

File No.: 04-1000-20-2020-437

September 15, 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 August 13, 2020 for:

Records related to Lightbox Enterprises Ltd.'s development permit application for a Cannabis Retail Store at 106-1120 Hamilton Street (DP-2020-00316), specifically: 1) All submissions made by the applicant; 2) All "relaxations" including parking (and any other) by-law relaxations; 3) Any undue hardship claims; 4) All letters of support and objections; and 5) All reasons for refusal. Date range: March 1, 2020 to August 12, 2020.

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 (#04-1000-20-2020-437); 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,

Cobi Falconer, FOI Case Manager, for

[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

Donnelly Group

Friday 10th
April 2020
The City of Vancouver
Development, Buildings & Licensing
515 West 10th Avenue, Vancouver BC
V5Z 4A8

Re: Operational letter for proposed retail non-medical cannabis store at 1120 Hamilton Street

Attn: Claudia Hicks

Dear Claudia,

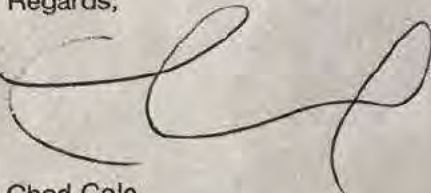
Lightbox Enterprises Ltd., dba Hobo Cannabis Company, is a local Vancouver company operating non-medical retail cannabis stores in Ottawa, Kelowna and Vancouver. The proposed location at 1120 Hamilton Street in Vancouver is conveniently located in the heart of the shopping and entertainment portion of Yaletown. It is mid-block and is easily accessed by vehicle and foot traffic.

We plan to provide access to recreational cannabis in a safe and knowledgeable environment. We will employ 25 fully trained floor staff, 4 in store managers, 3 administration managers and 1 regional manager. Each employee is required, by the provincial government, to complete an in-depth background check and training course in order to work in the cannabis sector. It is a requirement of each employee to complete before beginning work within the store.

Our company began in the hospitality sector over 20 years ago and has been a leader in the pub/restaurant business across the country or those 20 years. When cannabis became legal in 2018, we felt it was a natural transition to include this business into our portfolio and we began to open non-medical cannabis stores. We are currently operation 2 stores in Ottawa, 1 in Kelowna, 1 in Lethbridge and 4 within the city of Vancouver. We continue to expand across the country and have many more locations slated to open this year.

Our hours of operation for our Yaletown store will fall under the provincial guidelines, 9am to 11pm seven days a week. Security is a major part of our operation; we will have an ID check station upon entry into the store before being able to continue onto the sales floor. No persons under the age of 19 will be permitted into the store at any time, with no exceptions. Our main goal is to provide our customers with a safe and secure environment to purchase legal cannabis from experienced and knowledgeable staff.

Regards,



Chad Cole
Business Development



CITY OF
VANCOUVER

PLANNING AND DEVELOPMENT SERVICES
Mailing Address:
453 West 12th Avenue, Vancouver BC V5Y 1V4
tel: 604.873.7611

Development and / or Building Application Form

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: <u>1120 Hamilton Street</u> Specifics: _____			
Floor Level: <u>ground</u>	Suite No: <u>n/a</u>		
Legal Description:			
Lot(s) <u>26</u>	Block(s) <u>76</u>	District Lot(s) <u>541</u>	Plan Number(s) <u>3469</u>
Are you aware of the presence of any contaminated soils on the subject property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Is the building being converted to strata-title ownership? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: <u>Chad Cole</u>	
Mailing Address: <u>#300 - 595 Hornby Street</u>	You are the:
City: <u>Vancouver</u> Postal Code: <u>V6C 2E8</u>	01 <input type="checkbox"/> Property Owner
E-mail Address: <u>chadc@donnellygroup.ca</u>	02 <input type="checkbox"/> Contractor
Phone Number: <u>6044189477</u> Fax Number: _____	03 <input type="checkbox"/> Certified Professional
Company Name: <u>Lightbox Enterprises Ltd</u>	04 <input type="checkbox"/> Design Professional
Business License Account Number: _____	05 <input checked="" type="checkbox"/> Tenant
	06 <input type="checkbox"/> Agent for Owner
	07 <input type="checkbox"/> Agent for Tenant
	08 <input type="checkbox"/> Consultant
	09 <input type="checkbox"/> Non-profit Association
	Cert. No: _____
	10 <input type="checkbox"/> Civic Department
	98 <input type="checkbox"/> Other
Note: Contractors/design professionals/consultants <u>MUST</u> 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>Triple F Investment Corp.</u>	
Address: <u>204 - 1110 Hamilton Street</u>	City: <u>Vancouver</u>
Postal Code: <u>V6B 2S2</u>	Phone Number: <u>604-632-1756</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>Lightbox Enterprises Ltd.</u>	
Address: <u>300 - 595 Hornby Street</u>	City: <u>Vancouver</u>
Postal Code: <u>V6C 2E8</u>	Phone Number: <u>604-899-3229</u>
Job Contact: <u>Chad Cole</u>	
Address: <u>300 - 595 Hornby Street</u>	City: <u>Vancouver</u>
Postal Code: <u>V6C 2E8</u>	Phone Number: <u>604-418-9477</u>
Qualified Professional Contact Name (required for Salvage & Abatement):	
Address:	City: Postal Code:
Phone Number:	Business License Account Number:

<p>This application is to: (Check applicable boxes)</p> <p>001 <input type="checkbox"/> Construct a new building(s)</p> <p>002 <input type="checkbox"/> Add to an existing building</p> <p>003 <input type="checkbox"/> Alter the interior/exterior</p> <p>004 <input type="checkbox"/> Add to a building and alter the existing portion</p> <p>005 <input type="checkbox"/> Add to a building and change the use</p> <p>006 <input type="checkbox"/> Add to the building, alter existing portion and change use</p> <p>007 <input type="checkbox"/> Interior/exterior alterations and change of use</p> <p>008 <input type="checkbox"/> Enclose an area of an existing building (balcony enclosures)</p> <p>011 <input type="checkbox"/> Project/Site Permit</p> <p>014 <input checked="" type="checkbox"/> Change of use</p> <p>015 <input type="checkbox"/> Retain use</p> <p>016 <input type="checkbox"/> Alter grade (raise or lower grade)</p> <p>022 <input type="checkbox"/> Alterations to legalize a suite</p> <p>023 <input type="checkbox"/> Alterations for a new suite</p> <p>026 <input type="checkbox"/> Demolish</p> <div style="margin-left: 20px;"> <input type="checkbox"/> Commercial <input type="checkbox"/> Fire damaged building <input type="checkbox"/> Non-rental one-family dwelling <input type="checkbox"/> Heritage building <input type="checkbox"/> Residential rental building </div> <p>028 <input type="checkbox"/> Temporary tents</p> <p>030 <input type="checkbox"/> Construct a garage/carport</p> <p>031 <input type="checkbox"/> Add/alter/demol garage/carport</p> <p>038 <input type="checkbox"/> Construct partial - framing, etc.</p> <p>040 <input type="checkbox"/> Excavate - valid for project address et al.</p> <p>041 <input type="checkbox"/> Move building from another site</p> <p>042 <input type="checkbox"/> Move building on the same site</p> <p>043 <input type="checkbox"/> Install a pool, fence, tennis court, boat ramp, sign, or similar</p> <p>044 <input type="checkbox"/> Upgrade seismic and/or sprinkler</p> <p>045 <input type="checkbox"/> Mechanical kitchen exhaust, roof top unit, satellite dish</p> <p>046 <input type="checkbox"/> Prefabricated structure placed on site</p> <p>047 <input type="checkbox"/> Fire damage repair</p> <p>048 <input type="checkbox"/> Flood damage repair</p> <p>050 <input type="checkbox"/> Landscape only</p> <p>053 <input type="checkbox"/> Building envelope repair</p>	<p>Is this a new tenant? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>What is the existing use? <u>Retail (barbershop)</u></p> <p>What is the proposed use? <u>Cannabis Retail</u></p> <p>How many storeys? <u>4</u></p> <p>How many levels of underground parking? <u>zero</u></p> <p>How many <u>new</u> rooftop units? <u>zero</u></p> <p>Describe work to be done:</p> <p>(Complete carefully, Your application will be based on your written description.)</p> <p><u>We are requesting a change of use for this address to accommodate Cannabis retail.</u></p>
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<p>What is the value of the work proposed? (Include cost of plans, material and labour)</p> <p><u>\$ n/a</u></p> <p>Will any of the following be altered/repaired/installed? Select all that apply:</p> <div style="margin-left: 20px;"> <input type="checkbox"/> Electrical <input type="checkbox"/> Gas <input type="checkbox"/> Drain Tile <input type="checkbox"/> Plumbing <input type="checkbox"/> Sprinkler <input type="checkbox"/> Fire Alarm </div> <p>Sprinkler Contractor's Name: _____</p> <p>Note: If the sprinkler contractor noted on this application changes, please notify the City of Vancouver in writing within 24 hours.</p> <p>Special Sprinkler Inspection Number SP _____</p>	<p>Office Use Only</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>												
<p>Complete the following for all residential buildings</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Existing</th> <th style="text-align: center;">Proposed</th> </tr> </thead> <tbody> <tr> <td>Total number of dwelling units:</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>Total number of housekeeping units:</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>Total number of sleeping units:</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> </tbody> </table>		Existing	Proposed	Total number of dwelling units:	_____	_____	Total number of housekeeping units:	_____	_____	Total number of sleeping units:	_____	_____	<p>Office Use Only</p> <p>BU (WWOP?) _____</p> <p>DE _____</p> <p>DT _____</p> <p>BG _____ f/m _____</p> <p>ENV. PROT. Site Profile _____</p> <p>SUBTOTAL _____</p> <p>SP _____</p> <p>TOTAL _____</p>
	Existing	Proposed											
Total number of dwelling units:	_____	_____											
Total number of housekeeping units:	_____	_____											
Total number of sleeping units:	_____	_____											
<p>Complete the following related permit information</p> <p>Development Permit/Application Number DE _____</p> <p>Minor Amendment Number DE _____</p> <p>Building Permit/Application Number BU _____</p> <p>Board of Variance Appeal Number Z _____</p> <p>Combined Permit Application Number DB _____</p>	<p>Office Use Only</p> <p>Invoice # _____</p> <p>BU _____</p> <p>DE _____</p>												

As owner or owner's agent, I have verified that the information contained within this document and associated applications and plans is correct, and describes a use, a building or a work which complies with all relevant by-laws and statutes. I understand that personal information contained in this form will not be released to the public except as required by law; however, all associated applications and plans will be made publicly available during the development or building application process. I acknowledge that responsibility for by-law compliance rests with the owner and the owner's employees, agents and contractors. I will indemnify and save harmless the City of Vancouver, its officials, employees and agents against all claims, liabilities and expenses of every kind, in respect to anything done or not done pursuant to this application or fact sheet or ensuing permit, including negligence and/or the failure to observe all by-laws, acts or regulations.

SIGNED AT VANCOUVER, B.C. THIS 11 DAY OF April 2020

Project Address: 1120 Hamilton St

Permit No: DP-2020-00316

Related to: _____

Target Dates: **NAP** _____

Intake Date: April 29, 2020

DPB _____

Zone: HA-3

Comments Due: June 15, 2020

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

Project Description:

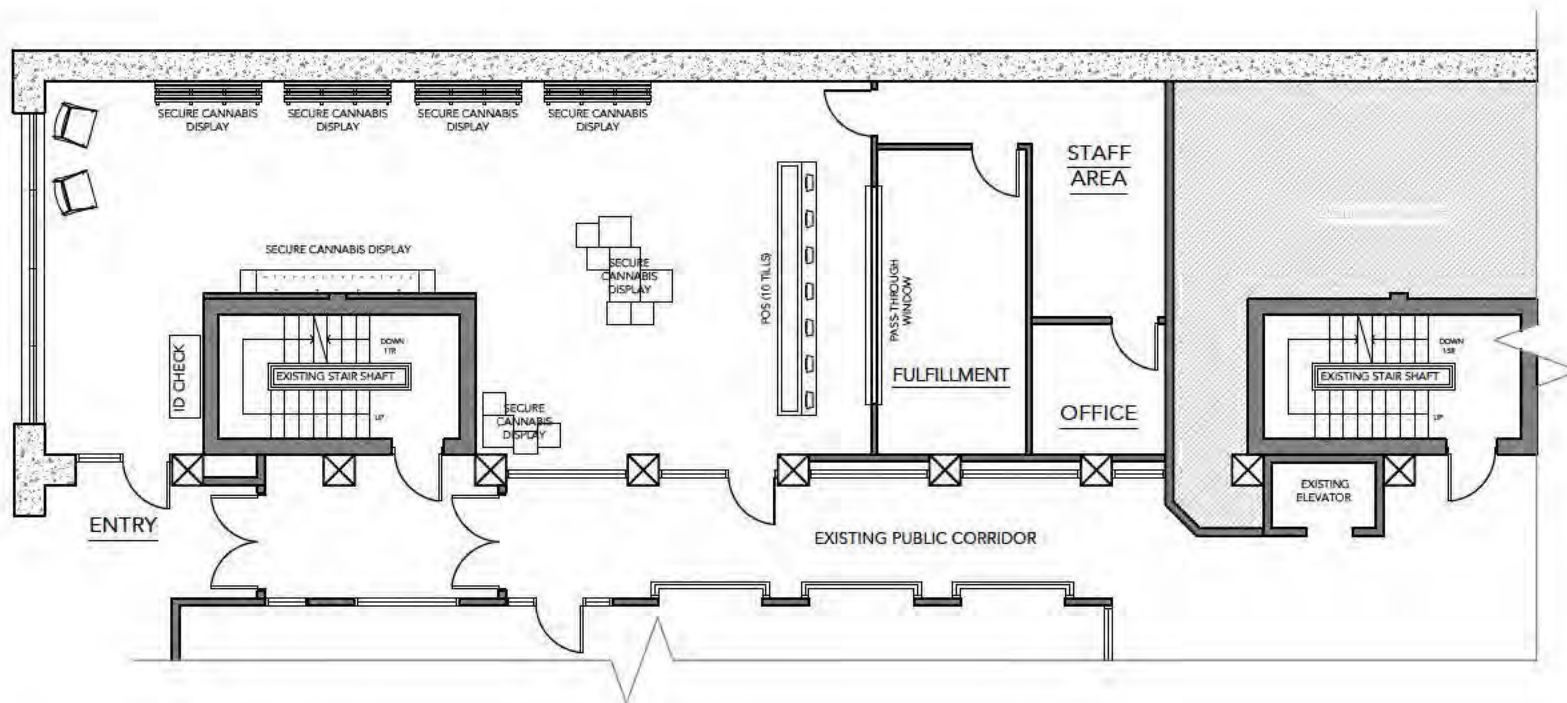
Interior alterations and to change the use from a Barbershop to a Retail Cannabis Store.

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.

Claudia Hicks, Project Coordinator, 604.871.6083



1 FURNITURE PLAN
ID 1 SCALE: 1/8" = 1'-0"

1120 Hamilton St. VANCOUVER, BC

17 MAR 2020

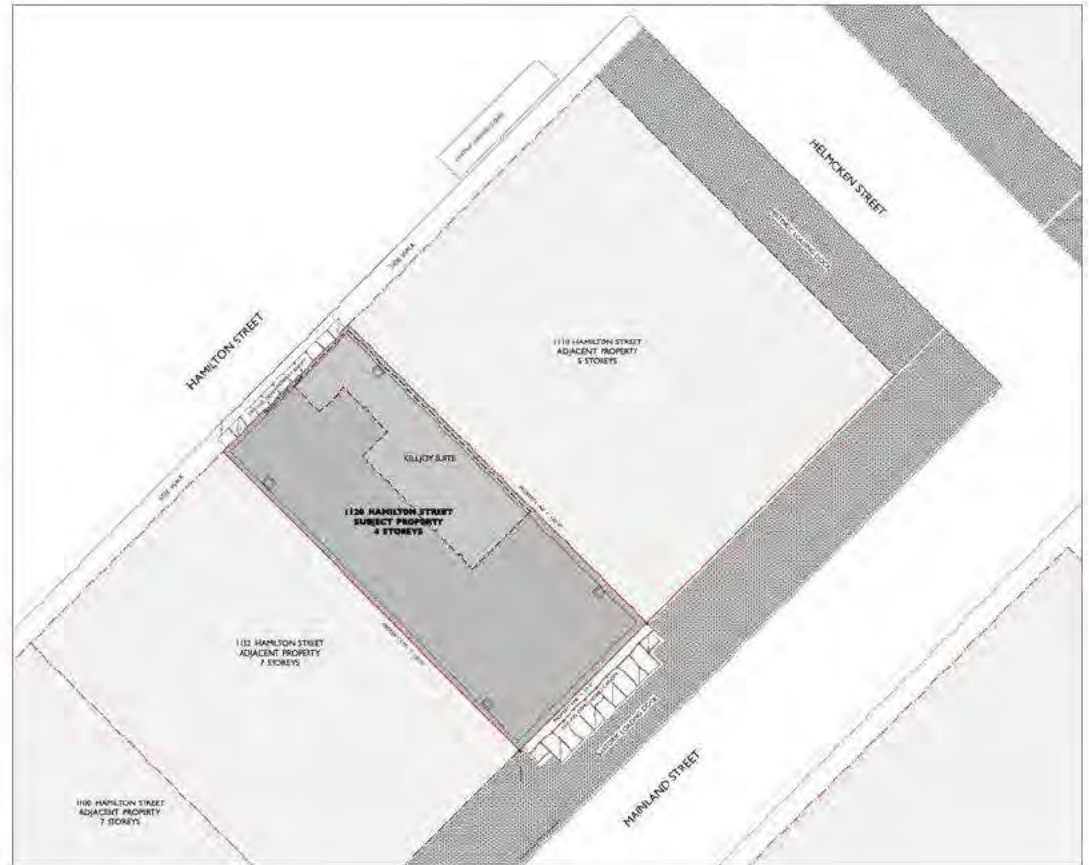
FURNITURE PLAN

SCALE: 1/8" = 1'-0"
SHEET: ID 1 of 2

hobo



1 KEY PLAN
ID 2 SCALE: NTS



2 SITE PLAN
ID 2 SCALE: NTS

1120 Hamilton St. VANCOUVER, BC

17 MAR 2020

SITE PLAN

SCALE: 1/8" = 1'-0"
SHEET: ID 2 of 2

hobo

s.22(1)



3593 postcards sent out.
25 Responses received.

	F	A	Total
Inside	1	24	25
outside	0	0	0
Total	1	24	25

Owner living out of Area AAA
Owner unknown Address (PO Box) AAA

50 0 50 100
Meters

Scale 1: 4794

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Friday, 10 July, 2020 12:39 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Feedback in Favour of DP-2020-00316 (1120 Hamilton Street)

Follow Up Flag: Follow up
Flag Status: Flagged

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



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From: s.22(1)
Sent: Friday, July 10, 2020 11:04 AM
To: Hicks, Claudia
Subject: [EXT] Feedback in Favour of DP-2020-00316 (1120 Hamilton Street)

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 Claudia,

I hope you're well.

I wanted to contact you to let you know that I'm strongly in favour of DP-2020-00316. As you probably know, Yaletown is very underserved in the Retail Cannabis offering and I feel this business would provide a very helpful service to the thousands of people living in this neighbourhood.

I also feel that the distinctly "adult" feel of Yaletown (there are rarely any children here) makes this a great location for a Retail Cannabis Store.

s.22(1)

s.22(1)

1120 Hamilton

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, 23 July, 2020 11:23 AM
To: Kim, Jennifer (DBL)
Subject: FW: Development Application Notice - DP-2020-00316 - 1120 Hamilton Street
Attachments: Royal Vape - Davie Street.png

Follow Up Flag: Follow up
Flag Status: Flagged

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



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From: § 22(1)
Sent: Thursday, July 23, 2020 11:17 AM
To: Hicks, Claudia
Subject: [EXT] Re: Development Application Notice - DP-2020-00316 - 1120 Hamilton Street

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 Claudia,

I would like to pass on my feedback for the Development Application Notice - DP-2020-00316 - 1120 Hamilton Street. I am a close neighbour to this property and would like to share my thoughts.

I have seen these Cannabis dispensaries show up in other parts of the neighbourhood and the predominant thing I notice is that they don't add much value to the community. They often have windows that are completely covered, obscuring the view inside, and leaving the outside store front cold and uninviting.

An example of this is seen at Royal Vape on the corner of Davie and Seymour (screenshot attached). They have "mirrored" windows which make for an uninviting cold experience in the neighbourhood. Yaletown is a vibrant part of the city with store fronts open to the public, patios with lively conversations and streets that have families on them. Unfortunately, the standard for most of these Cannabis shops is the opposite. They are closed off, private, and often an eyesore to most residents.

§ 22(1)

I honestly would much prefer that this Development space continue as a hair salon, restaurant, retail store or something that adds value and contribution to the community. A space where people come together to create connections, not hide away to purchase Cannabis. I understand that Cannabis is legal and that there needs to be places to purchase it, but I am not convinced that this prime space in Yaletown is best utilized for a store like this. If anything, we need more OPEN store fronts in Yaletown to keep the community vibrant and welcoming.

I am opposed to this development application and would like to see something else in this space. I would encourage you to reject this proposal and ask the owners to find a different location.

If you would like more information or feedback from me, please let me know.

Thank you in advance.

s.22(1)





Kim, Jennifer (DBL)

1120 Hamilton

From: Hicks, Claudia
Sent: Thursday, 23 July, 2020 11:34 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Re: Development Application DP-2020-00316

Follow Up Flag: Follow up
Flag Status: Flagged

A
J

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



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From: s.22(1)
Sent: Thursday, July 23, 2020 11:31 AM
To: Hicks, Claudia
Subject: [EXT] Re: Development Application DP-2020-00316

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 Claudia,

My name is s.22(1). I live in the Yaletown neighbourhood. I am writing in response to the application notice for a Cannabis Store at 1120 Hamilton Street. I am against the approval of this application as it takes away from the family aspects that Yaletown has developed. Currently I am very pleased that Yaletown has few bars, liquor stores and nightclubs and instead has a healthy mix of retail stores, restaurants, salons, coffee shops and more. This variety brings a mix of ages and types of people but still allows for a healthy family environment. Cannabis stores, while legal, don't bring a family feel and often have clientele that can be less than appealing (as I have seen in other locations). I would like Yaletown to continue to be a vibrant community for my family that has family appropriate retailers and businesses. While I understand there may be a "demand" for this type of store in Yaletown, I do not feel like it is required to be located directly in Yaletown. I am against this development application and would like you to reject it.

Thank you in advance.

s.22(1)

1120 Hamilton

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, 23 July, 2020 9:39 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Notice of development for 1120 Hamilton St

Follow Up Flag: Follow up
Flag Status: Flagged

A
✓

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

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

From: s.22(1)
Sent: Wednesday, July 22, 2020 6:20 PM
To: Hicks, Claudia
Subject: [EXT] Notice of development for 1120 Hamilton St

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 Claudia,

I'm an owner of s.22(1) I'm opposing to have a cannabis store in such close proximity to my residence. It is a family oriented building so I don't think it is appropriate to have the cannabis store nearby.

Sincerely yours,
s.22(1)

Sent from my iPhone

Kim, Jennifer (DBL)

1120 Hamilton

From: Hicks, Claudia
Sent: Tuesday, 21 July, 2020 2:16 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Re 1120 Hamilton Street, DP-2020-00316

A
✓

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

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

From: s.22(1)
Sent: Tuesday, July 21, 2020 1:01 PM
To: Hicks, Claudia
Subject: [EXT] Re 1120 Hamilton Street, DP-2020-00316

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 Ms Hicks, Project Coordinator

As a property owner in close proximity to 1120 Hamilton Street, I would like register my strong opposition to Hobo Cannabis Company's plan to change the use of the above noted address to a Retail Cannabis Store.

Thank you for taking note of my opposition to this development application.

Sincerely,

s.22(1)

Vancouver, B.C.

s.22(1)

s.22(1)

Kim, Jennifer (DBL)

1/20 Hamilton

From: Hicks, Claudia
Sent: Monday, 20 July, 2020 12:16 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] DP 2020 00316

Follow Up Flag: Follow up
Flag Status: Flagged

A
✓

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

From: s.22(1)
Sent: Monday, July 20, 2020 11:49 AM
To: Hicks, Claudia
Subject: [EXT] DP 2020 00316

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.

Did you know there is a liquor store beside this location...talk about adding gas to a fire. I am dumbfounded this is even being considered.

s.22(1)

Sent from my iPhone

The contents of this email are intended only for the addressee and may contain confidential and privilege information. It's content and attachments may be covered by legal privilege. If you received this email in error please erase immediately and notify the sender.

s.22(1)

s.22(1)

Kim, Jennifer (DBL)

1120 Hamilton

From: Hicks, Claudia
Sent: Monday, 20 July, 2020 7:24 AM
To: Kim, Jennifer (DBL)
Subject: FW: 1120 Hamilton St. - notification response

Follow Up Flag: Follow up
Flag Status: Flagged

A
✓

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



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From: s.22(1)
Sent: Saturday, July 18, 2020 9:19 PM
To: Hicks, Claudia
Subject: [EXT] 1120 Hamilton St.

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.

With respect to HOBO cannabis.

Do we really need yet ANOTHER cannabis store in an area frequented by families for dining with children.

Are there not enough of them already, and if you believe more are required, can they not be on GRANVILLE STREET which i believe is already better suited for this clientele.

Not sure what wisdom there is in thinking that this is a necessary retail use that is in short supply.

s.22(1)

s.22(1)

Kim, Jennifer (DBL)

1120 Hamilton St.

From: Hicks, Claudia
Sent: Monday, 13 July, 2020 2:03 PM
To: Kim, Jennifer (DBL)
Subject: FW: Hobo Cannabis Company Permit

Follow Up Flag: Follow up
Flag Status: Flagged

A
✓

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

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

From: s.22(1)
Sent: Monday, July 13, 2020 1:58 PM
To: Hicks, Claudia
Cc: s.22(1)
Subject: [EXT] Hobo Cannabis Company Permit

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 Claudia,

My husband & I have lived in Yaletown at the corner of s.22(1) We like to think we're pretty progressive and have always supported the deregulation of marijuana and opening up of Cannabis stores even though we are not users of the product.

Over the last 5 years we've noticed an escalation of crime in our community and we're very concerned that a store that has the hours proposed will really add to the already rowdy groups that congregate in the entertainment part of Yaletown. We've seen an increase in altercations with these club goers between themselves and also with other community members that might be just out walking their dog.

I am also an entrepreneur and so I support this owner's business endeavors...however, my husband & I do not support having this establishment open until 11:00pm 7 days a week! If they are a retail store, other stores in the area operate from 9-5.

s.22(1)

We realize there are clubs/bars that are open late but having this business being able to service this crowd until late just will add to the problems already existing.

As taxpayers we appreciate having the ability to voice our concerns. I really hope that what I've written about is taken into consideration when you make your decision about whether to grant a permit to this business.

Thank you.

Warmest regards,

s.22(1)

Sent from my iPhone

Kim, Jennifer (DBL)

1120 Hamilton.

From: Hicks, Claudia
Sent: Monday, 13 July, 2020 3:13 PM
To: Kim, Jennifer (DBL)
Subject: FW: Comments: DP- 2020-00316

Follow Up Flag: Follow up
Flag Status: Flagged

A
✓

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



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From: s.22(1)
Sent: Monday, July 13, 2020 2:39 PM
To: Hicks, Claudia
Subject: [EXT] Comments: DP- 2020-00316

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 Ms. Hicks,

I'm writing to you about a permit for a cannabis store at 101-1260 Hamilton St. I and other neighbors that live on the same block as well as the surrounding area feel that having a store that sells cannabis is not the appropriate retailer for the area.

The heritage section of Yaletown consists of restaurants & lounges, hair & beauty salons as well as a few clothing/fashion retailers. In a neighborhood with many young families we feel that drugs of any type being sold outside of a Shoppers or London drug store is inappropriate. There are many vacant store fronts in the downtown core that are in a more suitable area for this type of business.

The area is very much a neighborhood and knowing that some of these stores have brought theft to their doors due to the product being sold we feel this would make our neighborhood less safe. We already notice an uptick in property crime after some homeless people were moved into the Roundhouse Community Centre. The VPD had also recently seized a large number of replica guns from Yaletown which in 20 years of living in the neighborhood I have never seen that before. Very concerning. So some of us have fears that this store could bring violence and break-ins with replica or real weapons.

s.22(1)

The neighborhood is very family oriented and in particular very young children that live, play and go to pre-school in the neighborhood. Trying to keep it safe for them is of the utmost importance to us.

I hope our concern will be considered and taken to heart. We are not against a legal operation having an opportunity to do business however, it should be in an appropriate area where it can thrive and family neighborhoods can exist in a safe and peaceful environment.

Thank you for taking the time to read this. You can contact me should you want to speak further about this.

Kind regards,

s.22(1)

A large rectangular area of the document has been redacted with a solid grey fill, obscuring the signature and any text that might have been present.

s.22(1)

A horizontal rectangular area of the document has been redacted with a solid grey fill, obscuring the signature and any text that might have been present.

s.22(1)

A large rectangular area of the document has been redacted with a solid grey fill, obscuring the signature and any text that might have been present.

Kim, Jennifer (DBL)

1120 Hamilton

From: §.22(1)
Sent: Saturday, 11 July, 2020 9:41 AM
To: Hicks, Claudia
Subject: [EXT] 1120 Hamilton street Development

A

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 Claudia,

It is §.22(1) we are the resident of §.22(1) Vancouver, and we received notice of development for 1120 Hamilton.

We are strongly against this project, this neighborhood is already very busy with lack of enough parking. Starting a big retail store especially cannabis will change the neighborhood and disturb it, and it might bring more homeless people to the area.

This neighborhood is mainly running by restaurants and fine businesses, having lines up in the street for cannabis will affect other businesses and also the residents.

Thank you in advance for your considerations.

Regards,

§.22(1)

Kim, Jennifer (DBL)

1120 Hamilton

From: Hicks, Claudia
Sent: Friday, 17 July, 2020 12:44 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] DP-2020-00316 RETAIL CANNABIS STORE

Follow Up Flag: Follow up
Flag Status: Flagged

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



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From: s.22(1)
Sent: Friday, July 17, 2020 11:02 AM
To: Hicks, Claudia
Subject: [EXT] DP-2020-00316 RETAIL CANNABIS STORE

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Development, Building & Licencing Department of the City of Vancouver

As a resident of the Yaletown area and a grandfather, ***I am against opening any store for selling mariovana to our kids in Yaletown or any place near Yaletown.*** More than 50% of Yaletown apartments are occupied by young, hard working, parents each having one or two kids. There is already one Cannabis retail store at 1080 Mainland Street.

I don't understand why the City Council is trying to convert Yaletown into another East Hastings.

s.22(1)

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

Kim, Jennifer (DBL)

1120 Hamilton

From: Hicks, Claudia
Sent: Wednesday, 15 July, 2020 1:11 PM
To: Kim, Jennifer (DBL)
Subject: FW: Notice of Development DP-2020-00316

Follow Up Flag: Follow up
Flag Status: Flagged



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



s.22(1)

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From: s.22(1)
Sent: Wednesday, July 15, 2020 12:35 PM
To: Hicks, Claudia
Subject: [EXT] Notice of Development DP-2020-00316

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.

Claudia,

I live in Yaletown so I have comments objecting to this application dated 07JULY2020:

- as a resident owner of a home in Yaletown, I do not have any favorable view of having a Cannabis store in this area. There are more than enough such stores in the downtown area e.g. Robson Street. I recall another Cannabis store development application on Smithe Street in Yaletown (Smithe and Nelson vicinity) a few months ago. The area on Smithe Street is a residential area; and the businesses in Hamilton Street are mainly restaurants, banks, boutiques etc. which should remain as such where families living in this neighborhood can go to without being in the vicinity of stores selling substance like Cannabis.
- it is unfortunate if children who are brought up need to have to be explained what Cannabis is, and why adults take it for recreational purposes just because the Government had irresponsibly allowed this to be legalized.
- I hope this is just the City having to do its due diligence to assess the application and not because the City is wanting to approve so many Cannabis stores (increase tax income for the City in dire times?). I

hope this application will get the rational, thoughtful appreciation of what is good, preventive measures for the people and the next generation rather than being short sighted. Prevention is always better than cure.

- I trust the City Councilors do a proper and all-rounded study of the impact of cannabis/marijuana use on the productivity, negative impact on the brain of the users. Also do a proper study on the cases of users for recreational purposes versus for any genuine "medical" reasons(if any).
- currently because of Covid pandemic and related housing of homeless people in the Roundhouse community center, this neighborhood has already seen increase in reported cases of unsavory presence, criminal activity, increase in thrash and litter (e.g. used injection needles etc) in the area. This had required more policing.
- the City has already enough of challenges with the pandemic, its economic impact, increasing tensions between certain groups of people and law enforcement(thankfully in Canada, the scale is unlike in the US) without any additional issues related to substance abuse.

I trust that these comments will be brought to the attention of the approvers of this application, and that the application will fail to get through.

Regards,

s.22(1)

Kim, Jennifer (DBL)

1120 Hamilton

From: Hicks, Claudia
Sent: Thursday, 16 July, 2020 11:01 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] 1120 Hamilton Street DP-2020-00316



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

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

From: s.22(1)
Sent: Thursday, July 16, 2020 10:57 AM
To: Hicks, Claudia
Subject: [EXT] 1120 Hamilton Street DP-2020-00316

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 Claudia,

Regarding the proposed pot store at 1120 Hamilton Street I oppose this application.

The last thing Vancouver needs is another pot store and more potheads.

There are already plenty of pot stores in Vancouver.

Downtown Vancouver is filling up with young families and kids especially do not need to smell the stench of pot smoke and inhale second hand when they are outside.

In addition, they are asking for hours of 9am to 11pm 7 days a week. If people need pot they should buy it between 9am and 7pm for example.

For downtown residents who have to work in the morning they do not need to hear pot buyers buying and congregating outside of pot stores late in the evening.

s.22(1)

Sincerely, s.22(1)

Kim, Jennifer (DBL)

1120 Hamilton

From: Hicks, Claudia
Sent: Tuesday, 14 July, 2020 6:22 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Opposing development application for 1120 Hamilton Street - Hobo Cannabis (DP-2020-00316)

Follow Up Flag: Follow up
Flag Status: Flagged

A
V

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



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From: s.22(1)
Sent: Monday, July 13, 2020 9:06 PM
To: Hicks, Claudia
Subject: [EXT] Opposing development application for 1120 Hamilton Street - Hobo Cannabis (DP-2020-00316)

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,

My name is s.22(1) and I'm emailing to express my concerns and opposition to the idea of a retail cannabis store opening in the 1100 block of Hamilton. I own a unit and live at s.22(1) and the owners and residents in this building are mostly older, retired people who have no desire for a cannabis store.

The 1000 and 1100 block of Hamilton and Mainland are already very crowded (very hard to find parking around dinnertime or during any high traffic times), high in crime (there was a stabbing death in the 1100 block of Mainland few months ago), and the shops are catered for people looking for upscale dining, mostly on outdoor patios. The cannabis store will have the effect of:

- bringing more crime to this neighbourhood
- bringing more traffic to an already busy area, both foot traffic and vehicle traffic
- take away from the limited amount of parking spaces available from the residents of this block and the restaurant patrons
- bringing cannabis smokers who will pollute the area with cannabis smoke which will create an unsavoury and unpleasant smell in the area which will affect the residential dwellers and the restaurant patio diners

I hope you see that a retail cannabis store has no place in the heritage district in Yaletown and make the wise decision in rejecting their development application.

Thank you,

s.22(1)

Kim, Jennifer (DBL)

1120 Hamilton

From: Hicks, Claudia
Sent: Monday, 13 July, 2020 8:08 AM
To: Kim, Jennifer (DBL)
Subject: FW: 1120 Hamilton St.

Follow Up Flag: Follow up
Flag Status: Flagged

A
✓

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



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From: 5.22(1)
Sent: Sunday, July 12, 2020 12:57 PM
To: Hicks, Claudia
Subject: [EXT] RE: 1120 Hamilton St.

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.

Ms. Claudia Hicks,

I've received the Notice of Development Application for the above address. I'm strongly opposing to it because:

1. We've got lots of kids in this area because we've got day-cares, schools, parks, and the Roundhouse Community Center where the kids love to hang around or to attend extra curriculum classes.
2. We all know that our government is opposing to SMOKING, then why allowing weeds which will cause more harm to our blood vessels, our respiratory organs (including bronchi system, lungs), our eyes, and our skin, and in the long run, our central nerve system. Actually, we've found out that a lot of people have already been affected by bronchitis due to weed-smoking. Thus, in the long run, this will cause a much heavier burden to our healthcare system.
3. We all know that weeds will linger much longer time in the air and horribly smelly, which means that non-smokers would definitely be affected by second-hand smoking. Thus, causing harm to all - smokers or non-smokers.
4. This is a residential area with high density, especially the seniors. It also got a senior's home. Thus, more seniors would be affected.

5. We have already found a lot of people smoking in the parks and right outside of the Roundhouse Skytrain station (horribly smelly even down at the concourse level).

6. Those restaurants and bars in the Yaletown area have already got permit to serve drinks until late at night, this is causing a lot of boisterous activities (fighting, throw-ups and urine in the street or towards the buildings, yes, our apartment building) besides unnecessary loud noise when people got drunk. Plus the fact that people may be allowed to drink in some of the parks and beaches. Would those people obey to the by-laws and would there be enough policing? The answer is "NO".

7. s.22(1) thus, sometimes I found it really difficult to breath while walking in the street, let alone with such a big shop selling weeds. Besides, we've already got too many shops selling weeds in the surrounding area.

We have already got tons of troubles because the law is too lenient. Please have some mercy on us, the law-binding general public!!

Thank you for your kind attention to this matter. Would really appreciate it if you can disapprove this application which is definitely going to cause more harm to our neighborhood.

s.22(1)

Sent from Mail [go.microsoft.com] for Windows 10

Kim, Jennifer (DBL)

1120 Hamilton

From: Hicks, Claudia
Sent: Tuesday, 14 July, 2020 3:30 PM
To: Kim, Jennifer (DBL)
Subject: FW: Notice of Development Application - DP2020-00316

Follow Up Flag: Follow up
Flag Status: Flagged

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



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From: s.22(1)
Sent: Tuesday, July 14, 2020 1:30 PM
To: Hicks, Claudia
Subject: [EXT] Notice of Development Application - DP2020-00316

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Dear Ms. Hicks,

I strongly object Hobo Cannabis Company to be located on 1120 Hamilton Street, Yaletown. This is a residential area where children and youth are living and playing.

Again, I am strongly against Hobo Cannabis Company or any other weed business to be located in Yaletown as the weed will create air pollution and create a bad smell in the city. More importantly, it will affect the development of the children and youth.

s.22(1)

Regards,

s.22(1)

Kim, Jennifer (DBL)

1120 Hamilton

From: s.22(1)
Sent: Saturday, 11 July, 2020 8:27 AM
To: Hicks, Claudia
Subject: [EXT] 1120 hamilton street DP -2020-00316- Pot store 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 Claudia,

I just received the notice of development application in the mail for above noted development proposal. I am the owner of an apartment at s.22(1) building. **I totally disagree and am against the City of Vancouver giving permission to the change of use of the unit to retail cannabis store.** My written comments are as below.

1. We have enough problems in this area with drugs and cannabis smoking here already. Please don't add to the problem by the proliferation of retail cannabis selling, **please don't.**
2. People walking around high in this area as they smoke their cannabis openly that has been purchased at this store.
3. There are some very busy traffic roads in and around this store. Does the City want to take the responsibility and endure the comeback for people high on cannabis purchased at this store walking out into busy traffic roads and causing accidents to themselves and traffic ?
4. Many mothers and children live in this area and I am sure they are sick to death of cannabis smokers hanging outside of these shops smoking their joints as they always seem to do around these retail stores, fouling up the fresh air. I know I am, s.22(1) are for sure.
5. We are Vancouver residents and Vancouver City Hall tax payers and we strongly disagree and oppose this proposed change of use by the City of Vancouver. We will be very disappointed with City officials if this change of use is granted for just some of the above reasons. I am sure there are lots of other reasons as to why the change of use should not happen, but these are just a few of our concerns that immediately come to mind.
6. I hope the City of Vancouver take these stated and very real concerns by residents seriously in their decision making process on this matter.

Thank you,

s.22(1)

Owner living on

s.22(1)

Kim, Jennifer (DBL)

1120 Hamilton

From: Hicks, Claudia
Sent: Tuesday, 14 July, 2020 6:21 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Development Application DP-2020-00316

Follow Up Flag: Follow up
Flag Status: Flagged

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



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From: s.22(1)
Sent: Monday, July 13, 2020 5:45 PM
To: Hicks, Claudia
Subject: [EXT] Development Application DP-2020-00316

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 Claudia:

Re. Development Application DP-2020-00316, 1120 Hamilton Street

I am writing this e-mail to voice my strong opposition against the proposed non-medical retail cannabis store at 1120 Hamilton Street.

My major concern is the odour and smell from such business, as the store is in the densely-populated Yaletown district surrounded by lots of residential towers where many families with children live. In the operational details provided by the applicant, the applicant did not address on how they would control the odour and smell from the store. Without any clear plan or proposal on the odour and smell control in their operational details, their application should be rejected.

If you have any question or concern, please contact me. Thank you very much.

Sincerely,

s.22(1)

Resident / Owner

s.22(1)

1120 Hamilton St.

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Friday, 10 July, 2020 1:33 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] DP-2020-00316

A
V

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

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

From: §.22(1)
Sent: Friday, July 10, 2020 12:59 PM
To: Hicks, Claudia
Subject: [EXT] DP-2020-00316

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 and my family reside §.22(1) and am writing to strongly object to an application to allow a change in use of 1120 Hamilton Street to a retail Cannabis store.
I emplore the Director of planning to deny this application.
This site is just feet from residential buildings, both north and south of it, residences which are homes to families, small children and urban professionals. The character of Yaletown has undergone many changes in recent years, but it remains a home and a community for many residents.
There are many non residential mix areas for this sort of business.
Please do not allow this detrimental change to our neighborhood.

Respectfully,
§.22(1)

Vancouver,
§.22(1)

Kim, Jennifer (DBL)

1120 Hamilton

From: Hicks, Claudia
Sent: Thursday, 9 July, 2020 2:58 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] About Hobo Company application

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, July 09, 2020 2:57 PM
To: Hicks, Claudia
Cc: s.22(1)
Subject: [EXT] About Hobo Company 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.

Hi Claudia,

Hope you are doing well. We received the notice and strongly disagree with the application of this company as the location is a busy one. The location is central to all the stores and restaurants in the area. Although Cannabis is legalized now but many including us do not appreciate the smell and possible health related issues that relates to it. We live in the area and often visits the shops and restaurants there. With this application approved I'm afraid many families like us especially with young children will not be able to enjoy shopping or dining out in the area anymore. Thank you for your considerations.

s.22(1)

(owner)

Kind regards,
s.22(1)

Kim, Jennifer (DBL)

1120 Hamilton

From: Hicks, Claudia
Sent: Thursday, 9 July, 2020 9:51 PM
To: Kim, Jennifer (DBL)
Subject: FW: DP-2020-00316 - 1120 Hamilton

Follow Up Flag: Follow up
Flag Status: Completed

A
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Claudia Hicks

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



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From: s.22(1)
Sent: Thursday, July 09, 2020 8:24 PM
To: Hicks, Claudia
Subject: [EXT] DP-2020-00316

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,

We, s.22(1) Vancouver, BC would like to object the captioned application.

Best regards,

s.22(1)

1120 Hamilton.

From: Hicks, Claudia
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] DP Application for 1120 Hamilton St.
Date: Thursday, 9 July, 2020 1:18:53 PM

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, July 09, 2020 12:07 PM
To: Hicks, Claudia
Cc: Kelley, Gil
Subject: [EXT] DP Application for 1120 Hamilton St.

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 Claudia,

Further to our conversation this morning regarding the DP Application for 1120 Hamilton Street, I am writing to follow up on my comments regarding the qualification of this use at that particular location.

I own a property at s.22(1) and in the past year or so, have had two similar uses for cannabis related businesses s.22(1) turned down by the City. Reasons given were based on regulations which limit distance from a community centre or school, as well as a requirement that there be a centre line on the street which fronts the business. Obviously these two conditions would apply to this application as well.

s.22(1) I would, to say the least, be quite upset to learn that the rules and regulations for zoning are not being fairly applied to all properties.

Please keep me advised as to the progress of this application.

Thank you,

s.22(1)

(Owner)

Kim, Jennifer (DBL)

1120 Hamilton

From: Hicks, Claudia
Sent: Friday, 17 July, 2020 6:59 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] 1120 Hamilton Street

Follow Up Flag: Follow up
Flag Status: Flagged

A
✓

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



owner

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From: §.22(1)
Sent: Thursday, July 16, 2020 11:58 PM
To: Hicks, Claudia
Subject: [EXT] 1120 Hamilton Street

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.

We just received the notice of development application of the above location today.

We 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, we hope my objection can be taken into consideration and I don't want this area to be ruined.

Best regards,

s.22(1)

Kim, Jennifer (DBL)

1120 Hamilton

From: Hicks, Claudia
Sent: Thursday, 23 July, 2020 5:26 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] DP-2020-00316 1120 Hamilton Street

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

A
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Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: S.22(1)
Sent: Thursday, July 23, 2020 5:10 PM
To: Hicks, Claudia
Subject: [EXT] DP-2020-00316 1120 Hamilton Street
Importance: High

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 Claudia,

Hope you are safe and sound. Thanks for sending me the Notice of Development Application DP-2020-00316.

I am definitely against any permission to open any Cannabis Store in Vancouver, specifically in Yaletown and English Bay.

It is indeed very unfortunate to see the growth of Cannabis stores in Vancouver which is supposed to be a hub of green architecture and LEED in North America. We have the impression that increase in growth of Cannabis use and retail in Canada will lead to more society issues and psychological problems unless supervised by medical doctors and specialists which unfortunately is not happening now!

Having a new Cannabis store in Yaletown will definitely affect this beautiful landmark and family oriented area in an adverse manner and promotes use of drugs and cannabis in the sea wall, Mainland street and roundhouse area. The suggested Cannabis retail is in the Proximity of roundhouse, David Lam Park and a number of Daycare facilities **and it would be a shame to destroy the nature of these beautiful life style by having a store like that.**

So, we strongly oppose the idea of having a Cannabis Store in this area. We have the confidence that those who live or will be living in Yaletown, will be happy by refusing this application. Let's make Vancouver as much smoke free as possible. No matter if it is cigarettes or cannabis. After all is it not the goal of City of Vancouver to make this City the healthiest and most beautiful city in the world?

Thanks for your assistance.

s.22(1)



Kim, Jennifer (DBL)

1120 Hamilton

From: SUSHI MARO <sushimaro@hotmail.com>
Sent: Friday, 10 July, 2020 10:48 PM
To: Hicks, Claudia
Subject: [EXT] DP -2020-00316

A✓

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.

We strongly disagree with this application. Weed store attracts wrong clouds and it will make dine in such an unpleasant experience for our customers. The smell of the store will take away eagerness to of craving and this kind to store does not match our Yaletown Restaurant concepts on this block

SUSHI MARO
1168 Mainland St #101,

Vancouver, BC V6B2S2 [maps.google.com]

Business owner.

(778) 371-8332

NOTICE OF DEVELOPMENT APPLICATION

1120 Hamilton Street
DP-2020-00316



July 7, 2020

Hobo Cannabis Company has applied to the City of Vancouver for permission to change the use, at the above-noted address, to a Retail Cannabis Store consisting of:

- interior alterations and to change the use of approximately 1,550.0 square feet to a Retail Cannabis Store;
- proposed hours of operation: 9 am - 11 pm, seven (7) days a week.

Under the site's existing HA-3 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 **July 23, 2020**. For more information and updates, visit: vancouver.ca/devapps

Or contact Claudia Hicks, Project Coordinator at claudia.hicks@vancouver.ca or 604.871.6083.

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453 West 12th Avenue
Vancouver, BC V5Y 1V4

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。どなたかに日本語に訳してもらってください。

알려드립니다 이것을 번역해 주십시오

समस्त जनसमक्षी विवरा करणे विमो वेले हिस दा विलेबा करवाचि

Development,
Buildings & Licensing



City of Vancouver
Mailroom

JUL 11 2020

Received

CLAUDIA HICKS
CITY OF VANCOUVER
453 W 12TH AVE
VANCOUVER BC V5Y 1V4

HA-3 District Schedule

(Yaletown Historic Area)

1 Intent

Yaletown is a compact warehouse district developed in the early 1900s. Its special character is created by the collection of buildings, constructed of heavy timber, brick and concrete, and the narrow streets. The massing of buildings, built property line to property line, together with the similarities of style and exterior finishes give Yaletown its unique, homogeneous character.

The intent of this Schedule is to encourage the conversion and renovation of existing warehouse buildings and the construction of compatible new buildings, to produce a more contemporary mix of commercial, industrial and residential uses, and to introduce more activity-oriented uses into this area. Emphasis is placed on requiring the external design of buildings to follow the proportions, rhythm and details of the predominant circa 1900 architectural features, whether renovating or constructing a new building.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with 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 Uses customarily ancillary to any of the uses listed in this Schedule, but not including the sale of liquor accessory to a hotel, 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, and all accessory uses are located within the principal building.

2.2.C [Cultural and Recreational]

- Artist Studio - Class A.
- Arts and Culture Indoor Event.
- Billiard Hall.
- Bowling Alley.
- Club.
- Community Centre or Neighbourhood House.
- Fitness Centre.
- Hall.
- Library.
- Museum or Archives.
- Rink.
- Swimming Pool.
- Theatre.

2.2.DW [Dwelling]

- Dwelling Uses, provided that no portion of the first storey of a building shall be used for residential purposes except for entrances to the residential portion and accessory uses to the residential portion including storage, locker and laundry areas, and communal recreation facilities.
- Residential Unit associated with and forming an integral part of an Artist Studio - Class A, provided that no portion of the first storey of a building shall be used for residential purposes except for entrances to the residential portion or accessory uses to the residential portion including storage, locker and laundry areas, and communal recreation facilities.

2.2.I [Institutional]

- Church.
- School - University or College.
- Social Service Centre.

2.2.M [Manufacturing]

- Bakery Products Manufacturing.
- Chemicals or Chemical Products Manufacturing - Class B.
- Clothing Manufacturing.
- Dairy Products Manufacturing.
- Electrical Products or Appliances Manufacturing.
- Food or Beverage Products Manufacturing - Class B.
- Furniture or Fixtures Manufacturing.
- Jewellery Manufacturing.
- Leather Products Manufacturing.
- Metal Products Manufacturing - Class B.
- Miscellaneous Products Manufacturing - Class B.
- Paper Products Manufacturing.
- Plastic Products Manufacturing.
- Printing or Publishing.
- Shoes or Boots Manufacturing.
- Textiles or Knit Goods Manufacturing.
- Tobacco Products Manufacturing.
- Wood Products Manufacturing - Class B.

2.2.O [Office]

- Office Uses.

2.2.P [Parking]

- Parking Uses.

2.2.R [Retail]

- Furniture or Appliance Store.
- Grocery or Drug Store.
- Retail Store.
- Vehicle Dealer.

2.2.S [Service]

- Barber Shop or Beauty Salon.
- Beauty and Wellness Centre.
- Catering Establishment.
- Hotel.
- Laboratory.
- Laundromat or Dry Cleaning Establishment.
- Photofinishing or Photography Studio.
- Print Shop.
- Production or Rehearsal Studio.
- Repair Shop - Class A.
- Repair Shop - Class B.
- Restaurant - Class 1.
- School - Arts or Self-Improvement.
- School - Business.
- School - Vocational or Trade.
- Sign Painting Shop.

2.2.T [Transportation and Storage]

- Packaging Plant.
- Storage Warehouse.

2.2.U [Utility and Communication]

- Radiocommunication Station.

2.2.W [Wholesale]

- Lumber and Building Materials Establishment.
- Wholesaling - Class A.
- Wholesaling - Class B.

2.3 Conditions of Use

2.3.1 All uses listed in section 2.2 of this Schedule and accessory uses thereto shall be carried on wholly within a completely enclosed building except for the following:

- (a) parking and loading facilities;
- (b) restaurant;
- (c) grocery or drug store or retail store.

2.3.2 No use listed in section 2.2 of this Schedule shall involve the bulk storage of vegetable oil or fat; fish; fish oil or meal; scrap; junk; lime; fertilizer; compressed gas; explosives; matches; industrial chemicals; paints; varnishes; rags; cotton waste; petroleum, bitumen or tar products or derivatives.

2.3.3 No portion of a parking garage at the level of a street, sidewalk or loading dock shall be used for parking, except for vehicular access points or driveways, for a depth of at least 9.1 m from any building face. This setback area may only be developed with commercial or industrial uses.

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 appropriateness of the use with respect to the items which are shown in italics following the use.

3.2 Uses

3.2.A • Accessory Uses comprising the sale of liquor accessory to a hotel.

3.2.AG [Agricultural]

- Urban Farm - Class B.

3.2.C [Cultural and Recreational]

- Arcade. *compatibility with surrounding uses*
- Artist Studio - Class B.
- Park or Playground. *safety, impact on character of area*
- Zoo or Botanical Garden. *impact on character of area*

3.2.DW • Residential Unit associated with and forming an integral part of an Artist Studio - Class B.
• Seniors Supportive or Assisted Housing.

3.2.I [Institutional]

- Ambulance Station. *vehicular circulation and accessibility*
- Child Day Care Facility. *location and safety*
- Detoxification Centre. *location and safety*
- Hospital. *parking, vehicular circulation and accessibility*
- Public Authority Use. *category of facility*
- School - Elementary or Secondary. *safety for children*
- Community Care Facility – Class B.
- Group Residence.

3.2.R [Retail]

- Cannabis Store.
- Farmers' Market. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
- Grocery Store with Liquor Store. *compatibility with surrounding uses*
- Liquor Store. *compatibility with surrounding uses*
- Pawnshop. *compatibility with surrounding uses, pedestrian amenity, number existing, social and policing impacts, hours of operation, vehicular ingress and egress*
- Public Bike Share.
- Secondhand Store. *compatibility with surrounding uses, pedestrian amenity, number of existing, social and policing impacts, hours of operation, vehicular ingress and egress*
- Small-scale Pharmacy.

- 3.2.S [Service]
- Auction Hall.
 - Bed and Breakfast Accommodation.
 - Neighbourhood Public House. *parking, vehicular circulation and compatibility with surrounding uses*
 - Restaurant - Class 2. *parking, vehicular circulation and compatibility with surrounding uses*
 - Short Term Rental Accommodation.
 - Wedding Chapel.
- 3.2.T [Transportation and Storage]
- Mini-storage Warehouse.
- 3.2.U [Utility and Communication]
- Public Utility. *category of facility*
- 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 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) neighbourhood public house;
 - (c) farmers' market; and
 - (d) public bike share.
- 3.3.2 No use listed in section 3.2 of this Schedule shall involve the bulk storage of vegetable oil or fat; fish; fish oil or meal; scrap; junk; lime; fertilizer; compressed gas; explosives; matches; industrial chemicals; paints; varnishes; rags; cotton waste; petroleum, bitumen or tar products or derivatives, or similar flammable products or materials.

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 -- Not Applicable.

4.3 Height

4.3.1 The maximum height of a building shall be 21.4 m or the height existing on June 10, 1986 whichever is greater.

4.4 Front Yard

4.4.1 No front yard shall be permitted.

4.5 Side Yards

4.5.1 No side yards shall be permitted.

4.6 Rear Yard

4.6.1 No rear yard shall be permitted.

4.7 Floor Space Ratio

4.7.1 The floor space ratio must not exceed 5.00, except that:

- (a) for a building existing on June 10, 1986, the floor space ratio must not exceed the greater of 5.0 or the floor space ratio existing on June 10, 1986; and
- (b) the floor space ratio for dwelling use, including artist studio, must not exceed 3.0.

4.7.1A In computing floor space ratio, each square metre of parking garage above grade is to count as 0.7 square metres.

4.7.1B In the case of:

- (a) new construction;
- (b) an addition to an existing building that increases the residential floor area; or
- (c) a change of use in an existing building that increases the residential floor area;

the floor space ratio for non-residential use must not be less than 1.5.

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

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

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

- (a) open residential sun decks and other features which the Director of Planning considers similar;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) areas of floors used for accessory 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;
- (d) elevator shafts, lockers, common laundry rooms and entrance lobbies, ancillary storage located below grade and basements or cellars in existing buildings;
- (e) amenity areas, including child day care facilities, recreation facilities and meeting rooms, provided that the areas are open to and primarily for the use of residents and employees, to a maximum total of 20 percent of the total permitted floor area or 1 000 m, whichever is the lesser; and
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

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;
 - (b) the minimum distance of unobstructed view is not less than 2.4 m; and
 - (c) the building is listed on the Heritage Register or, in the opinion of the Director of Planning, the building has sufficient heritage value or heritage character to justify its conservation.
- 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 m².

4.11 Vertical Angle of Daylight -- Not Applicable.

4.12 Dedication of Land for Lane Development -- Not Applicable.

4.13 Area of Transparent Surface -- Not Applicable.

4.14 [Deleted -- see Parking By-law.]

4.15 Acoustics -- Not Applicable.

4.16 Building Depth -- Not Applicable.

4.17 External Design

- 4.17.1 Building facades shall be characterized by the following:
- (a) exterior finishing materials of masonry, excluding tile or concrete block, except that lintels, window components, and architectural features may be of other materials, as determined by the Director of Planning;
 - (b) one natural earth-tone colour or white as the main colour, with lintels, window components and architectural features which may be of one other colour compatible with the main colour and existing streetscape character or of other colours, as determined by the Director of Planning;
 - (c) the lower four storeys shall be built to the property line while the remaining storeys may terrace back from the property lines.

- 4.17.2 Windows shall be characterized by the following:
- (a) wood frames or alternatives of a compatible frame profile (width and thickness), resulting in a similar visual appearance;
 - (b) consistent window elements repeated on each facade, where each element shall comprise several glass panes in character with the existing pattern, except that the main floor may have a differing pattern of repetition;
 - (c) where balconies are provided, the doors shall maintain the same spacing pattern as the windows on that facade;
 - (d) for renovations or additions to buildings existing on or before June 10, 1986, new windows shall approximately replicate existing windows on that building;
 - (e) for new construction, windows shall approximately replicate windows existing as of June 10, 1986 on any one of the buildings in this District listed in the Vancouver Heritage Register; or
 - (f) any proposals varying from the above, as may be determined by the Director of Planning.
- 4.17.3 Roofs shall be flat except as follows:
- (a) shallow-pitched roofs may be permitted, as may be determined by the Director of Planning.
- 4.17.4 Mechanical equipment shall be enclosed and set back so as not to be visible from street level.
- 4.17.5 Balconies on external walls shall be recessed.
- 4.17.6 Main building entrances shall be accentuated by any one of or combination of the following:
- (a) awnings made of fabric or metal;
 - (b) planters;
 - (c) lighting; or
 - (d) any proposals varying from the above, as may be determined by the Director of Planning.
- 4.17.7 Decorative architectural elements may be required to be retained on renovations or additions and may be required to be provided on new construction including any one or more of the following:
- (a) window and door decoration;
 - (b) parapets;
 - (c) cornices; or
 - (d) any proposals varying from the above, as may be determined by the Director of Planning.

RECOMMENDATION TO DOP

Jul 24, 2020

ACCEPT --- ☐

REFUSE --- ✕

ADDRESS:

1120 Hamilton

PERMIT NUMBER:

DP-2020-00316

RECOMMENDATION TO:

M. So

FROM:

C. Hicks

Manager/Supervisor Name

Staff Initials

RECOMMENDATION SUMMARY:

I would recommend REFUSAL for interior alterations and to change the use to a Retail Cannabis Store.

SPECIAL DEPARTMENTAL NOTES:

1. Cursory building code comments sent to applicant
2. Cleared by Social Policy (no concerns except for being in community centre radius)
3. Cleared by Engineering

NOTIFICATION SUMMARY: Required - Yes**Site Sign:** Yes **Install Date:** July 2, 2020**Postcards:** Yes **Send Date:** July 7, 2020 **Number:** 3597
Expiry Date: July 23, 2020

Results of Notification:

Responses: # 25 **Objections:** # 24 **In Favour:** # 1

Outside of notification area: 3

No address: 3

Summary of Responses:

- Yaletown is under served for Cannabis stores and adult oriented
- Cannabis stores are closed off/eyesore
- Takes away from family aspect/orientation
- Increase in crime – 11pm is too late to be open
- Don't support drugs being sold in the neighbourhood
- Lack of parking already/increase in traffic/line-ups outside
- There are more than enough Cannabis stores in the area
- Bad for health
- Odour/smoke issues/noise increase with late hours
- Does not meet By-laws for location

HISTORY:

DE402291 – issued Apr 24/97 M/A to existing restaurant

Exterior alterations to replace existing storefront glazing with sliding glazed doors extending down to interior floor level.

DE414164 – issued Oct 21/10

Interior alterations and the change of use from Retail (Unit #106) and photography studio (Unit B2) to a Neighbourhood Public House, as per the Council Resolution dated May 6, 2010, in this existing four-storey plus basement Commercial building on this site.

DE414518 – issued Aug 12/11 M/A to DE414164

Change of use of approximately 850.0 square feet from Retail to a Restaurant Class-1, to be used in conjunction with the existing Neighbourhood Public House, by expanding Unit #106 into the adjacent Unit #103.

DE416534 – issued Feb 4/13 M/A to DE414164

To alter the interior and change the use of a portion unit 106 from Neighbourhood Pub and Restaurant Class 1 to a Barber Shop (approx 354sf) in conjunction with the existing Restaurant Class 1 and Neighbourhood Pub in this existing building.

DE417812 – Apr 11/14 M/A to DE414164

To alter the existing layout on the first floor of this mixed-use building to increase the floor area of the existing beauty salon (barber shop) by approximately 99 square feet and thereby reducing the floor area of the adjacent Neighbourhood Public House (Killjoy).

Addressing:

#106 - 1120 Hamilton St - Existing Liquor Primary Pub

#103 - 1120 Hamilton St - (Barber Shop)

#102 – 1120 Hamilton St - Beauty Salon

DP-2018-00459 – Jun 15/18 *extended to Jun 14/20

To change the use from Retail (Unit #106) and photography studio (Unit B2) to a Neighbourhood Public House, as per the Council Resolution dated May 6, 2010, in this existing four-storey plus basement Commercial building on this site, including a relaxation of the on-site loading, for a limited period of time expiring on June 14, 2013, unless extended in writing by the Director of Planning.

Transfer Time-Limited - Note: DP-2018-00459 supersedes DE414164 to allow for an extension of the use on the site.

TECHNICAL REVIEW:

Cannabis Retail Store conditional use in HA-3

No change in parking from Barbershop to Cannabis Retail

APPLICABLE SECTION 10 & 11 REGULATIONS: Yes – Section 11.6**Does not meet Section 11.6.2 (a)**

Location is within 300m of the nearest property line of a site containing another cannabis store:

1. DE419528 – 1080 Mainland – 36.65m from proposed location – issued Sep 12/16 (BOV overturn)

Does not meet Section 11.6.2 (b)

Location is within 300m of the nearest property line of a site containing a community centre:

1. Gathering Place Community Centre – 609 Helmcken – 280.08m from proposed location
2. Roundhouse – 181 Roundhouse Mews – 160.89m from proposed location

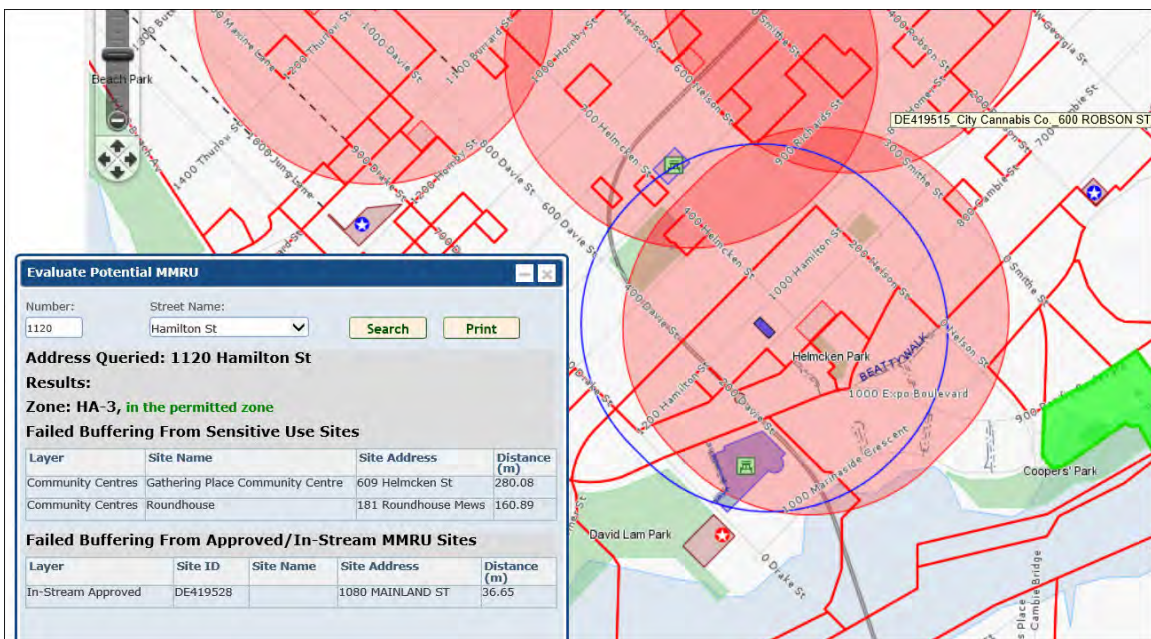
Does not meet Section 11.6.2 (e)

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.



GUIDELINES:

APPLICABLE: Yes - Retail Cannabis Guidelines



Recommend REFUSAL for the following reasons:

- **Refusal 1 – Non-compliance – Regulations;** the proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;
- **Refusal 2 – Objections Received;** objections have been received from neighbouring property owners.