15(1)(l)

s.15(1)(l)

s.15(1)(l) PCRS provides residential support while the youths continuing their recovery is essential to a positive outcome for this young group of people. Having easy access to a cannabis store would be one step backward for them to reach that goal.

Thank you for reviewing my comments, and I hope you will take my points in consideration before approving this application.

Sincerely,

s.22(1)

s.22(1)

Vancouver, BC, s.22(1)

**From:** [Sneddon, Giselle](#)  
**To:** s.22(1)  
**Subject:** RE: [EXTERNAL] Re: DP-2019-00981  
**Date:** January 29, 2020 11:11:29 AM  
**Attachments:** [ref\\_Cannabis Guidelines.pdf](#)  
[ref\\_DistrSched\\_C-2C.pdf](#)  
[Sec11.pdf](#)

---

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights to apply for development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2C zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the (3rd) “not permitted” category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link “<https://vancouver.ca/your-government/board-of-variance.aspx>”

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

If you could please send me your address as well. It helps us gain an understanding of your proximity to the proposal site.

Thank you.

Kind regards,  
GISELLE SNEDDON | Project Coordinator | Development Review Branch  
Development, Buildings & Licensing  
City of Vancouver | 515 W 10th Ave  
Vancouver | BC V5Y 1V4  
[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)

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

From: s.22(1)  
Sent: January 28, 2020 4:07 PM  
To: Sneddon, Giselle  
Subject: [EXTERNAL] Re: DP-2019-00981

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Hi Giselle,

I am a resident in s.22(1) I am writing in regards to the development application at 3619 E Hastings Street called "Jamie's Joint".

I am a bit concerned in this project as it is right beside another possible cannabis store in the future, and that one seems to be a more established brand. Just concerned because I am not sure if we need two cannabis stores and a vape store all in one strip! We are right by an elementary school and soon when summer hits, we will get a lot of youth traffic as PlayLand opens! Just seems a bit excessive.

Thanks,

s.22(1)

**From:** [Sneddon, Giselle](#)  
**To:** [s.22\(1\)](#)  
**Subject:** RE: [EXTERNAL] Re: Development application for 3619 East Hastings Street, DP-2019-00981  
**Date:** January 30, 2020 1:46:22 PM  
**Attachments:** [image001.png](#)

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Good afternoon [s.22\(1\)](#)

Thank you for your e-mail.

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

I don't have any record of a cannabis permit at 3536 E Hastings, so it will likely not be considered when we review new cannabis applications and when we ensure they are outside the 300m buffer zone. As per the Zoning and Development By-law, a proposed cannabis retail store must be a minimum of 300m from another cannabis retail shop as well as any school. In this case, 3619 E Hastings is within 300m of a school, and the application will be refused.

The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link "<https://vancouver.ca/your-government/board-of-variance.aspx>"

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

In order for us to gain context from your proximity to the proposal site, could you please provide me your address?

Thank you.

Kind regards,

**GISELLE SNEDDON | Project Coordinator | Development Review Branch**

Development, Buildings & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Y 1V4

[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)



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**From:** s.22(1)  
**Sent:** January 30, 2020 11:05 AM  
**To:** Sneddon, Giselle  
**Subject:** [EXTERNAL] Re: Development application for 3619 East Hastings Street, DP-2019-00981

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Hello, My name is s.22(1) and I am a recreational cannabis user. I live at s.22(1) Vancouver s.22(1) I am writing to express my opposition to approving the development application for this business.

My concerns are related to the potential over concentration of cannabis shops in this constricted neighbourhood. The three block commercial strip between Cassiar and Boundary Road already has an existing cannabis shop in the next block at 3536 East Hastings Street and now there are development applications for 3619 East Hastings and neighbouring 3623 East Hastings Street. This proliferation of cannabis shops mirrors the concentration that occurred when quasi-legal shops operated prior to legalization to service customers from neighbouring municipalities which at that time had bans on retail cannabis shops.

Currently, there are approximately 50 commercial spaces in this three block strip with about 15 existing vacancies. The businesses include a MacDonalds, Tim Hortons/7-11/gas station, a breakfast spot serving just waffles open from 9am-2pm, a small daytime coffee shop, a small daytime restaurant, a private liquor store and a pub, but there are no core businesses to provide essential services like a grocery store, drug store, hardware or financial institution, and no real businesses that allow neighbours to meet and build community.

City council on Tuesday, approved the development applications for two fourteen story MIRPP buildings to be built on the south side of East Hastings at 3600 and 3680 which will bring an additional 212 secured rental units to our neighbourhood. These new developments were approved with limited parking spaces as they are meant to attract 'car-less' new residents and planning staff commented that the new developments are also meant to help revitalize our commercial area. Hastings Street between Cassiar and Boundary Road has already seen the addition of 330 multi-family units (both strata and secured rental) since 2005, and an additional 79 secured rental units were approved in 2019, but even with this increased density there has been no improvement to the commercial strip, and in my opinion, further decline. I hope the new density will bring businesses and services that compliment the development of a walkable neighbourhood and such I don't want another proliferation of cannabis retail stores.

Thanks for your consideration, s.22(1)

**From:** Jeremy Jacob  
**To:** [Sneddon, Giselle](#)  
**Cc:** [Andrea Dobbs](#); [Michael Read](#)  
**Subject:** Re: [EXTERNAL] 3619 E Hastings Street  
**Date:** January 31, 2020 12:20:40 PM  
**Attachments:** [image001.png](#)

---

Hi Giselle,

Thank you for your note and for the advice.

We'll keep an eye out for notifications on this file. Would you include Michael in the email list for these? I've cc'd him here.

Best, Jeremy



Keep blooming!

Jeremy Jacob

604.317.5759

[www.villagebloomery.com](http://www.villagebloomery.com)

On Fri, Jan 31, 2020 at 10:10 AM Sneddon, Giselle <[Giselle.Sneddon@vancouver.ca](mailto:Giselle.Sneddon@vancouver.ca)> wrote:

Hi Jeremy,

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

The applicants at 3619 E Hastings are choosing to go through a similar process as yourselves by applying for the Development permit. They will likely proceed to BoV once they have been refused by the Director of Planning. Your comments regarding the proximity to the school as well as your community engagement prior to development permit application will be helpful for you at BoV. Additionally, if the applicants at 3619 E Hastings choose to proceed to BoV, I would suggest that you attend their hearing to ensure your comments and experience is heard.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

**GISELLE SNEDDON | Project Coordinator | Development Review Branch**

Development, Buildings & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Y 1V4

[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)



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**From:** Jeremy Jacob [mailto:[jeremy@villagebloomery.com](mailto:jeremy@villagebloomery.com)]

**Sent:** January 30, 2020 12:44 PM

**To:** Sneddon, Giselle

**Cc:** Andrea Dobbs

**Subject:** [EXTERNAL] 3619 E Hastings Street

**City of Vancouver Cybersecurity WARNING:** This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

---

Dear Giselle Sneddon,

Attached please find our letter in response to the Notice of Development Application for 3619 E Hastings Street.

Best regards, Jeremy



Keep blooming!

Jeremy Jacob

604.317.5759

[www.villagebloomery.com](http://www.villagebloomery.com)



January 29, 2020

Re: Notice of Development Application  
3619 E Hastings St  
DP-2019-00981

Dear Giselle Sneddon, Project Coordinator:

Andrea Dobbs and I, Jeremy Jacob, are co-founders of Village Bloomery. Village is perhaps BC's most respected cannabis retail store. Just this year, Leafly readers voted us:

- BC's favourite cannabis retailer: 1st Place – Village Bloomery
- Canada's favourite cannabis store design: 5th Place – Village Bloomery
- Canada's favourite cannabis educator: 5th Place – Andrea Dobbs
- Canada's favourite cannabis advocacy group: 5th Place – ACCRES (Jeremy has been serving as President of ACCRES for the past four years)

Recently we submitted a change of use application for a cannabis retail store in this community at 3450 E Hastings Street. We are scheduled to present to the Board of Variance for by-law relaxation on June 16th, 2020.

Prior to signing a lease on the space, we engaged the businesses along E Hastings Street from Boundary to Cassiar. We found universal acceptance from the businesses we surveyed, who recognize cannabis retail as a good economic driver for their own businesses.

We also reached out to Sir John Franklin Elementary School on Skeena Street. Principal McDonnell told us she would not be opposed to a cannabis retail business in this community – provided it was on the **south side of Hastings Street**. She noted that the busy six-lane roadway would create a physical barrier between her students and a cannabis retailer.

With this in mind, we secured the easternmost location on the south side of Hastings – the furthest distance possible from the entrance of Sir John Franklin Elementary. We feel that our store front is ideally located to serve this community while respecting Principal McDonnell's concerns.

Sincerely,

Andrea Dobbs

Jeremy Jacob

From: s.22(1)  
To: [Sneddon, Giselle](#)  
Cc: [Hicks, Claudia](#)  
Subject: Re: [EXTERNAL] Cannabis store applications DP-2019-00976 and DP-2019-00981  
Date: February 12, 2020 9:31:41 AM  
Attachments: [image001.png](#)

---

Thanks for taking the time to explain the process to me.

My address is s.22(1), Vancouver, BC s.22(1).

Both myself and s.22(1), are in opposition to these two applications.

Regards,  
s.22(1)

On Tue, Feb 11, 2020 at 9:42 AM Sneddon, Giselle <[Giselle.Sneddon@vancouver.ca](mailto:Giselle.Sneddon@vancouver.ca)> wrote:

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2C zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the (3rd) “not permitted” category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link “<https://vancouver.ca/your->

[government/board-of-variance.aspx](http://government/board-of-variance.aspx)”

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

In order to gain a better understanding of your proximity to the proposal site, could you please provide your address?

Kind regards,

**GISELLE SNEDDON | Project Coordinator | Development Review Branch**

Development, Buildings & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Y 1V4

[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)



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**From:** s.22(1)  
**Sent:** February 11, 2020 9:06 AM  
**To:** Sneddon, Giselle; Hicks, Claudia  
**Cc:** Dominato, Lisa; Kirby-Yung, Sarah; De Genova, Melissa  
**Subject:** [EXTERNAL] Cannabis store applications DP-2019-00976 and DP-2019-00981

**City of Vancouver Cybersecurity WARNING:** This is an external email. Do not

click links or open attachments unless you recognize the sender and know the content is safe.

---

Hello Giselle and Claudia,

I am writing to express **my lack of support for two additional cannabis retailers in the 3600 block of East Hastings.**

I spoke recently in support of the MIHRPP proposal that will be coming to our neighbourhood. Part of my desire was to see a more diverse offering of meaningful services and goods in this northeast corner of the city. These do not qualify and in fact, work against the type of neighbourhood that is proposed with this important pilot program.

We do not need to add two more cannabis retailers. One exists already and the proximity to Franklin Elementary is notable and of concern.

There needs to be a cap on the number of these stores that are possible within a given radius. Any future applications, no matter how well articulated (I.e Marigolds Cannabis), will be met with the same commentary from myself and like-minded neighbours.

Thanks in advance,

s.22(1)

--

s.22(1)

--

s.22(1)



**From:** s.22(1)  
**To:** [Sneddon, Giselle](#)  
**Subject:** Re: [EXTERNAL] Development application: 3619 East Hastings Street, Cannabis store.  
**Date:** January 21, 2020 8:47:29 AM  
**Attachments:** [image001.png](#)  
[image001.png](#)

---

Thank you very much! This is all very interesting - especially the information about the board of variance which I'd not been aware of.

Regards

s.22(1)

On Tue., Jan. 21, 2020, 8:41 a.m. Sneddon, Giselle, <[Giselle.Sneddon@vancouver.ca](mailto:Giselle.Sneddon@vancouver.ca)> wrote:

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2C zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the (3rd) “not permitted” category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link “<https://vancouver.ca/your-government/board-of-variance.aspx>”

I cannot comment on the insurance of the tenant as we don't have access to this information at the Development permit stage.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

**GISELLE SNEDDON | Project Coordinator | Development Review Branch**

Development, Buildings & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Y 1V4

[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)

CoV-DBL



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**From:** s.22(1)

**Sent:** January 20, 2020 5:21 PM

**To:** Sneddon, Giselle

**Subject:** [EXTERNAL] Development application: 3619 East Hastings Street, Cannabis store.

**City of Vancouver Cybersecurity WARNING:** This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,

Further to the notice I received from the city today I'd like to register my dismay and disapproval of this application.

City of Vancouver- Zoning and Development By-Law section 11.6.2 states " A cannabis store is not permitted:

(b) within 300 m of the nearest property line of a site  
containing a school – elementary or secondary, or  
community centre or neighbourhood house;

3619 East Hastings is well within 300 meters of Franklin Elementary School so I'm astonished that this has gotten even this far. There was a weed shop tenant at Hastings by Cassiar - the Swed Shop - that was forced to close last year due to this very bylaw and it was actually further away from the school - so it doesn't make sense to allow one to open up that is even closer to the same school. Are these bylaws in place to safeguard our communities or not?

Also: does the building's insurer know about this proposed tenant? Will they even insure the building if a weedshop goes in?

Regards,

s.22(1)



3623 E Hastings St  
 DP-2018-00976



s.22(1)

outside of Notification Area  
 AA

	F	A
Inside	0	14
Outside	0	2
Un-known	0	1
Total :	0	17

Hicks, Claudia

3623 E Hastings St.

From: s.22(1)  
Sent: Tuesday, February 25, 2020 12:27 PM  
To: Hicks, Claudia  
Subject: [EXTERNAL] Re: DP-2019-00976 - 3632 East Hastings Street

**City of Vancouver Cybersecurity WARNING:** This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Claudia,

Thank you for returning my call.

Please find below the email that I have been trying to send to you regarding the request for a cannabis store within my apartment building .

Regards,

s.22(1)

s.22(1)

s.22(1)

A  
✓

On Fri, Jan 31, 2020, 9:11 AM s.22(1) wrote:  
Hello Claudia,

s.22(1)

I understand that there is an application for changing the use from Retail to Retail Cannabis store for the commercial units. s.22(1) I am strongly against having a Cannabis store opening within the building or even near the building for that matter. There are enough cannabis stores located within a block radius from our building. We do not need this type of store in our building. There's an elementary school close by (which is also within 1 block radius), and I am sure other parents would like to keep this away from their children as far as possible. There was a stabbing incident that had happened previously in the cannabis store in the next building over.

Also, given this type of store, the cost of the building insurance premiums will increase substantially, due to the risk associated with these types of businesses. There are many new and small families in the building, the increase in premiums will likely increase the strata fees, making it more financially difficult them.

The crime rates in the neighborhood and this building are quite high. Almost on a monthly basis we hear from strata that there's been a break in in the building. A vape shop was opened without previously advising the strata.

Lastly, I would like to thank you for taking the time to read this as it does concern me as an owner and resident.

Please consider declining the application for the better future of the kids within the neighborhood and the city.

Regards,

s.22(1)

s.22(1)

Hicks, Claudia

3623 E. Hastings St.

**From:** Wendy Moriarty s.22(1)  
**Sent:** Thursday, January 30, 2020 7:35 PM  
**To:** Hicks, Claudia  
**Subject:** [EXTERNAL] RE: Notice of Development Application, 3623 East Hastings Street, DP-2019-00976

**City of Vancouver Cybersecurity WARNING:** This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see revision due to typo in first email:

To: Claudia Hicks / Whom It May Concern,

We are the owners of 3619 East Hastings St. Vancouver. We are opposed the proposed change of use of 3623 East Hastings St. to cannabis retailer. We are very much in favour of cannabis legalization but we are opposed to this change of use.

Thank you,

James McManus



Wendy Moriarty  
Evenflow Property Holdings Inc.  
3619 East Hastings St., Vancouver, BC

A  
✓



Hicks, Claudia

3623 E. Hastings

**From:** s.22(1)  
**Sent:** Tuesday, February 11, 2020 9:06 AM  
**To:** Sneddon, Giselle; Hicks, Claudia  
**Cc:** Dominato, Lisa; Kirby-Yung, Sarah; De Genova, Melissa  
**Subject:** [EXTERNAL] Cannabis store applications DP-2019-00976 and DP-2019-00981

**City of Vancouver Cybersecurity WARNING:** This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Giselle and Claudia,

I am writing to express **my lack of support for two additional cannabis retailers in the 3600 block of East Hastings.**

I spoke recently in support of the MIHRPP proposal that will be coming to our neighbourhood. Part of my desire was to see a more diverse offering of meaningful services and goods in this northeast corner of the city. These do not qualify and in fact, work against the type of neighbourhood that is proposed with this important pilot program.

We do not need to add two more cannabis retailers. One exists already and the proximity to Franklin Elementary is notable and of concern.

There needs to be a cap on the number of these stores that are possible within a given radius. Any future applications, no matter how well articulated (I.e Marigolds Cannabis), will be met with the same commentary from myself and like-minded neighbours.

Thanks in advance,

s.22(1)

s.22(1)

s.22(1)

A

Hicks, Claudia

3623 E Hastings St.

**From:** s.22(1)  
**Sent:** Wednesday, February 12, 2020 9:31 AM  
**To:** Sneddon, Giselle  
**Cc:** Hicks, Claudia  
**Subject:** Re: [EXTERNAL] Cannabis store applications DP-2019-00976 and DP-2019-00981

Thanks for taking the time to explain the process to me.

My address is s.22(1) Vancouver, BC s.22(1)

Both myself and s.22(1), are in opposition to these two applications.

Regards,

s.22(1)

On Tue, Feb 11, 2020 at 9:42 AM Sneddon, Giselle <Giselle.Sneddon@vancouver.ca> wrote:

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2C zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the (3rd) "not permitted" category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link "<https://vancouver.ca/your-government/board-of-variance.aspx>"

A



**Hicks, Claudia**

**From:** s.22(1)  
**Sent:** Tuesday, January 21, 2020 9:21 AM  
**To:** Sneddon, Giselle  
**Cc:** Hicks, Claudia  
**Subject:** Re: [EXTERNAL] DP-2019-00981 and DP-2019-00976

Thanks for the response. My address was listed under my original email (in the signature), I live in the s.22(1)  
 s.22(1)

s.22(1)



On Jan 21, 2020, at 8:34 AM, Sneddon, Giselle <Giselle.Sneddon@vancouver.ca> wrote:

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2C zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the (3rd) "not permitted" category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link "<https://vancouver.ca/your-government/board-of-variance.aspx>"

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

If you could please inform us of your address, it helps us gain perspective to your proximity to the proposals.

Thank you.

Kind regards,  
**GISELLE SNEDDON** | Project Coordinator | Development Review Branch  
 Development, Buildings & Licensing  
 City of Vancouver | 515 W 10<sup>th</sup> Ave  
 Vancouver | BC V5Y 1V4

<image001.png>

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**From:** s.22(1)  
**Sent:** January 20, 2020 5:10 PM  
**To:** Hicks, Claudia; Sneddon, Giselle  
**Subject:** [EXTERNAL] DP-2019-00981 and DP-2019-00976

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An excerpt from the City of Vancouver bylaws:

**Cannabis Store**

11.6.1 Before granting a development permit, the Director of Planning shall:  
(a) notify surrounding property owners and residents and have regard to their opinions;  
(b) have regard to the liveability of neighbouring residents; and  
(c) consider all applicable Council policies and guidelines.

11.6.2 A cannabis store is not permitted:

(a) within 300 m of the nearest property line of a site containing another cannabis store;  
(b) within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house;

Both 3619 and 3623 Hastings Street are situated within 300 m of Franklin Elementary School, so cannot be allowed under City bylaws.

s.22(1)

s.22(1)

Vancouver, BC s.22(1)

<ref\_Cannabis Guidelines.pdf><ref\_DistrSched\_C-2C.pdf><Sec11.pdf>



Hicks, Claudia

3623 E. Hastings. St.

From: s.22(1)  
Sent: Tuesday, January 28, 2020 8:32 PM  
To: Hicks, Claudia  
Subject: [EXTERNAL] DP-2019-00976

**City of Vancouver Cybersecurity WARNING:** This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Claudia,

I'm writing to oppose the application of a retail cannabis store at 3623 Hastings. It is clearly in contravention of Zoning & Development Bylaw Section 11.6. This site is 120 metres from Franklin Elementary School.

Could you clarify how this application could even be considered "Conditional" under C-2C zoning when it is in contravention of the above bylaw? Under what terms are such applications granted variances, and what's the process through which applicants apply for variance?

Thank you,

s.22(1)

A  
V

s.22(1)

Hicks, Claudia

3623 E. Hastings.

From: s.22(1)  
Sent: Monday, January 20, 2020 6:28 PM  
To: Hicks, Claudia  
Subject: [EXTERNAL] 3623 Hastings Street- Development proposal

**City of Vancouver Cybersecurity WARNING:** This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,

I'm writing to register my disapproval of this application.

City of Vancouver- Zoning and Development By-Law section 11.6.2 states " A cannabis store is not permitted:

(b) within 300 m of the nearest property line of a site  
containing a school – elementary or secondary, or  
community centre or neighbourhood house;

3623 East Hastings is well within 300 meters of Franklin Elementary School so I'm astonished that this has gotten even this far. There was a weed shop tenant at Hastings by Cassiar - the Swed Shop - that was forced to close last year due to this very bylaw and it was actually further away from the school - so it doesn't make sense to allow one to open up that is even closer to the same school. Are these bylaws in place to safeguard our communities or not?

Also: does the building's insurer know about this proposed tenant? Will they even insure the building if a weedshop goes in?

Regards,

s.22(1)

A  
✓

s.22(1)

Hicks, Claudia

3623 E Hastings St.

**From:** Sneddon, Giselle  
**Sent:** Wednesday, January 22, 2020 12:18 PM  
**To:** s.22(1)  
**Cc:** Hicks, Claudia  
**Subject:** RE: [EXTERNAL] DP-2019-00976

Hi s.22(1)

Thank you for your e-mail. I am passing it along to Claudia Hicks as she is the Project Coordinator for 3623 E Hastings.

Kind regards,  
GISELLE SNEDDON | Project Coordinator | Development Review Branch Development, Buildings & Licensing City of  
Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 [giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)

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

**From:** s.22(1)  
**Sent:** January 21, 2020 2:22 PM  
**To:** Sneddon, Giselle  
**Subject:** [EXTERNAL] DP-2019-00976

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Sneddon,

The application is in contravention of the requirement that such a shop be more than 300 metres from a school; Franklin school is within that distance.

Also, although outside the designated zone, only by a few blocks, there are two facilities that serve people at risk who would not benefit from this type of business.

I have no issue with the retail sale of cannabis products but feel that more discretion and common sense should be practiced when locating such a business above and beyond by-laws.

Thanks,

s.22(1)  
Vancouver

A  
✓

s.22(1)



3623 E. Hastings

Hicks, Claudia

From: s.22(1)  
Sent: Wednesday, January 22, 2020 2:09 PM  
To: Hicks, Claudia  
Cc: s.22(1)  
Subject: [EXTERNAL] Development Application DP-2019-00976 3623 E. Hastings Street

**City of Vancouver Cybersecurity WARNING:** This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Re: Development Application DP-2019-00976 by DOS Design Group Inc. for a Cannabis Store at 3623 E. Hastings Street

Dear Ms Hicks and the Director of Planning,

I am writing to oppose the application by DOS Design Group Inc. (Marigolds Cannabis) for a Cannabis Store at 3623 E. Hastings Street, for these reasons:

1. According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing another cannabis store. There is already a cannabis store, O G Canna at 3536 E. Hastings, within 300 m of the proposed site.
2. According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We don't want our kids to be in close proximity to these stores. Our children are this country's future and we need to do everything we can to protect them.
3. According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. There is a transition house at s.22(1) within 300 m of the proposed site. Although the transition house is not exactly a neighbourhood house, nevertheless it houses vulnerable people. Many of the tenants have drug addiction or once had drug addiction. s.22(1)

s.22(1)

s.22(1)

to see how we can better the lives of these vulnerable people who need a little help to become financially independent and a responsible member of society. Having easy access to a cannabis store would be one step backward for them to reach that goal.

Thank you for reviewing my comments, and I hope you will take my points in consideration before approving this application.

A  
V

Sincerely,

s.22(1)

s.22(1)

Vancouver, BC, s.22(1)

Hicks, Claudia

2623 E Hastings St.

**From:** s.22(1)  
**Sent:** Thursday, February 06, 2020 10:34 AM  
**To:** Hicks, Claudia  
**Subject:** Re: [EXTERNAL] Cannabis shops 3600 Block East Hastings

Thanks!

> On Feb 6, 2020, at 9:25 AM, Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)> wrote:

>

> HI s.22(1)

> Thank you for your e-mail.

> We are aware of the application, however, it has not been approved and therefore cannot be considered as an existing use.

> If you have any further questions/comments please feel free to contact us anytime.

> With thanks,

> Claudia Hicks

> Project Coordinator - Development Review Branch Development, Buildings

> & Licensing

> 604.871.6083

>

>

>

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>

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

> From: s.22(1)

> Sent: Thursday, February 06, 2020 8:42 AM

> To: Sneddon, Giselle

> Cc: Hicks, Claudia

> Subject: [EXTERNAL] Cannabis shops 3600 Block East Hastings

>

>

> City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

>

>

> Good morning,

>

> Just wondering if you are aware of a proposal to establish a secondary school on the same block as the proposed cannabis shops?

>

> DP-2019-00169

>

> Thanks,

>

> s.22(1)



Hicks, Claudia

3623 E. Hastings St.

From: s.22(1)  
Sent: Wednesday, January 22, 2020 8:10 PM  
To: Hicks, Claudia  
Subject: [EXTERNAL] DP 2019-00976 at 3623 Hastings Street

**City of Vancouver Cybersecurity WARNING:** This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Claudia,

I am writing to you to express my concern and disappointment with regard to the aforementioned development project.

It is simply common sense not to allow such a business to operate near a school so much so that City of Vancouver has a Bylaw in place in regard (see below an excerpt).

*11.6 Cannabis Store*

*11.6.1 Before granting a development permit, the Director of Planning shall:*

- (a) notify surrounding property owners and residents and have regard to their opinions;*
- (b) have regard to the liveability of neighbouring residents; and*
- (c) consider all applicable Council policies and guidelines.*

*11.6.2 A cannabis store is not permitted:*

- (a) within 300 m of the nearest property line of a site containing another cannabis store;*
- (b) within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house;*
- (c) within the area outlined on the map attached to this section 11 as Figure 1, except for sites with a property line on Hastings Street or Main Street;*
- (d) on any site with a property line on Granville Street between Robson Street and Pacific Boulevard;*
- (e) on any site other than a site located on a block where all or part of the street in that block has a painted centre line;*
- (f) in conjunction with any other use; or*
- (g) in conjunction with an automated banking machine.*

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s.22(1)

Did you know that a similar business has been shut down at 3450 Hastings street for the same reason?

Why is Vancouver accepting application of this sort when it is clear that the Bylaws will not be met?

What is the point of having a bylaw and then overwrite it? It does not make sense.

Did you know that the same neighborhood hosts Halfway and temporary housing to individuals that most likely have addiction problems?

Why is Vancouver accepting application of this sort when it is clear that this type of business will potentially interfere with these people recovery?

I could not help noticing that there is another development application in progress (DP-2019-00981 at 3619 Hastings street), these addresses are side by side in the same building, how is this acceptable?

What about the building safety and insurance? These type of business are magnets for problems!

Well, I don't want to take much of your time, I am confident that my disapproval has reached you by now.

Please, stop this madness.

Thank you for your consideration.

Sincerely,

s.22(1)

Hicks, Claudia

3623 E Hastings St.

**From:** s.22(1)  
**Sent:** Friday, January 24, 2020 5:28 PM  
**To:** Hicks, Claudia  
**Subject:** [EXTERNAL] Dev App for 3623 Hastings

**City of Vancouver Cybersecurity WARNING:** This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Hicks,

i'm writing further to a notification i received in the mail as i live in the s.22(1) in Vancouver.  
i wanted to say that i am concerned about this devapp to put a pot shop on Hastings st.

firstly, there's already a pot shop on block over and on the other side of the street - do we really need another one so close?

i'm also concerned about what i understand happens right around where there are pot shops - that is, increased crime and utilization of cannabis which i believe is very harmful.

thanks for this opportunity to send my thoughts,

s.22(1)

Vancouver Heights resident for s.22(1)

s.22(1)

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Hicks, Claudia

3623 E. Hastings St.

**From:** s.22(1)  
**Sent:** Saturday, January 25, 2020 12:54 PM  
**To:** Hicks, Claudia  
**Subject:** [EXTERNAL] 3623 East Hastings St DP-2019-00976

**City of Vancouver Cybersecurity WARNING:** This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,

I would like to oppose this development. It is going to be right next to a Vape store and this is only a block away from Franklin Community School where I live. I believe there is risk that the kids can get their hands on these products which is detrimental to their health. It will also decrease the value and quality of the other tenants and the liveability of the area in general, as it will be a nuisance to the residents in the immediate area. It is also right next to another proposed cannabis store at 3619 East Hastings Street.

Thank you,

s.22(1)

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s.22(1)

## Hicks, Claudia

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**From:** Sneddon, Giselle  
**Sent:** Monday, January 27, 2020 12:02 PM  
**To:** s.22(1) Hicks, Claudia  
**Subject:** RE: [EXTERNAL] DP-2019-00981 / DP-2019-00976  
**Attachments:** ref\_Cannabis Guidelines.pdf; ref\_DistrSched\_C-2C.pdf; Sec11.pdf

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights to apply for development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2C zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw - Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Certain aspects falling under the (3rd) "not permitted" category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link "<https://vancouver.ca/your-government/board-of-variance.aspx>"

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,  
**GISELLE SNEDDON** | Project Coordinator | Development Review Branch  
Development, Buildings & Licensing  
City of Vancouver | 515 W 10<sup>th</sup> Ave  
Vancouver | BC V5Y 1V4  
[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)



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**From:** s.22(1)  
**Sent:** January 26, 2020 8:09 PM

**To:** Sneddon, Giselle; Hicks, Claudia

**Subject:** [EXTERNAL] DP-2019-00981 / DP-2019-00976

**City of Vancouver Cybersecurity WARNING:** This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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1. Dear Giselle Sneddon, Claudia Hicks

I am writing to submit my comments regarding the 2 development applications in the 3600 block of E. Hastings St. in Vancouver.

DP-2019-00981 / DP-2019-00976

As a resident of s.22(1) I have endured the fiasco that was 3 illegal stores in our neighborhood. An injunction finally saw the closure of these 3 stores.

To see an application requesting an exception to the Zoning By-laws that the city has created is unacceptable in my opinion.

The location of these applications is 2 blocks from Franklin Elementary School. I highly encourage the city to enforce the Zoning By-laws they have created.

### **11.6 Cannabis Store**

**(b) within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house;**

Thank you for your time,

s.22(1)

Hicks, Claudia

3623 E. Hastings St.

**From:** s.22(1)  
**Sent:** Saturday, January 25, 2020 9:39 AM  
**To:** Hicks, Claudia  
**Subject:** [EXTERNAL] zoning applications DP-2019-00976, DP-2019-00981

**City of Vancouver Cybersecurity WARNING:** This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, I am writing this email to express my strong opposition to granting these permits. I'm not even sure why you would entertain opening two of them right next to each other.

I am staunchly against the legalization of marijuana, as I have seen the impact the drug has on people (not to mention alcohol, but that's another story).

I'm sure you are aware that not only is the proposed address in a residential area, but it is close to Franklin Elementary school, a tract of low-income housing, and a youth recovery house. I don't think these pot shops are in the best interest of the neighbourhood. Marijuana has NOT been medically proven to be an effective treatment for any condition and was approved medicinally without the usual rigorous testing, but I digress.

I ask you not to approve either of these rezoning permits.

Thanks

s.22(1)

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✓

s.22(1)



Hicks, Claudia

3623 E. Hastings St.

From: s.22(1)  
Sent: Thursday, January 23, 2020 1:01 AM  
To: Hicks, Claudia; Sneddon, Giselle  
Subject: [EXTERNAL] DP-2019-00976 and DP-2019-00981

**City of Vancouver Cybersecurity WARNING:** This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Claudia and Giselle,

I am strongly OPPOSED to BOTH of these development applications based on proximity to a school.

Based on current COV Bylaws, these applications shouldn't even be considered!

<https://bylaws.vancouver.ca/zoning/zoning-by-law-section-11.pdf>

Both of these stores would be only 150m away from Sir John Franklin Elementary School, specifically contravening 11.6.2 (b).

Furthermore having both of these stores at the same time would contravene 11.6.2 (a).

Please explain how these applications were even allowed to be submitted and please tell me that both of these applications will be withdrawn or rejected based on current Bylaws.

Sincerely,

s.22(1)

Vancouver, BC

P.S. - Does it seem suspicious that 2 applications for Retail Cannabis stores would be submitted at the same time, for the same building right beside each other by 2 different parties? Could they be trying to get around 11.6.2 (a) by hoping they will be processed separately at the same time so you won't see the other's application?

A  
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3598 Franklin St, Vancouver, BC V5K 1

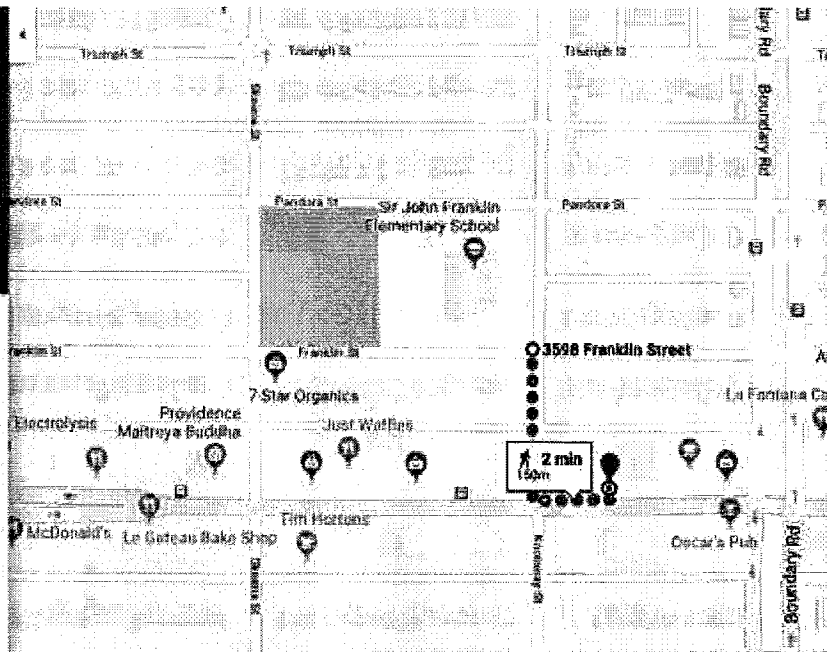
3623 E Hastings St, Vancouver, BC V5L

Options

Send directions to your phone

via Kootenay St and E Hastings St 2 min  
 DETAILS 150 m

Mostly flat



3623 E Hastings St.

Hicks, Claudia

**From:** Sneddon, Giselle  
**Sent:** Wednesday, February 05, 2020 10:45 AM  
**To:** s.22(1) Hicks, Claudia  
**Subject:** RE: [EXTERNAL] DP's cannabis on Hastings St.

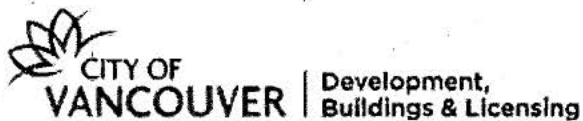
Hi s.22(1)

Yes, since they are within 300m to a school, they do not comply with the by-laws. They may choose to still go to the Board of Variance which has the authority to overturn our decision. If that is the case, then they may be able to proceed with their application despite their proximity to the school.

Kind regards,

**GISELLE SNEDDON** | Project Coordinator | Development Review Branch  
Development, Buildings & Licensing  
City of Vancouver | 515 W 10<sup>th</sup> Ave  
Vancouver, BC V5Y 1V4  
[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)

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**From:** s.22(1)  
**Sent:** February 1, 2020 6:44 PM  
**To:** Sneddon, Giselle; Hicks, Claudia  
**Subject:** RE: [EXTERNAL] DP's cannabis on Hastings St.

Thanks for the response! So interesting how this all works and that they're not actually eligible because of the proximity to the school? I see that one of them already has signage in the window. Appreciate being on the list for any further updates on this.

Thanks! s.22(1)

Sent from Mail for Windows 10

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**From:** Sneddon, Giselle  
**Sent:** January 29, 2020 11:14 AM  
**To:** s.22(1) Hicks, Claudia  
**Subject:** RE: [EXTERNAL] DP's cannabis on Hastings St.

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights to apply for development permits whether they meet the regulations or not.

In this case, there are two applications within the same block. We are aware that they are next to each other, but we must process them the same way.

Currently, the applications are within 300m of an elementary school, so they are not complying with the by-laws and we will have to refuse the applications. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link "<https://vancouver.ca/your-government/board-of-variance.aspx>"

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

**GISELLE SNEDDON | Project Coordinator | Development Review Branch**

Development, Buildings & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Y 1V4

[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)



**CITY OF  
VANCOUVER**

**Development,  
Buildings & Licensing**

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**From:** s.22(1)

**Sent:** January 28, 2020 4:52 PM

**To:** Sneddon, Giselle; Hicks, Claudia

**Subject:** [EXTERNAL] DP's cannabis on Hastings St.

**City of Vancouver Cybersecurity WARNING:** This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi – just wondering about two notices for 3623 and 3619 E. Hastings St. both for retail cannabis. I don't object to cannabis retail generally, think it should be treated the same as beer and wine stores. The reason for my email is that there are two being proposed basically right on the same block. That seems a bit much. Variety of retail choice in this neighbourhood is much needed so I don't generally support two of these – one is fine though.

Thanks, s.22(1)

s.22(1)



Hicks, Claudia

3623 E Hastings St.

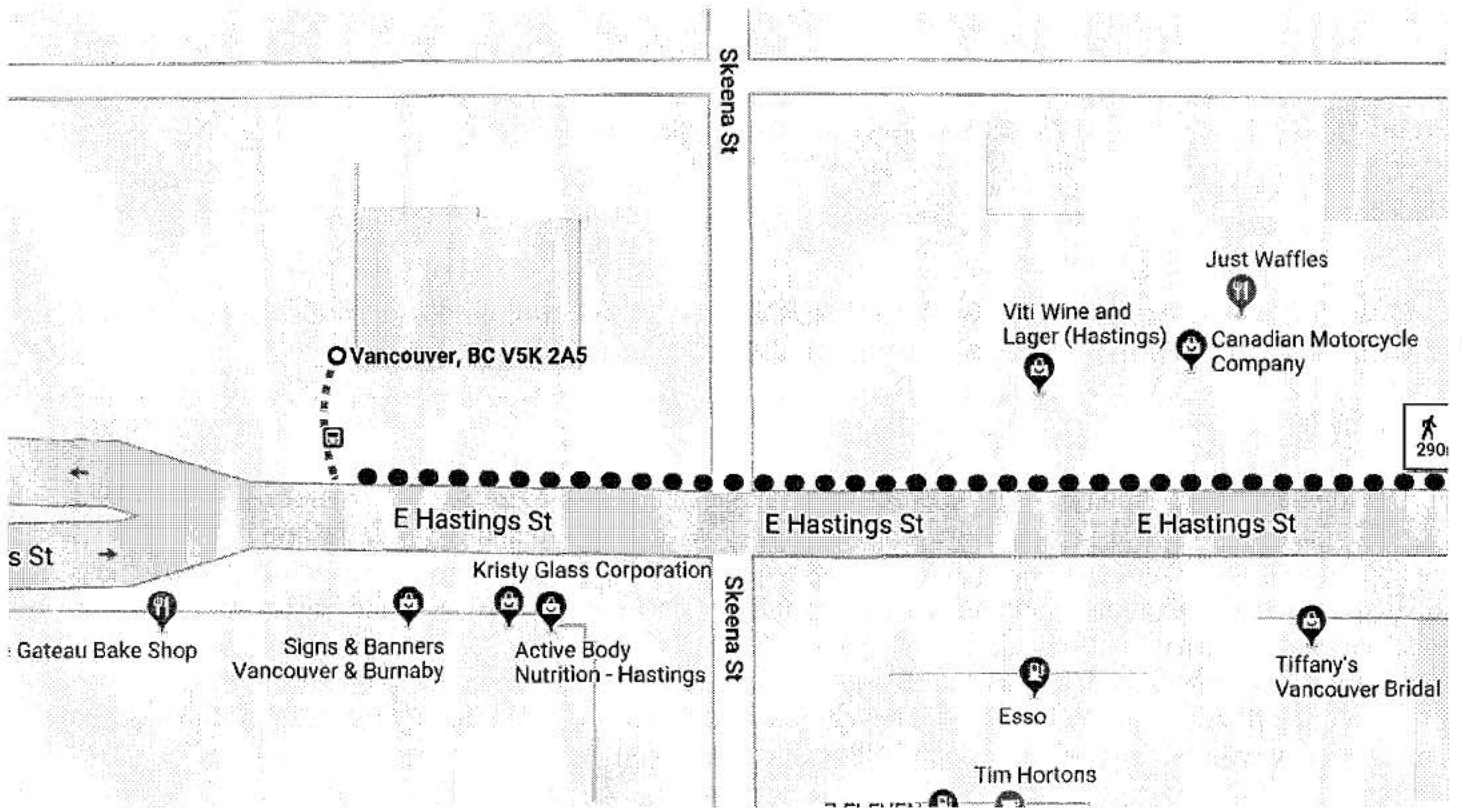
**From:** s.22(1)  
**Sent:** Tuesday, January 21, 2020 6:57 PM  
**To:** Hicks, Claudia  
**Subject:** [EXTERNAL] Development Application DP-2019-00976 - IN VIOLATION OF CITY BYLAW

**City of Vancouver Cybersecurity WARNING:** This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Claudia,

A development application (DP-2019-00976) for a retail cannabis store (@ 3623 East Hastings Street) has just arrived in my mailbox and I am not sure how or why my tax dollars are being wasted printing this? This location is in direct violation of your own bylaws, see attached images. The location is within 300m of an elementary school (Sir John Franklin Elementary) and the SRO located at Skeena and East Hastings, not too mention the McCreary Centre Society at 3552 East Hastings Street which serves to educate at risk youth. There is this thing called Google that one can use easily figure these things out. For a city that wants to be green, printing these flyers seems really stupid. I have forwarded this to Jenny Kwan, my local MP. Don't waste tax payers money with this stupidity, this application must be denied


A





 via Kootenay St 2 min  
DETAILS 200 m


An aerial photograph of a park area. A road, Pandora St, runs horizontally across the top of the image. The label 'Pandora St' appears three times: once on the left, once in the center, and once on the right, all in white text. The park area below the road is mostly dark and textured, with some lighter patches. A small white icon of a person walking is located in the lower right quadrant of the park area. To the right of this icon, the text 'Franklin Community Park' is written in white. The right edge of the image is a vertical white line.




7 Star Organics

## Step 1: Meet municipal requirements

Find a business location that meets zoning requirements. The location must be in a commercial zone, and be at least 300m from:

- Schools
- Community centres
- Neighbourhood houses
- Youth facilities that serve vulnerable youth  (125 KB)
- Other cannabis businesses

See the Zoning and Development Bylaw (Section 11.6)  (552 KB) distancing requirements for more detail.

**Questions?** Phone the Services Centre at 604-873-7611.