

File No.: 04-1000-20-2020-342

July 22, 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 June 17, 2020 for:

In regards to DP-2020-0199 for 86 Smithe Street, from March 10, 2020 to June 17, 2020:

- 1) List of reasons why the proposed development does not comply with the regulations of the zoning and development By-law;**
- 2) List of all reasons why the proposed development does not comply with the regulations of the Parking By-law;**
- 3) Support and objections letters received from March 10, 2020 to June 18, 2020; and**
- 4) All documents related to Canadian Cannabis Media Corporation.**

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

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

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2020-342); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

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

Yours truly,

[Signature on file]

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

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

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

Encl.

:kt

DP Distribution Memo

Date: March 10, 2020

Project Address: 86 Smithe

Permit No: DP-2020-00199

Related to: _____

Target Dates: ER

Intake Date: March 10, 2020

PCM

June 4, 2020

Zone: CD-1

Comments Due: May 21, 2020

Group	Name	Remarks	# of plans
Project Coordinator	Hossam Meawad		2
Project Facilitator	.		
Development Planner	.		
Landscape Planner	.		
Heritage Planner	.		
Building Review	Kelly Anderson (for assignment)		1
Engineering	Dan Walker	2 sets for DOP – 3 sets for DPB	2
Environmental Protection	.		
Urban Design	.		
Housing Policy and Project	.		
Social Policy	.		
Park Board			
Addressing			
Childcare Licensing Officer			
DTES			

Project Description:

To perform interior alterations and to change the use of approximately 650 square feet on the main level from Beauty Services to a Retail Cannabis Store.

All related documents and drawings are available in POSSE under the permit number.

Please review and send your comments and conditions to me on/or before the comments due date as noted above.

Thanks.

Hossam Meawad, Project Coordinator, 604.654.0754

TITLE SEARCH PRINT

2020-03-03, 15:32:41

File Reference:

Requestor: RE/MAX Real Estate

Declared Value \$ 400000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under STRATA PROPERTY ACT (Section 249)**Land Title District** VANCOUVER
Land Title Office VANCOUVER**Title Number** CA2069820
From Title Number BB493002**Application Received** 2011-06-24**Application Entered** 2011-07-22**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: MOHAMMAD KERMANI, BUSINESSMAN
398 - 280 NELSON STREET
VANCOUVER, BC
V6B 2E2**Taxation Authority** Vancouver, City of**Description of Land****Parcel Identifier:** 026-379-295**Legal Description:**STRATA LOT 532 FALSE CREEK STRATA PLAN BCS1437
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**Legal Notations**HERETO IS ANNEXED RESTRICTIVE COVENANT BM6663 OVER
LOT 223 PLAN LMP13010HERETO IS ANNEXED RESTRICTIVE COVENANT BM6664 OVER
LOT 224 PLAN LMP13010HERETO IS ANNEXED RESTRICTIVE COVENANT BP301724 OVER
LOT 201, FALSE CREEK, PLAN LMP6213

HERETO IS ANNEXED EASEMENT BV174092 OVER LOT 292 PLAN BCP5364



TITLE SEARCH PRINT

2020-03-03, 15:32:41

File Reference:

Requestor: RE/MAX Real Estate

Declared Value \$ 400000

HERETO IS ANNEXED EASEMENT BV461156 OVER LOT 1 PLAN BCP125

HERETO IS ANNEXED EASEMENT BW45588 OVER LOT 292 PLAN BCP5364

SUBJECT TO PROVISOS, SEE CROWN GRANT GB48560

Charges, Liens and Interests

Nature: UNDERSURFACE AND OTHER EXC & RES
Registration Number: GB48578
Registration Date and Time: 1988-05-06 15:21
Remarks: INTER ALIA
SECTION 47, LAND ACT, SEE CROWN
GRANT GB48560

Nature: COVENANT
Registration Number: BG426197
Registration Date and Time: 1993-11-26 09:45
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA
L.T.A. SEC. 215
SEE BG426189
EXTENDED BY BN315902
EXTENDED BY BR150926
EXTENDED BY BR170386

Nature: COVENANT
Registration Number: BG426215
Registration Date and Time: 1993-11-26 09:49
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA
L.T.A. SEC. 215

Nature: STATUTORY RIGHT OF WAY
Registration Number: BH227863
Registration Date and Time: 1994-06-16 09:23
Registered Owner: TELUS COMMUNICATIONS INC.
INCORPORATION NO. A55547
Transfer Number: BB1222951
Remarks: INTER ALIA
EXTENDED BY BN281119
EXTENDED BY BR150935
EXTENDED BY BR170394
EXTENDED BY BB1217949

TITLE SEARCH PRINT

2020-03-03, 15:32:41

File Reference:

Requestor: RE/MAX Real Estate

Declared Value \$ 400000

Nature: EASEMENT
Registration Number: BV174094
Registration Date and Time: 2003-05-15 15:08
Remarks: INTER ALIA
APPURTENANT TO LOT 292 PLAN BCP5364

Nature: COVENANT
Registration Number: BV174096
Registration Date and Time: 2003-05-15 15:08
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: EASEMENT
Registration Number: BV461157
Registration Date and Time: 2003-11-05 11:11
Remarks: INTER ALIA
APPURTENANT TO LOT 1 PLAN BCP125

Nature: EASEMENT
Registration Number: BW45589
Registration Date and Time: 2004-02-04 09:23
Remarks: INTER ALIA
APPURTENANT TO LOT 292 PLAN BCP 5364

Nature: OPTION TO LEASE
Registration Number: BX360126
Registration Date and Time: 2005-08-09 10:58
Registered Owner: PACIFIC PLACE DEVELOPMENTS CORPORATION
INCORPORATION NO. 386007
Remarks: INTER ALIA

Nature: OPTION TO LEASE
Registration Number: BX360127
Registration Date and Time: 2005-08-09 10:58
Registered Owner: PACIFIC PLACE DEVELOPMENTS CORPORATION
INCORPORATION NO. 386007
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA2069848
Registration Date and Time: 2011-06-24 12:26
Registered Owner: NORTH SHORE CREDIT UNION

TITLE SEARCH PRINT

2020-03-03, 15:32:41

File Reference:

Requestor: RE/MAX Real Estate

Declared Value \$ 400000

Nature:

ASSIGNMENT OF RENTS

Registration Number:

CA2069849

Registration Date and Time:

2011-06-24 12:26

Registered Owner:

NORTH SHORE CREDIT UNION

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

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Registration Date and Time: 2003-05-15 15:08
Remarks: INTER ALIA
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Registration Number: CA2069849
Registration Date and Time: 2011-06-24 12:26
Registered Owner: NORTH SHORE CREDIT UNION

DP-2020-00199



Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE



Charges, Liens and Interests

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Registration Number: GB48578
Registration Date and Time: 1988-05-06 15:21
Remarks: INTER ALIA
SECTION 47, LAND ACT, SEE CROWN
GRANT GB48560

Nature: COVENANT
Registration Number: BG426197
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Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA
L.T.A. SEC. 215
SEE BG426189
EXTENDED BY BN315902
EXTENDED BY BR150926
EXTENDED BY BR170386

Nature: COVENANT
Registration Number: BG426215
Registration Date and Time: 1993-11-26 09:49
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA
L.T.A. SEC. 215

Nature: STATUTORY RIGHT OF WAY
Registration Number: BH227863
Registration Date and Time: 1994-06-16 09:23
Registered Owner: TELUS COMMUNICATIONS INC.
INCORPORATION NO. A55547
Transfer Number: BB1222951
Remarks: INTER ALIA
EXTENDED BY BN281119
EXTENDED BY BR150935
EXTENDED BY BR170394
EXTENDED BY BB1217949

OPERATIONAL LETTERDevelopment Permit PROCESS
86 SMITHE | VANCOUVER BC

Canadian Cannabis Media Corp (CCMC) is expanding across Vancouver and announces its 86 Smithe wheelchair accessible location for another non-partisan Cannabis Retail Store. CCMC's retail hours will be 9 am until 11 pm, 7 days a week. Our hours complement the 24 hour 7-11, late hours for Red Racer Beer store, 24 hour PARQ Casino and the two arenas on our surrounding streets.

Canadian Cannabis Media Corp celebrates the *entire* plant and all the beneficial properties of government approved Cannabis in multiple varieties and mediums. The retail cannabis displays are to be filled with government approved products on a rotating basis, highlighting unique benefits, displaying educational materials, directions and usage questions answered, and allowing customers to actually see the product before they purchase from us.

The cannabis retail store would sell government approved non-medical cannabis and cannabis products. In addition to government approved Cannabis, the Retail Cannabis Store would also sell Non Cannabis, Cannabis Accessories as approved by the government (i.e., papers, lighters, storage, cleaning, glass, gift cards, books, hemp) via point of sale terminals. Product is never handled by the customer until purchase and no "open" cannabis is allowed on site. Returned product will be handled /disposed of according to regulations. CCMC would like to partake in a recycling program to lessen waste and honour our environmental impact for our community.

The 86 Smithe Location for CCMC can handle over 20,000 transactions a month, and has roped off line up queues and identification checks, security upgrades and video monitoring. Staffing includes senior managers, security, educators, full-time employees (with part time "experts in their field" on rotation). The revolving "experts" provide knowledge from industry compliance, safe edible consumption, business best practices, and veterinary advice for ailing animals, mental health workers and elderly care workers. No minors or children are allowed in the store. We are fully compliant with the strata by-laws. Loitering is not permitted therefore would not impact any noise violations. We also have worksafe, and carry insurance for our premises. The CCMC Cannabis Retail Store has offsite secure garbage and recycling, and secure loading and unloading. CCMC anticipates 2-3 deliveries per week via private loading area / parking lot, in standard minivans. The size of the deliveries will be approx 4-6 bins, or 3 to 6 cubic metres. Customer parking is available on the surrounding streets.

CCMC's 86 Smithe Location is ideally situated on the busy artery into Vancouver from the Cambie bridge, between the stylish neighbourhoods of Downtown, False Creek and Yaletown and is adjacent to BC Place, Rogers Arena and the city's only Casino. This historic district is a great escape within the city, with acclaimed restaurants and eclectic shops. Away from playgrounds and parks, CCMC's 86 Smithe cannabis retail outlet coexists with a group of businesses in a mixed use strata building, with its own parking and loading and secure video monitored exit. There are no residents living above or in the commercial zoned area, and the surrounding businesses range from a vape shop, beauty salons, casino, and multiple sports arenas. Yaletown also has an active nightlife entertainment district with late night lounges, breweries and delicious eateries. Our 86 Smithe addition fits the community style and adds character to the groundbreaking and innovative neighbourhood leaders before us, like Parq and the Arenas.

The Owner of CCMC is Iman Seifi (778-999-8838), and he has operations staff who have all cleared the cannabis workers qualification, as well as staffing who completed their mandatory in-house Safe Cannabis training. The staff will have continual training and service standards tests, as we take the responsibility of being a leader in the industry very seriously.

Relaxation Rationale:

- Although the premise at 86 Smithe clears the property line in distance to the nearest UNLICENSED "Cannabis Development Permit" to the physical location, the City of Vancouver relies on the "as the crow flies" or property line to the strata parcel lot, versus the actual location of Canadian Cannabis Media Corp 86 Smithe premise. Independent survey to show we pass distancing to follow.
- The walking distance from the location 86 Smithe is 250 meters to THE WESTSIDE SCHOOL door to door. This private school caters to K-3, and children attending the school during the day are all accompanied by an adult arriving and leaving the school from its main entrance. Recently a Cannabis Retail Store Development Permit was granted on Granville St where they were located a mere 6 meters from a high school, and this organization did not even approach the school to notify them of their proposal.
- CCMC not only approached The WESTSIDE private school to notify them of the intent of CCMC Cannabis Retail Store, we met with the leaders and headmaster of the school to join forces and together will create science and art programs for the after school care programs. This unique partnership will help educators, parents, children and the neighbourhood inhabitants share safety ideas, responsible communication and create awareness. In all fairness regarding hardship, CCMC requests a by-law relaxation for this case by case basis, as we know we are a leader in this approach to include the schools direct input to our business practices.

Canadian Cannabis Media Corp demonstrates leadership within the cannabis industry - including a commitment to operating in a socially responsible manner. This standard is developed by sharing of best practices, research, thought leadership and networking with like minded companies. CCMC does not take this duty lightly, and is grateful for the opportunity to create a safe, educational, and socially responsible environment for the communities of the West End, Yaletown, False Creek, Whistler, Downtown Vancouver and Canada wide.

Thank you for your time and consideration.





CANADIAN CANNABIS
MEDIA CORPORATION

PROJECT DATA

DP-2020-00199

86 Smithe Location





**Proposed
RETAIL CANNABIS USE AREA:**

647 sq ft

**Full legal description: Current strata lots 532
False Creek Strata Plan BCS1437
Together with an interest in the COMMON
PROPERTY IN PROPORTION TO THE UNIT OF
THE STRATA LOT**

Civic Address: 86 Smithe St Vancouver BC
PID: 026-379-295
ZONING: CD-1 (324)

NO CHANGE FOR:
Height
Front Setback
REAR COMMERCIAL
RESIDENTIAL

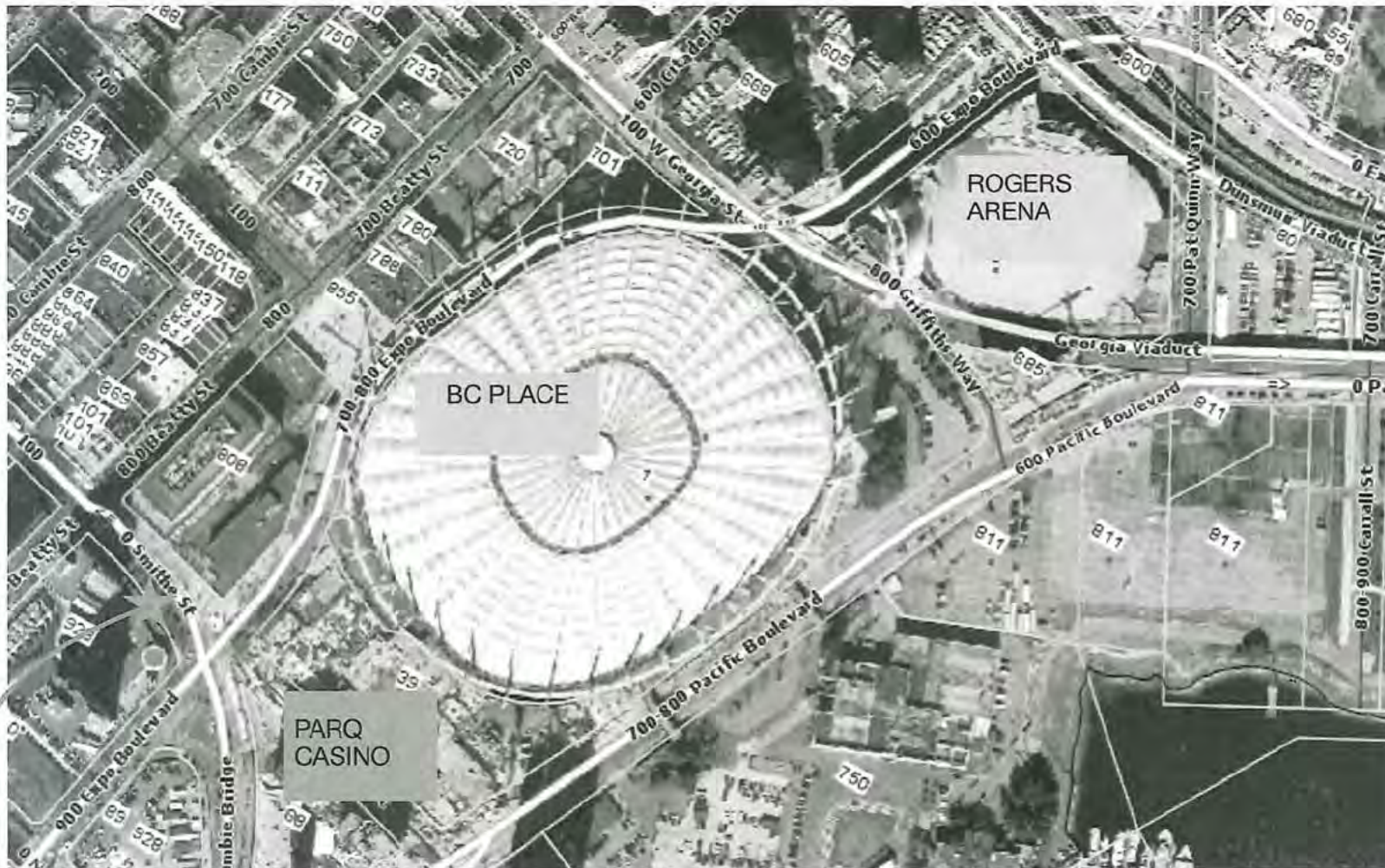
EXISTING USE: GROUND FLOOR - RETAIL
PROPOSED USE: Ground FLOOR - RETAIL CANNABIS STORE

FSR TOTAL 647 sq ft

1 parking stall available with unit
EXISTING LOADING TO BE UTILIZED (no change)

Lash Doll 80 Smithe | PAWSH Dog SPA 82 Smithe | NAIL SPA LOUNGE 84 Smithe | CCMC Canadian Cannabis Media Corp 86 Smithe | Beauty Salon 88 Smithe | Max Dental @ Yaletown 90 smithe|





PROPOSED LOCATION FOR CCMC
CANADIAN CANNABIS MEDIA CORP



Letter of Intent from CCMC

604-662-2262 info@canadiancannabismedia.com 1208 Davie St | Vancouver BC | V6E 1B9

March 1, 2020

The Westside Schools
101 Smithe St
Vancouver BC

Dear Galyna Volyanska,

Thank you for the time you spent meeting with me to discuss ways to help educate the children in our community. As per our discussion, CCMC intends to supply competitive indoor grow gardens and standard seeds for parsley, chives and basil. The students will be guided by the teacher, and will monitor the various herbs while they grow and report back the steps and observations. The project will promote photosynthesis and led lights, growing plants that you can eat, indoor options for condo gardens, water vs soil, how well the plants grow, and test the components for sturdiness and ease of use.

We are also eager to attend your art exhibit and have began planning a follow up "paper making art session" for September. There are a few steps that are required when making paper. Besides the plastic storage bin, a blender is used to make the pulp, a rolling pin is used to flatten the pulp and a few absorbent towels will be provided. We can provide a mould and deckle (screen attached to a frame), or we can show how to make them to the students. These materials and video will be provided to the school and this process takes a couple of days to be complete.

CCMC is excited and proud to join forces with The Westside Schools for these initiatives. We will do our due diligence and attached a newsletter to the City of Vancouver to make them aware of our intentions. Together we grow.

Sincerely yours,

Ashley Hughes

on behalf of Canadian Cannabis Media Corp





Job #001421

January 30, 2019

Kathryn Holm
 City of Vancouver
 Kathryn.Holm@vancouver.ca



Dear Kathryn:

Re: Application for a Non-Medical Cannabis Retail Store Licence
Applicant: Canadian Cannabis Media Corp.
Proposed Establishment Name: Canadian Cannabis media Corporation
Proposed Establishment Location: 1208 Davie Street

The Applicant, Canadian Cannabis Media Corp, has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a Non-Medical Cannabis Retail Store (CRS) licence proposed to be located at the above-noted address. The applicant is requesting operating hours from 10:00AM to 10:00PM, seven days a week. The applicant contact is Iman Seifi, and can be reached at 778 999 8838 or via email at Imanseifi@gmail.com.

Local governments and Indigenous nations are a crucial part of the licensing process. Section 33(1) of the *Cannabis Control and Licensing Act* prevents the LCRB from issuing a CRS licence without a positive recommendation regarding the CRS licence application from the local government or Indigenous nation.

The LCRB is requesting the City of Vancouver to consider the application and provide the LCRB with a written recommendation with respect to the application. To assist with your assessment of the application, a site map of the proposed cannabis retail store is attached. The following link opens a document which provides specific and important information and instructions on your role in the CRS licensing process, including requirements for gathering the views of residents.

Local Governments' Role in Licensing Non-Medical Cannabis Retail Stores
 OR
Indigenous Nations' Role in Licensing Non-Medical Cannabis Retail Stores

The LCRB will initiate an applicant suitability assessment regarding this CRS application, also known as a "fit and proper" assessment, which is comprised of financial integrity checks and security screenings of the applicant and persons associated with the applicant. Once the

assessment is complete, you will be notified of the LCRB's determination. You may choose to withhold your recommendation until the LCRB has made a final decision regarding the applicant's suitability.

If you choose not to make any recommendation regarding this application, please contact the LCRB at the earliest convenience. Please note that a Cannabis Retail Store Licence cannot be issued unless the LCRB receives a positive recommendation from the local government or Indigenous nation. Similarly, if a local government or Indigenous nation decides not to make any recommendation, the LCRB will not consider the application any further.

If you have any questions regarding this application please contact me at 778 698 5417 or paige.johns@gov.bc.ca.

Sincerely,

Paige Johns
Senior Licensing Analyst

Attachment

copy: Canadian Cannabis Media Corp

NOTICE OF DEVELOPMENT APPLICATION

86 Smithe Street
DP-2020-00199



April 1, 2020

Canadian Cannabis Media Corp. has applied to the City of Vancouver for permission to:

- perform interior alterations and change of use to Retail Cannabis Store on this site with:
 - a floor area of approximately 650 ft²; and
 - proposed operating hours from 9 am - 11 pm. seven days a week.

Under the site's existing CD-1 zoning, the application is "conditional" so it may be permitted; however, it requires the decision of the Director of Planning.

We welcome your written comments on this application by **April 17, 2020**. For more information and updates, visit: vancouver.ca/devapps

Or contact **Hossam Meawad**, Project Coordinator at **604.654.0754** or hossam.meawad@vancouver.ca

Due to the COVID-19 situation, site signs have not been requested to be placed on site. In the interest of keeping everyone which might be affected by the development informed, please also forward this notification notice to the tenants / occupants of the site.



453 West 12th Avenue
Vancouver, BC V5Y 1V4

Development,
Buildings & Licensing

IMPORTANT INFORMATION Please have this translated

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

重要資料 請找人為你翻譯

これはたいせつなお知らせです。 どうかかに日本語に訳してもらってください。

알려드립니다 이것을 번역해 주십시오

ਗੁਰੂ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੰਘਾ ਕਰਵਾਓ



HOSSAM MEAWAD
CITY OF VANCOUVER
453 W 12TH AVE
VANCOUVER BC V5Y 1V4

To help expedite submission of your application, please fill out BOTH sides of this information sheet prior to attending the Application Preview counter located in the Development and Building Services Centre, Ground Floor, 515 West 10th Avenue (West Annex, City Hall).

JOB LOCATION (Correct and complete addressing is important. Complete this section carefully.)

Address: 86 Smith Street Specifics: _____

Floor Level: 1 Suite No: 86

Legal Description: Current strata lots 532 False Creek Strata Plan

Lot(s) 532 Block(s) _____ District Lot(s) _____ Plan Number(s) BCS1437

Are you aware of the presence of any contaminated soils on the subject property? ☐ Yes ☒ No

Are you aware of the existence of any contaminated soils studies, reports, soil agreements, or Ministry of Environment orders or letters with respect to the subject property? ☐ Yes ☒ No

Is the building being converted to strata-title ownership? ☐ Yes ☒ No

Note: If you intend to convert an existing building to strata title ownership, please contact Subdivision and Strata Title staff at 604.871.6627 for information on the strata conversion process in advance of the issuance of any permits.

This area must be completed by the person signing the application form

Your Name: Iman Seifi

Mailing Address: s.22(1)

City: Vancouver Postal Code: BC s.22(1)

E-mail Address: imanseifi@gmail.com

Phone Number: 778 999 8838 Fax Number: _____

Company Name: Canadian Cannabis Media Corp

Business License Account Number: _____

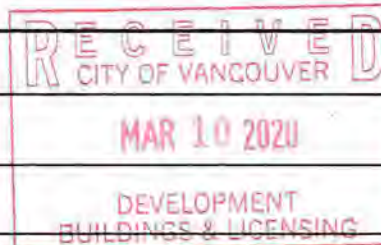
You are the:

- 01 ☐ Property Owner
- 02 ☐ Contractor
- 03 ☐ Certified Professional
- 04 ☐ Design Professional
- 05 ☒ Tenant
- 06 ☐ Agent for Owner
- 07 ☐ Agent for Tenant
- 08 ☐ Consultant
- 09 ☐ Non-profit Association
- 10 ☐ Civic Department
- 98 ☐ Other

Note: Contractors/design professionals/consultants **MUST** have a valid Business License to do work in the City of Vancouver. You may obtain current business license account numbers from the Business License Counter.

Complete the following for ALL applications

Property Owner's Name: <u>M. Kerman</u>		
Address: <u>86 Smith Street</u>	City: <u>Vancouver</u>	
Postal Code: <u>V6B 1M7</u>	Phone Number: <u>s.22(1)</u>	
Is the owner aware of this application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Contractor's Name: _____		
Address: _____	City: _____	
Postal Code: _____	Phone Number: _____	
Business License Account Number: _____		
Tenant's Name: <u>Canadian Cannabis Media Corp</u>		
Address: <u>1208 86 Smith Street</u>	City: <u>Vancouver</u>	
Postal Code: <u>V6B 1M7</u>	Phone Number: <u>778 999 8838</u>	
Job Contact: <u>Iman Seifi</u>		
Address: <u>s.22(1)</u>	City: <u>Vancouver</u>	
Postal Code: <u>s.22(1)</u>	Phone Number: _____	
Qualified Professional Contact Name (required for Salvage & Abatement): _____		
Address: _____	City: _____	Postal Code: _____
Phone Number: _____	Business License Account Number: _____	



What is the value of the work proposed? (Include cost of plans, material and labour)

\$ _____

Will any of the following be altered/repaired/installed?
Select all that apply:

☐ Electrical ☐ Gas ☐ Drain Tile
☐ Plumbing ☐ Sprinkler ☐ Fire Alarm

Sprinkler Contractor's Name: _____

Note: If the sprinkler contractor noted on this application changes, please notify the City of Vancouver in writing within 24 hours.

Special Sprinkler Inspection Number SP _____

Office Use Only	Invoice #
BU _____	
DE <u>DP-2020-00199</u>	

Complete the following for all residential buildings		
	Existing	Proposed
Total number of dwelling units:	_____	_____
Total number of housekeeping units:	_____	_____
Total number of sleeping units:	_____	_____

Office Use Only	
BU (WWOP?)	_____
DE	_____
DT	_____
BG	_____ f/m _____
ENV. PROT. Site Profile _____	
SUBTOTAL	_____
SP	_____
TOTAL	_____

DOC/2016/081493 (Revised March 2016)

From: Iman <imanseifi@gmail.com>
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 3/19/2020 4:02:47 PM
Subject: [EXTERNAL] DP-2020-00199(86 Smithe)

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 Hossam,

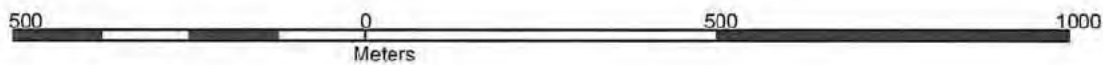
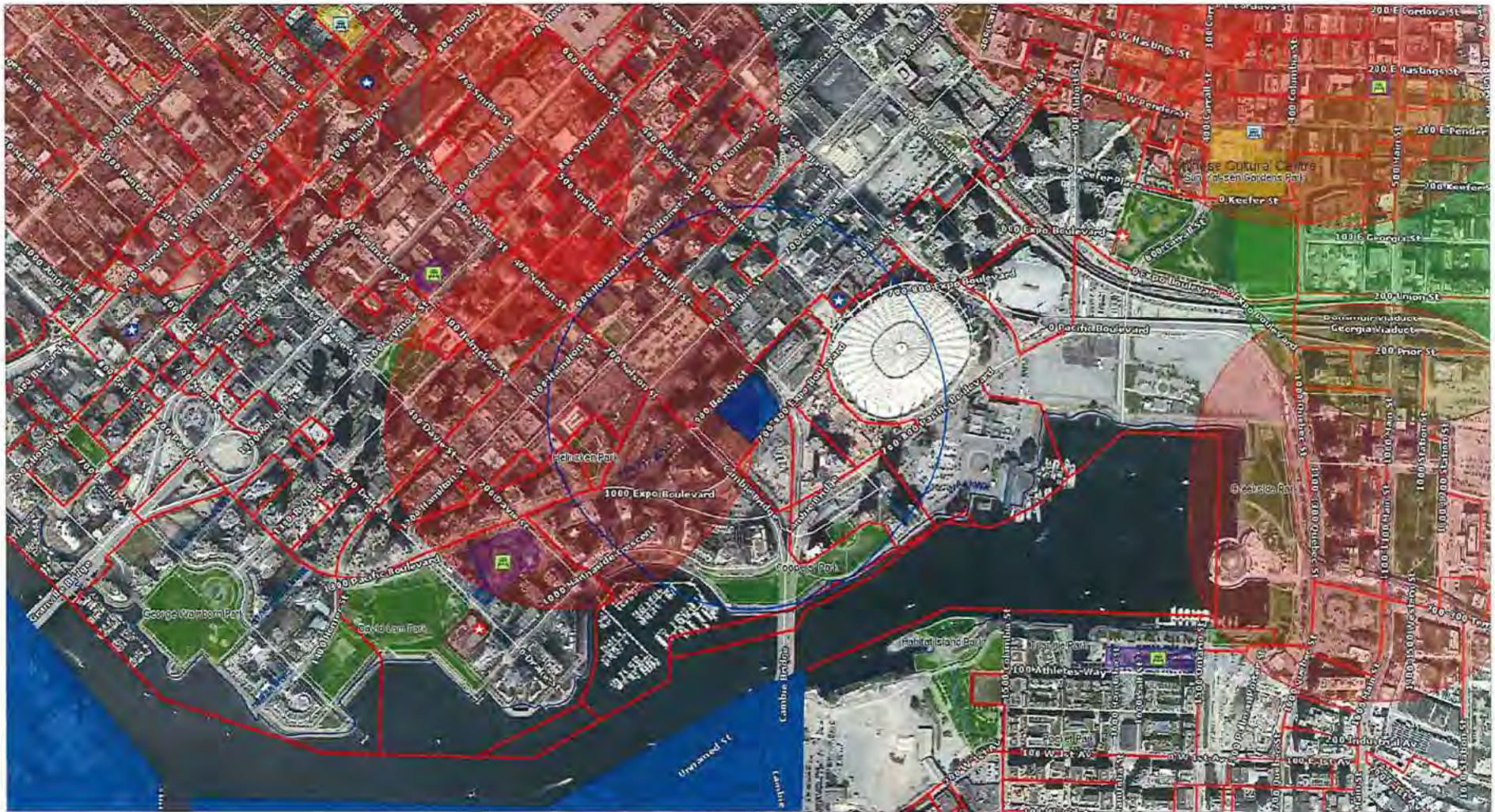
Here's the storefront with the Development Permit.

Thank you.

Iman



Sent from my iPhone



Scale 1: 10320

Mar 10, 2020 14:03

Address Queried: 86 Smithe St

Results:

Zone: CD-1, Please check the land use manually

Failed Buffering From Sensitive Use Sites

Layer	Site Name	Site Address	Distance (m)
Independent School	The Westside School	788 Beatty St	188.05

Failed Buffering From Approved/In-Stream MMRU Sites

Layer	Site ID	Site Name	Site Address	Distance (m)
In-Stream Approved	DE419528		1080 MAINLAND ST	224.33

Meawad, Hossam

From: Matt Koda s.22(1)
Sent: Monday, May 11, 2020 4:46 PM
To: Meawad, Hossam
Subject: [EXT] Subject:86 Smithe,DP-2020-00199

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Hossam,

I am the property owner and business owner of the hair salon at 88 Smithe St. I fully endorse CCMC Cannabis Retail Store at 86 Smithe St.

A cannabis retail store will be a great addition and I look forward to welcoming Canadian Cannabis Media Corp. to our neighbourhood. Thank you.

Regards,
Mahyar Khoda
Owner of 88 Smithe Street

Meawad, Hossam

From: s.22(1)
Sent: Saturday, May 2, 2020 12:46 PM
To: Meawad, Hossam
Subject: [EXT] Opposition to DP-2020-00199

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Mr. Meawad,

I would like to express my opposition to the proposed application for a retail cannabis store at 86 Smithe Street. This location does not meet the stated requirements for licensing in the City of Vancouver as it is too close to several schools as well as a daycare center. There are 3 separate campuses of the Westside Schools (788 Beatty Street, 101 Smithe Street & 211 Nelson Street) which are all within 300m of this proposed location. The closest location at 101 Smithe Street for children in Grades 4-7 is a mere 60m away. In addition, there are also two English language schools - Global Village English Centre, located at 888 Cambie Street, and Language Across Borders, located at 188 Nelson Street, which are also within 300m of this site. These centres host children as young as 15 years old who are at added risk as they are often living away in a foreign country away from their families for the first time. Lastly, there is a daycare centre, Quayside Children's Centre located at 1011 Marinaside Crescent which is also within the 300m limit.

The evidence clearly shows that cannabis use affects the development of the brain, which is not completed until the age of 25. The area surrounding 86 Smithe Street is surrounded by multiple facilities that serve children and youth. As such, there are many vulnerable children and youth who would be put at increased risk by having a retail cannabis store at this site. Please do **NOT** approve this application.

Thank you for your consideration,

s.22(1)

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

Meawad, Hossam

From: s.22(1)
Sent: Tuesday, April 28, 2020 6:31 PM
To: Meawad, Hossam
Subject: [EXT] 86 Smithe Street - DP-2020-00199

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Mr. Meawad,

I am writing to express my opposition to the proposed retail cannabis store at this location. I feel this location is too close to the Westside School where K-3 children attend. Our children deserve a safe and positive environment for their upbringing, and a cannabis retail outlet a mere 250 meters away is not in keeping with this. The rationale provided by the applicant includes mention that another cannabis location was approved only 6 meters from a high school. In my opinion, one mistake does not justify another, and further, I feel that while high school aged children are learning to make their own decisions and navigate the diverse elements in society, this is certainly not the case for K-3 children. Their mention of approaching the Westside school to create science and art programs is a transparent attempt that pits school administrators' desperate need for funding against what is best for our children. There is no amount of "good deeds" that can overcome the negative influence of a cannabis retail outlet in such close proximity to our most vulnerable youth. By-laws exist for a reason, and there is no social good to come of relaxing the by-laws to enable a for-profit enterprise to take advantage of our society's unfortunate substance dependencies, legal or not.

Sincerely,

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Saturday, April 25, 2020 9:14 AM
To: Meawad, Hossam
Subject: [EXT] 86 Smithe Street Development Application

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

I just received the notice of development application of the above location via mail today.

I strongly object the idea of having a Cannabis Store in the neighbourhood. There are plenty of residential units around this area with families and young age living in the proximity of the location, a Cannabis Store is not a proper choice for families and young age. We can have more restaurants, libraries, day care centres and many other recreational or leisure choices around our area instead of a Cannabis store. We just want a peaceful neighbourhood and also don't want to have long term negative impacts in our area. Please refer to the information from the following link.

<https://encadrementcannabis.gouv.qc.ca/en/le-cannabis/consequences-negatives-possibles-sur-la-sante-de-la-consommation-reguliere-de-cannabis/> [encadrementcannabis.gouv.qc.ca]

Our area has been a nice area for such a long time, I hope my objection can be taken into consideration and I don't want this area to be ruined.

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Sunday, April 19, 2020 7:20 PM
To: Meawad, Hossam
Subject: [EXT] Objection Against application number DP-2020-00199

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Hossam,

My name is s.22(1) one of the owners of s.22(1)

We were informed that a cannabis retail development application for 86 Smithe Street submitted to the City of Vancouver.

I would like to let you know that I am against this application for many reasons. This area is very family-oriented and we are raising our kids here and I do not think that opening a Cannabis business under a residential area is a good idea at all.

Please let me know if there is any form/website for officially submit the claim against opening Cannabis retail store under the Max 1 Residential Building.

I know almost 90% of my neighbors have a problem with this issue. Please let me know how I can be their voice and how we can raise our concerns.

Best Regards,

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Sunday, April 19, 2020 12:14 PM
To: Meawad, Hossam
Subject: [EXT] DP-2020-00199

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hello Hossam,

I am the Owner of s.22(1) Vancouver, BC V6Z 3G6 and writing to you regarding my concerns of having a Cannabis Retail Store at 86 Smithe Street.

This store will be located s.22(1) and I have a big security / safety concerns regarding this application, pls see some of the rationale regarding the concerns below:

(1) Our neighbourhood is a bit unsafe to some extent as there are a number of homeless and addict people sleeping on the street around the 7-11 store (at Beatty & Smith) + beneath the Cambie bridge areas. I see broken glasses of cars parked on the street around our building quite often and hear lots of people yelling over night from the street.

There have been several incidents in the last few months that the glass of the retail units of our building were broken by thieves.

I, s.22(1) am a bit scared to walk my dog in the neighbourhood after 11 PM as I sometimes see several people under abnormal conditions (under drug, alcohol) walking around my building. So, I have a big security concern from this type of store.

(2) Another reason with having the Cannabis store here is the enhanced usage of Cannabis in the vicinity with undesired smell that will affect the breathing air quality entering our ventilation system and through door and windows that are open in spring & summer time.

(3) In addition, the debris from Cannabis are very dangerous for pets. I had to spend one night in Vancouver animal hospital + significant cost to me one day that my dog accidentally took a piece of weed from ground (I have all the records if you want as a proof). There are so many owners in our buildings (2 towers + several townhouses) that walk their dogs around the building (including passing the location of new store) and all dogs will be in health risk from the opening of this type of store with high potential of byproducts and debris thrown around by the users intentionally or accidentally.

(4) Finally, having such store s.22(1) will negatively affect the value of my property, which will the same for ~540 neighbour owners.

So, my biggest concerns with opening a Cannabis store here, that I believe will be the same for most of our ~540 neighbour families, include escalating the safety/security situation in the neighbourhood, negative effects on air quality and health of residents, high health risks to pets, and negative financial effects on all owners.

I would appreciate considering all these factors in making decision and am requesting that the City rejects this DP application.

Pls confirm receiving this email.

Thank you,

s.22(1)

Vancouver

Meawad, Hossam

From: s.22(1)
Sent: Saturday, April 18, 2020 1:14 PM
To: Meawad, Hossam
Subject: [EXT] Cannabis Retail Development (DP-2020-00199)
Attachments: Cannabis Retail Store Development.pdf

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

To: Vancouver City Director of Planning & Mr. Hossam Meawad, Project Coordinator

Date: April 18, 2020

Subject: Cannabis Retail Development (DP-2020-00199)

Dear Sir/Madam

My name is s.22(1) and I am a resident at the s.22(1)

I have received an email from Mr. Hossam Meawad Project Coordinator via my strata council The Max, regarding the **Cannabis Retail Development** that might be opening at **86 Smithe Street (application number DP-2020-00199)**.

I have many reservations regarding opening this Retail Store at this location. First of all, this is a family oriented, residential complex. Most people that live here have young children. Second and most importantly, **there is a school right across the street** s.22(1) on 101 Smithe Street & 788 Beatty Street. The school is called "**THE WESTSIDE SCHOOLS**" and they have students attending classes from Kindergarten all they way to Grade 12. Last time I checked it was not permitted to have a Cannabis Retail Store so close to a school, not to mention that there are 2 other Elementary Schools within walking distance of the Max Complex, one is called the Crosstown Elementary School (55 Expo Blvd) and the other is Elsie Roy Elementary School (150 Drake St) which we have children from Max Complex and our community attending to these schools.

I have talked to the other residents s.22(1) we are all very concerned about having a Cannabis Retail Store opening so close to Schools and s.22(1)

We Are All, Highly Against Opening of a Cannabis Retail Store in This Location.

I hope you take my letter in to consideration,

Sincerely,

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Friday, April 17, 2020 11:09 PM
To: Meawad, Hossam
Subject: [EXT] Notice of Development Application - 86 Smithe Street: DP-2020-00199

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Hossam,

I hope this message finds you well during these challenging and unprecedented times.

I am writing to you in regards to the notice of development application for the Canadian Cannabis Media Corp. on [86 Smithe Street](#).

You are likely aware that this neighbourhood has one of the fastest growing and highest populations of families with young children. Just a short walk away from 86 Smithe Street are two public elementary schools - elementary schools that are at capacity and were forced to turn down dozens of neighbourhood children from enrolling in Kindergarten for the upcoming school year. I am at a loss to understand how our city can prioritize resources and space to be directed towards cannabis operations over ensuring families' ability to send their kids to their neighbourhood public school. This is not to mention the utterly disgraceful lack of affordable childcare space in our downtown core, and in our city. How it possible that Vancouver can take any pride in being considered one of the world's most livable cities when we can't even provide space for our children to learn and develop, all the while allowing industries such as cannabis to thrive? This is not livability - this is a mess and a disgrace.

Please reject this application. Help reduce the potential risks and safety concerns for our kids. Above all, please shift resources from supporting the sales of recreational drugs to areas that contribute to a better future for our children. Help us to be proud of our city.

Respectfully,

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Friday, April 17, 2020 10:19 PM
To: Meawad, Hossam
Subject: [EXT] Re: Notice of Development Application 86 Smithe Street DP-2020-00199

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Hossam,

I am writing to you in regards to the notice of development application for the Canadian Cannabis Media Corp store on 86 Smithe Street. I strongly oppose this application because this area has many young families living in the neighborhood. With the recent development of the Parq casino I have already experienced an increase in the number of people smoking outside of this area. and around. So, if a cannibas store is going to open closeby there is going to be another increase in people smoking outside. This will make it very difficult for families to have their kids avoid 2nd hand smoke since we walk around these areas to get to the seawall. PLEASE reject this application and help us reduce the potential risks and safety concerns of our kids.

Sincerely,
s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Friday, April 17, 2020 3:40 PM
To: Meawad, Hossam
Subject: [EXT] 86 Smithe street application

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Hossam,

We want to express our shock and disbelief in knowing that the city is considering an application for a cannabis store at 86 Smithe Street, especially considering its proximity to an elementary and middle school steps away from that address, as well as children's parks.

After reviewing their operation letter, we were disbelieved of how many lies were listed in that letter, and we'd like to share its discrepancies with you:

1. Proximity to parks: letter indicates that address is "away from playground and parks", but in reality, a skate park exists at Terry Fox Plaza, less than 230m away, which has young teenagers as the vast majority of its users; and the Coopers Park Playground under the Cambie's bridge, about the same distance.
2. Residential area: letter indicates that "there are no residents living above", but this commercial unit is part of a residential building called "The Max" with over 500 residential units, hundreds of them occupied by families with their children. There are two towers right above this unit, and one is directly above the 86 Smithe address.
3. Community fit: letter indicates such "addition fits community-style", ignoring that an ELEMENTARY AND MIDDLE SCHOOL are a very few STEPS away from that location. That block belongs to a family / RESIDENTIAL AREA.
4. Proximity to a school: letter indicates that the store would be placed 250m from one of the campuses of the Westside Schools, when the truth is that it stays only A VERY few steps away - exactly 65 metres to be more precise. That is a colossal lie.
5. School type: the Westside School is a K-12 independent school, and that campus is a middle school campus, grades 4-7 and not K-3 as included in the letter. The vast majority of its students walk by themselves to the school as they all live in the neighbourhood, and not "accompanying by an adult arriving and leaving the school from its main entrance". The same students also leave the school during lunch for buying lunch, and can be unsupervised during this time.

And, the worst part:

The Canadian Cannabis Media Corp is requesting for a by-law relaxation, LYING that a partnership was established between school and them, when such partnership NEVER occurred. The school is in shock for their

behaviour and lies and will pursue legal actions. The Westside Schools have confirmed that NO partnership was established at all, and that a representative from the Canadian Cannabis Media Corp only tried to explore that option, which school declined. I'd advise contacting school to confirm it.

It is clear that the Canadian Cannabis Media Corp is using an unscrupulous approach, and we count with the city to protect our children and immediately cancel such application.

Sincerely,

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Thursday, April 16, 2020 5:41 PM
To: Meawad, Hossam
Subject: [EXT] Re: April 15, 2020 - 86 Smithe Street - Cannabis Retail Development Application

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Hossam,

It is completely unacceptable to have the city accepting this application when a school exists steps away. It's shameful and risky. We do not need a cannabis store next to a school, we need to PROTECT OUR KIDS and not have drug-addicts close to them.

Please protect our children.

Sincerely,

s.22(1)

On Wed, Apr 15, 2020 at 11:56 AM RANCHO MANAGEMENT <noreply@ranchogroup.com> wrote:

MEMORANDUM

TO: All Residents/Owners of Strata Corporation BCS1437 – “The Max”
DATE: April 15, 2020
RE: 86 SMITHE STREET – CANNABIS RETAIL DEVELOPMENT APPLICATION

Dear Residents/Owners,

As you may know, the City of Vancouver has received a cannabis retail development application for 86 Smithe Street. Please note that this is a commercial unit located in The Max complex. Details of the application can be found in <https://development.vancouver.ca/pc86smithe/index.htm>.

If Residents/Owners have any feedback regarding this application, please contact the City's project coordinator quoting application number DP-2020-00199:

Hossam Meawad

Project Coordinator,

hossam.meawad@vancouver.ca

The City has advised that they will accept notification responses up until decision date which is scheduled at least 8 weeks from now.

Please contact your Strata Agent directly if you have any questions regarding the above.

If you wish to be removed from our mailing list, please click [unsubscribe \[ranchovan.com\]](#).

Meawad, Hossam

From: s.22(1)
Sent: Thursday, April 16, 2020 7:24 AM
To: Meawad, Hossam
Subject: [EXT] DP-2020-00199

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hello. This is a comment AGAINST granting permission to Canadian Cannabis Media Corp. for a retail store at 86 Smithe Street, Vancouver, BC. The site has only "conditional" zoning for such an endeavor, and this should not be granted.

As a resident of s.22(1) I will be harmfully impacted by the introduction of a retail establishment that fosters the use of mind-altering substances that release inhibitions and cloud judgment. This would not be a good use of retail space in this neighborhood.

The seven days a week, open until 11PM operating hours are excessive for products that are not core to basic human needs (*recreational* cannabis is not a human "need"). This type of retail establishment leads to lines, after-hours noise, less consideration for not littering, and people loitering around the premises and exhaling second-hand vapors.

What would better serve the needs of this residential urban neighborhood is closer access to healthy foods and groceries or a medical clinic.

Thank you for your kind attention to this comment.

Sincerely,

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Wednesday, April 15, 2020 9:43 PM
To: Meawad, Hossam
Subject: Fwd: April 15, 2020 - 86 Smithe Street - Cannabis Retail Development Application
Attachments: April15-2020-86SmitheStreet-CannabisRetailDevelopmentApplication_37610.pdf

Dear Hossam,

I'm a resident in s.22(1) I talked to other neighbours in the building regarding the cannabis retail application and as there are families and children and/or elderly/seniors living in the building so we feel that a cannabis retail location is not suitable for this location at 86 smithe street.

Regards,

s.22(1)

Sent from my iPad

Begin forwarded message:

From: RANCHO MANAGEMENT <noreply@ranchogroup.com>
Date: April 15, 2020 at 11:56:34 AM PDT
To: s.22(1)
Subject: April 15, 2020 - 86 Smithe Street - Cannabis Retail Development Application



MEMORANDUM

TO: All Residents/Owners of Strata Corporation BCS1437 – “The Max”
DATE: April 15, 2020
RE: 86 SMITHE STREET – CANNABIS RETAIL DEVELOPMENT APPLICATION

Dear Residents/Owners,

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If Residents/Owners have any feedback regarding this application, please contact the City's project coordinator quoting application number DP-2020-00199:

Hossam Meawad

Project Coordinator,

hossam.meawad@vancouver.ca

The City has advised that they will accept notification responses up until decision date which is scheduled at least 8 weeks from now.

Please contact your Strata Agent directly if you have any questions regarding the above.

If you wish to be removed from our mailing list, please click [unsubscribe](#).