

File No.: 04-1000-20-2021-032

March 1, 2021

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 January 18, 2021 for:

Records related to the development permit application by Canna-Place for a Cannabis Retail Store/Cannabis Compassion Club at 5890 Cambie Street, specifically: 1) Submissions made by the applicant; 2) Letters of support and objections; and 3) Notices pertaining to the status of the development permit. Date range: November 19, 2018 to January 17, 2021.

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 these sections 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 (#04-1000-20-2021-032); 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

July 29, 2019

Gyasi Stevens

s.22(1)

Dear Sir/Madam:

Re 5844 Cambie Street (specific address: 5890 Cambie Street)
Development Permit No. DP-2018-00157

Thank you for your request for an extension of the time limitation for the above-noted Development Permit.

On behalf of the Director of Planning, your request is granted, to retain the use of the cannabis store at the above location for a further period of time **expiring July 10, 2020**, unless extended in writing by the Director of Planning.

Note to Applicant: It is the applicant's responsibility to submit an application for an extension on or before the expiry date, or a new development application will be required.

Please note that this approval, given under the Zoning and Development By-law, does not in any way represent or guarantee compliance with any other by-law of the City of Vancouver.

Yours truly,



Leanne Mueske
Permit Extension/Renewal Co-ordinator

Phone No. 604.873.7717

Email: leanne.mueske@vancouver.ca

lnm

Mueske, Leanne

From: KELLER, Jodyne
Sent: Monday, July 29, 2019 9:47 AM
To: Mueske, Leanne
Subject: RE: 5890 Cambie St

Hi Leanne,

The VPD does not have any concerns at this time.

Jodyne

From: Mueske, Leanne <leanne.mueske@vancouver.ca>
Sent: Friday, July 12, 2019 11:07 AM
To: Durcan, Colin <Colin.Durcan@vancouver.ca>; Li, Kimberly <Kimberly.Li@vancouver.ca>; KELLER, Jodyne <jodyne.keller@vpd.ca>; Hicks, Sarah <Sarah.Hicks@vancouver.ca>; Sussmann, Cornelia <Cornelia.Sussmann@vancouver.ca>
Subject: 5890 Cambie St

Good morning all.

Gyasi Stevens has requested an extension of time for Development Permit No. DP-2018-00157.

DP-2018-00157 was issued on July 20, 2018 to change the use of 5890 Street (approx. 1892 square feet) from a temporary sales centre to a cannabis store for a limited period of time expiring July 10, 2019, unless extended in writing by the Director of Planning. Special Inspection No. IA-2018-01131 was carried out to determine compliance with the Building By-law and was approved by the District Building Inspector on August 24, 2018 and Occupancy Permit No. OC-2018-01582 was issued the same date.

Cornelia if you can please confirm if they have made application to the Province since we sent our order of March 29th.

For all others please advise if you have any comments or concerns with granting a further extension of time.

Thanks in advance.

Leanne Mueske

Permit Extension & Renewal Coordinator | Development Services |
Development, Buildings, and Licensing | City of Vancouver |

Mueske, Leanne

From: Sussmann, Cornelia
Sent: Monday, July 15, 2019 5:01 PM
To: Mueske, Leanne; Durcan, Colin; Li, Kimberly; KELLER, Jodyne; Hicks, Sarah
Subject: RE: 5890 Cambie St

Hi Leanne,

Sorry for the delay. Yes, 5890 Cambie has applied to the province.

Cornelia

From: Mueske, Leanne
Sent: Friday, July 12, 2019 11:07 AM
To: Durcan, Colin; Li, Kimberly; KELLER, Jodyne; Hicks, Sarah; Sussmann, Cornelia
Subject: 5890 Cambie St

Good morning all.

Gyasi Stevens has requested an extension of time for Development Permit No. DP-2018-00157.

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Thanks in advance.

Leanne Mueske

Permit Extension & Renewal Coordinator | Development Services |
Development, Buildings, and Licensing | City of Vancouver |

Mueske, Leanne

From: Li, Kimberly
Sent: Friday, July 12, 2019 11:11 AM
To: Mueske, Leanne
Subject: RE: 5890 Cambie St

Hi Leanne,

I have no concern for this store location.

Regards,

Kimberly Li

From: Mueske, Leanne
Sent: Friday, July 12, 2019 11:07 AM
To: Durcan, Colin; Li, Kimberly; KELLER, Jodyne; Hicks, Sarah; Sussmann, Cornelia
Subject: 5890 Cambie St

Good morning all.

Gyasi Stevens has requested an extension of time for Development Permit No. DP-2018-00157.

DP-2018-00157 was issued on July 20, 2018 to change the use of 5890 Street (approx. 1892 square feet) from a temporary sales centre to a cannabis store for a limited period of time expiring July 10, 2019, unless extended in writing by the Director of Planning. Special Inspection No. IA-2018-01131 was carried out to determine compliance with the Building By-law and was approved by the District Building Inspector on August 24, 2018 and Occupancy Permit No. OC-2018-01582 was issued the same date.

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For all others please advise if you have any comments or concerns with granting a further extension of time.

Thanks in advance.

Leanne Mueske

Permit Extension & Renewal Coordinator | Development Services |
Development, Buildings, and Licensing | City of Vancouver |

Mueske, Leanne

From: Durcan, Colin
Sent: Friday, July 12, 2019 11:10 AM
To: Mueske, Leanne
Cc: Li, Kimberly
Subject: RE: 5890 Cambie St

No concerns

From: Mueske, Leanne
Sent: Friday, July 12, 2019 11:07 AM
To: Durcan, Colin; Li, Kimberly; KELLER, Jodyne; Hicks, Sarah; Sussmann, Cornelia
Subject: 5890 Cambie St

Good morning all.

Gyasi Stevens has requested an extension of time for Development Permit No. DP-2018-00157.

DP-2018-00157 was issued on July 20, 2018 to change the use of 5890 Street (approx. 1892 square feet) from a temporary sales centre to a cannabis store for a limited period of time expiring July 10, 2019, unless extended in writing by the Director of Planning. Special Inspection No. IA-2018-01131 was carried out to determine compliance with the Building By-law and was approved by the District Building Inspector on August 24, 2018 and Occupancy Permit No. OC-2018-01582 was issued the same date.

Cornelia if you can please confirm if they have made application to the Province since we sent our order of March 29th.

For all others please advise if you have any comments or concerns with granting a further extension of time.

Thanks in advance.

Leanne Mueske

Permit Extension & Renewal Coordinator | Development Services |
Development, Buildings, and Licensing | City of Vancouver |

Please complete and submit this form, along with a cheque (payable to the City of Vancouver, including Development Permit Number on memo line) to the following address:

c/o Permit Extension & Renewal Coordinator
Development Services, West Annex
515 West 10th Avenue
Vancouver, BC V5Z 4A8

To pay in person, please complete and bring this form, along with payment, to concierge at the Development and Building Services Centre (Ground Floor - West Annex, 515 West 10th Avenue).

Date: July 01, 2019

Property Address: 5890 Cambie St. Development Permit #: DP 2018 00157
Vancouver

I am requesting: ☒ an extension/renewal of the validity ☐ an extension to the time limitation

Considerations
or Rationale
for Request:

We did not anticipate the LCES to take this long in issuing license.

Contact Name: ~~Brigitte Ward~~ Gyasi Stevens

Company Name: _____

Mailing Address: s.22(1)
Address Line 1

Address Line 2

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

City Province Postal Code

Phone Number: s.22(1) Alternate: _____

Email Address: _____

INTERNAL USE ONLY

Date Payment Processed: July 12/2019 Receipt Number: R230981 If applicable, Cheque # ↓

Amount Received: \$ 735 Staff Initials: lm

Please send original form to Permit Extension & Renewal Coordinator

June 14, 2019

CF-2019-007646
DP-2018-00157

CANNA PLACE DISPENSARY
5890 CAMBIE STREET
VANCOUVER, BC V5Z 3A8

Contact Person:

Leanne Mueske
Permit Extension/Renewal Coordinator
at 604-873-7717
leanne.mueske@vancouver.ca

RE: 5890 CAMBIE STREET (5844 – 5898 Cambie Street)
DEVELOPMENT PERMIT NO. DP-2018-00157

Our records indicate that **Development Permit No. DP-2018-00157** approved the existing portion of the building at the above-cited location for the following use: Change of use from Office (temporary sales presentation centre) to a Cannabis Store. This use is approved in accordance with Zoning and Development By-law No. 3575 (the By-law) for a limited period of time, and **expires on July 10, 2019.**

To extend the validity (time-limit) of Development Permit No. DP-2018-00157, it will be necessary for either you or your representative to submit a written request to the Director of Planning and pay the prescribed fee of **\$735.00.**

To make an application in person, please attend the Development and Building Services Centre (City Hall-West Annex at 515 West 10th Avenue, main floor) with a completed application form (enclosed) and required payment. You may also mail in your application by sending the form and cheque (made payable to the City of Vancouver) to the attention of the Permit Extension/Renewal Coordinator, Development, Buildings and Licensing Department (City Hall-West Annex, 515 West 10th Avenue, Vancouver BC V5Z 4A8). For additional information on extending a development permit and the required documents, please contact the City's Permit Extension/Renewal Coordinator at 604-873-7717.

We are aware that you have made application for your Provincial cannabis retail licence. Please note that if your application is successful, you will also be required to obtain a City business licence.

In accordance with the By-law and to avoid further action, you are required to make application for the required development permit extension as outlined above, **ON OR BEFORE JULY 10, 2019.**

We thank you in advance for your voluntary compliance.

Yours truly,

A handwritten signature in black ink, appearing to read 'Kimberly Li', with a stylized flourish at the end.

Kimberly Li, Property Use Inspector

kimberly.li@vancouver.ca
(604) 871-6091

Copy: 8866999 (New Oakridge) Ltd. c/o Account Payable,
550 – 601 W. Broadway, Vancouver, BC V5Z 4C2

December 11, 2019

Sharona Nandalal
1136498 B.C. LTD.

s.22(1)

Dear Sharona Nandalal:

**RE: Application for Provincial Non-Medical Cannabis Retail Store Licence at 5890
Cambie Street, Vancouver**

The City was notified of the application by 1136498 B.C. LTD. for a Provincial non-medical cannabis retail store licence at 5890 Cambie Street, Vancouver. The Liquor & Cannabis Regulation Branch requested the City to consider the application and make a recommendation to either approve or deny it.

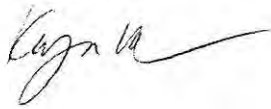
The City notified you of the requirement for neighbourhood notification on June 12, 2019. It is now 6 months later and you have not yet conducted the required neighbourhood notification step. The City contacted you regarding the status of the neighbourhood notification via e-mail on September 12, 2019 and received a response on September 18, 2019 where you stated that you will be contacting the City shortly with an update. No further correspondence was received. The City followed up via e-mail on November 21, 2019 and received no response.

Please ensure the neighbourhood notification sign is erected as soon as possible. A recommendation on your application cannot be made until neighbourhood notification has been completed and comments received and reviewed by Staff. The notification process and requirements are outlined in our letter of June 12. Please contact us immediately if you are not clear on the process.

Once public notification is completed and your application has been fully considered by the Chief Licence Inspector, you will be notified in writing of the City's recommendation to the Liquor & Cannabis Regulation Branch.

If you have questions about the site sign or City review of your provincial application, please contact the Licence Office Manager, Sarah Hicks at sarah.hicks@vancouver.ca or 604.873.7546.

Yours truly,

A handwritten signature in black ink, appearing to read 'Kathryn Holm', with a long horizontal flourish extending to the right.

Kathryn Holm, P.Eng.
Chief Licence Inspector
604-873-7545
Kathryn.Holm@vancouver.ca

cc: Via email:
Sarah Hicks, Manager, Licence Office
Kelly Holland, Senior Licensing Analyst, LCRB

C-2 District Schedule

1 Intent

The intent of this Schedule is to provide for a wide range of commercial uses serving both local and city wide needs, as well as residential uses, along arterial streets. This Schedule emphasizes building design that furthers compatibility among uses, ensures livability, limits impact on adjacent residential sites, and contributes to pedestrian interest and amenity.

2 Outright Approval Uses

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

2.2 Uses

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

- (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
- (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane;
- (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 15 percent of the total area of the site;
- (d) not applicable; [Maximum width]
- (e) not applicable; [Proximity to residential dwelling]
- (f) no accessory building obstructs the horizontal daylight access prescribed in this Schedule for residential use.

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

2.2.C [Cultural and Recreational]

- Arts and Culture Indoor Event.
- Bowling Alley.
- Fitness Centre.
- Library.
- Museum or Archives.
- Rink.
- Swimming Pool.

2.2.O [Office]

- Financial Institution.
- General Office.
- Health Care Office.

- 2.2.R [Retail]
- Grocery or Drug Store except for Small-scale Pharmacy.
 - Retail Store.

- 2.2.S [Service]
- Auction Hall.
 - Barber Shop or Beauty Salon.
 - Beauty and Wellness Centre.
 - Catering Establishment.
 - Laundromat or Dry Cleaning Establishment.
 - Photofinishing or Photography Studio.
 - Print Shop.
 - Repair Shop - Class B.
 - Restaurant - Class 1.
 - School - Business.

2.3 Conditions of Use

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

3 Conditional Approval Uses

- 3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, subject to the conditions of section 3.3, and including such conditions as it may decide, provided that it first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
- (b) the submission of any advisory group, property owner or tenant.

3.2 Uses

- 3.2.A
- Accessory Uses to any of the uses listed in this Schedule, subject to the same provisions as section 2.2.A of this Schedule.

3.2.AG [Agricultural]

- Urban Farm - Class B, subject to the provisions of section 11.30 of this By-law.

3.2.C [Cultural and Recreational]

- Arcade.
- Artist Studio, subject to the provisions of section 11.18 of this By-law.
- Billiard Hall.
- Club.
- Community Centre or Neighbourhood House.
- Hall.
- Park or Playground.
- Theatre.
- Zoo or Botanical Garden.

- 3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling units in conjunction with any of the uses listed in this schedule except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion.
- Multiple Dwelling, provided that the Development Permit Board is of the opinion that the site is suitable for residential use.
- Multiple Conversion Dwelling, resulting from the conversion of a building which was in existence prior to June 18, 1956, provided that:
 - (a) before making a decision the Development Permit Board shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area; and
 - (b) building additions shall not be permitted.
- Principal Dwelling Unit combined with a Lock-off Unit in conjunction with any of the uses listed in this schedule, except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width may be used for residential purposes unless the purpose is for entrances to the residential portion.
- Principal Dwelling Unit combined with a Lock-off Unit in a Multiple Dwelling if the Development Permit Board is of the opinion that the site is suitable for residential use.
- Residential Unit associated with and forming an integral part of an artist studio, subject to the provisions of section 11.19 of this By-law.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church.
- Detoxification Centre.
- Hospital.
- Public Authority Use.
- School - Elementary or Secondary.
- School - University or College.
- Social Service Centre.
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

3.2.M [Manufacturing]

- Jewellery Manufacturing.
- Printing and Publishing.

3.2.O [Office]

- Health Enhancement Centre.

3.2.P [Parking]

- Parking Uses.

3.2.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
- Adult Retail Store.
- Furniture or Appliance Store.
- Gasoline Station - Full Serve, subject to the provisions of section 11.10 of this By-law.
- Gasoline Station - Split Island, subject to the provisions of section 11.10 of this By-law.
- Liquor Store.
- Medical Marijuana-related Use, subject to the provisions of section 11.28 of this By-law.
- Pawnshop.
- Public Bike Share.
- Secondhand Store.
- Small-scale Pharmacy, subject to the provisions of section 11.22 of this By-law.
- Vehicle Dealer.

3.2.S [Service]

- Animal Clinic.
- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.
- Cabaret.
- Drive-through Service.
- Funeral Home.
- Hotel.
- Motor Vehicle Repair Shop.
- Motor Vehicle Wash.
- Neighbourhood Public House.
- Photofinishing or Photography Laboratory.
- Repair Shop - Class A.
- Restaurant - Class 2.
- Restaurant - Drive-in.
- School - Arts or Self-Improvement.
- School - Vocational or Trade.
- Sign Painting Shop.
- Wedding Chapel, subject to section 11.20 of this By-law.

3.2.T [Transportation and Storage]

- Taxicab or Limousine Station.

3.2.U [Utility and Communication]

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

3.2.W [Wholesale]

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

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 Development Permit Board considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this Schedule.

3.3 Conditions of Use

- 3.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building, except for the following:
- (a) parking and loading facilities;
 - (b) full serve and split island gasoline station, except that section 11.10.2 of this By-law continues to apply;
 - (c) vehicle dealer;
 - (d) drive-in restaurant;
 - (e) drive-through service;
 - (f) lumber store;
 - (g) taxicab or limousine station;
 - (h) neighbourhood public house;
 - (i) farmers' market;
 - (j) public bike share; and
 - (k) Urban Farm - Class B.

4 Regulations

All uses approved under sections 2 and 3 of this 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 as follows, and as illustrated in Figure 1:

- (a) for 6.1 m measured from the ultimate rear property line, the height of a building, measured from base surface, shall not exceed 4.6 m;
- (b) for the next 4.6 m, the height of a building, measured from base surface, shall not exceed 10.7 m; and
- (c) for the balance of the site, the height of a building, measured from a plane formed by lines extending horizontally back from the officially established building grades at front property line, shall not exceed 13.8 m.

4.3.2 Despite section 4.3.1, the Director of Planning or Development Permit Board, as the case may be, may permit an increase in the maximum height provided the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.

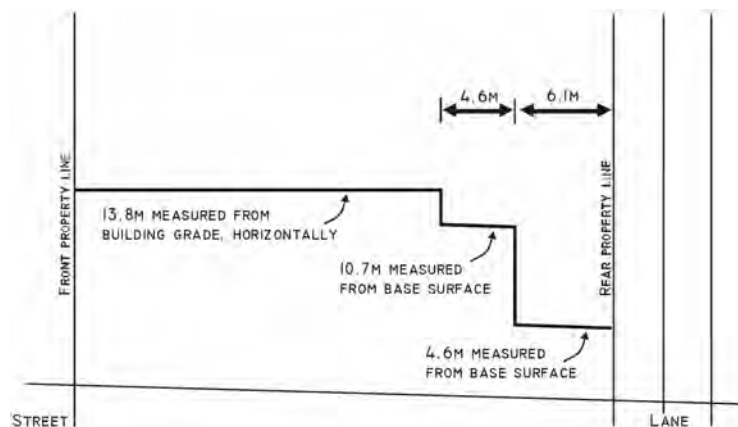


Figure 1. Height

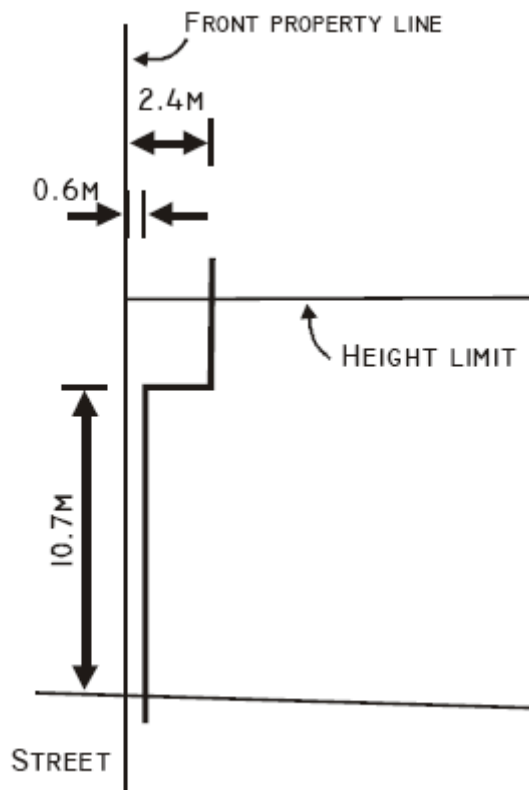
4.4 Front Yard and Setback

4.4.1 The front yard and front setback shall be as follows, and as illustrated in Figure 2:

- (a) for portions of a building not containing dwelling uses or community care facilities or group residences, other than just entrances, within 2.0 m above the officially established building grades at the front property line:
 - (i) subject to clause (ii), the depth of the yard shall be 0.6 m, and
 - (ii) above a height of 10.7 m, measured from a plane formed by lines extending horizontally back from the front property line at grade, the minimum depth of the front setback shall be 2.4 m except that open roof gardens may intrude into the setback;
- (b) for portions of a building containing dwelling uses or community care facilities or group residences, other than just entrances, within 2.0 m above street grade, the minimum depth of the front yard shall be .6 m and the minimum average depth shall be 3.7 m;
- (c) despite subsection (a), if the side of the site adjoins, without the intervention of a lane, the front yard of a site located in an R District, the minimum depth of the front yard shall be 3.7 m for a minimum distance of 3.7 m measured from the adjoining site; and
- (d) despite subsection (a), the minimum front setback, measured from the front property line, of any parking area shall be 1.2 m.

4.4.2 Despite section 4.4.1, the Director of Planning may permit a reduced or increased front yard or front setback for portions of the building, provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

Figure 2. Front Yard and Setback

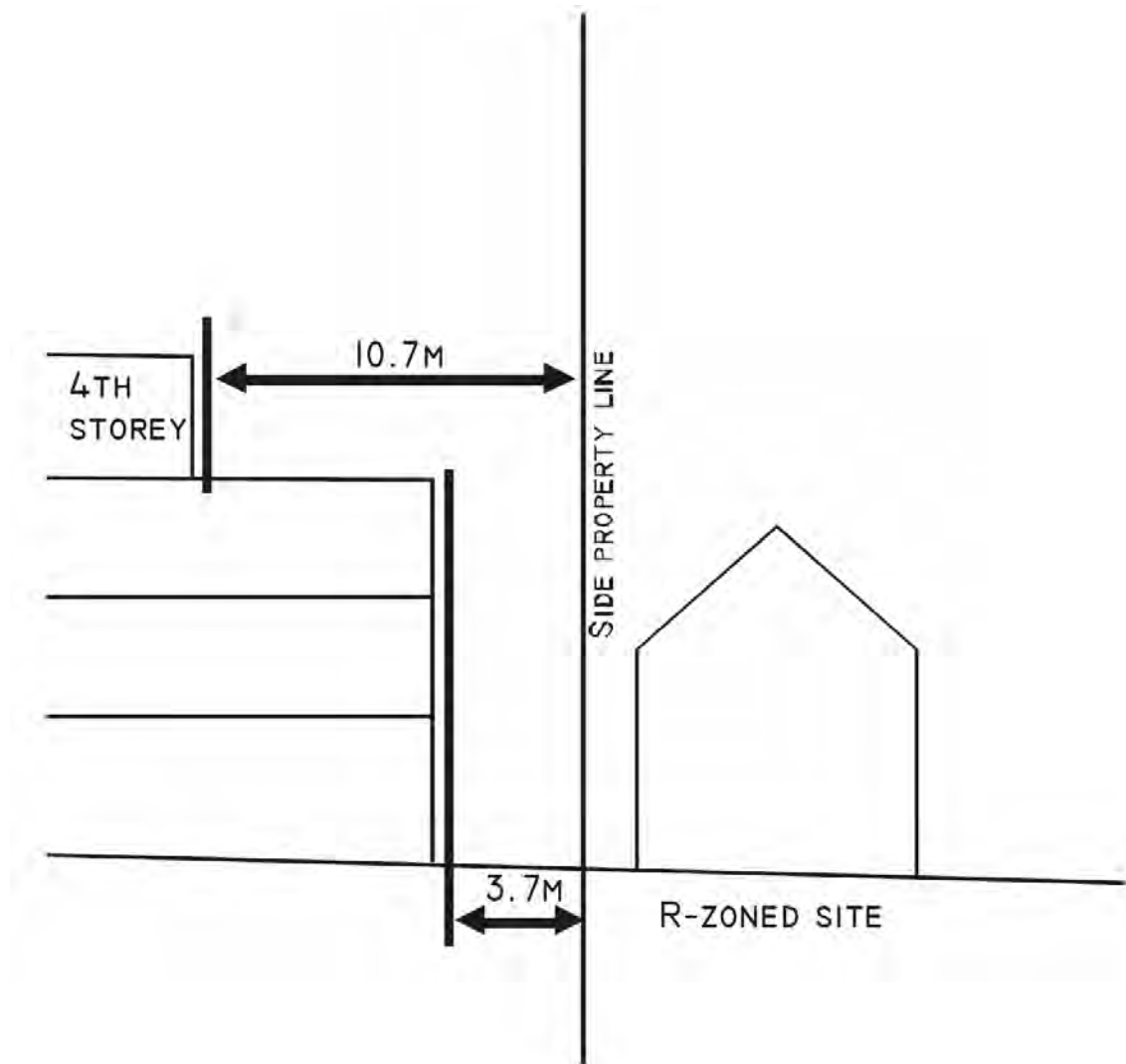


4.5 Side Yards and Setback

4.5.1 The side yards and side setback shall be as follows, and as illustrated in Figure 3:

- (a) except as otherwise required by this section 4.5.1, no side yard is necessary but if there is a side yard the minimum width shall be .9 m;
- (b) if the side of the site adjoins, without the intervention of a lane, the side yard of a site located in an R district, the minimum width of a side yard:
 - (i) for portions of a building below the fourth storey, shall be 3.7 m, and
 - (ii) for portions of a building at or above the fourth storey, shall be 10.7 m;except that the Director of Planning may permit a reduced side yard or side setback provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
- (c) on a corner site, the exterior side yard and side setback requirements shall be the same as the front yard and front setback requirements in section 4.4.1 and 4.4.2.

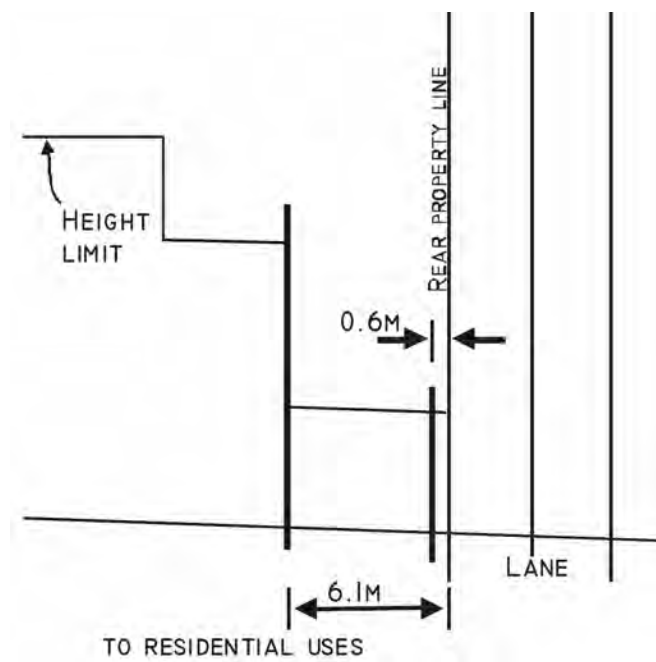
Figure 3. Side Yard and Setback Adjacent



4.6 Rear Yard and Setback

- 4.6.1 The rear yard and rear setback, measured from the ultimate rear property line, shall be as follows, and as illustrated in Figures 4 and 5:
- (a) for portions of a building not containing dwelling uses, the minimum depth of the rear yard shall be 0.6 m;
 - (b) for portions of a building containing dwelling uses, the minimum depth of the rear setback shall be 6.1 m, except that open roof gardens may intrude into the setback;
 - (c) despite subsections (a) and (b), if the rear of the site adjoins, without the intervention of a lane, the side yard of a site located in an R District:
 - (i) for portions of a building not containing dwelling uses, the minimum depth of the rear yard shall be 3.1 m, and
 - (ii) for portions of a building containing dwelling uses, the minimum depth of the rear setback behind those portions of the building shall be 6.1 m, except that open roof gardens may intrude into the setback.
- 4.6.2 Despite section 4.6.1, the Director of Planning may permit a reduced rear yard or rear setback provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

Figure 4. Rear Yard Setback



4.7 Floor Space Ratio

- 4.7.1 The floor space ratio shall not exceed .75, except that the Director of Planning, may permit an increase in floor space ratio as follows:
- (a) for all uses combined, up to 2.5;
 - (b) for dwelling uses in conjunction with other uses, up to 1.75 in storeys located above the front street level storey, and up to 0.4 in the front street level storey or below;
 - (c) for multiple dwelling, up to 2.15; and
 - (d) for the purpose of subsection(b) and (c), an artist studio shall be deemed to be a dwelling use;

provided the Director of Planning first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group or property owner or tenant.

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

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

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

- (a) open residential balconies and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
- (d) amenity areas, including child day care facilities, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 percent of the total permitted floor area, provided that for child day care facilities the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and
- (e) 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.

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

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

4.8 Site Coverage -- Not Applicable.

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

4.10 Horizontal Angle of Daylight

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

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

- 4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.
- 4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 4.10.5 An obstruction referred to in section 4.10.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any adjoining site.
- 4.10.6 A habitable room referred to in section 4.10.1 does not mean:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

4.15 Acoustics

- 4.15.1 A development permit application for dwelling uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

5 Relaxation of Regulations

- 5.1** The Development Permit Board or the Director of Planning, as the case may be, may relax the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the relaxed height shall not, in any event, exceed the maximum prescribed in section 4.3.1 nor the floor space exceed 33⅓ percent of the gross floor area of the principal use.
- 5.2** The Development Permit Board or the Director of Planning, as the case may be, may relax the use conditions of sections 2.3.1 and 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as he deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.

From: "gyasi Stevens" s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 2/3/2020 10:37:24 AM
Subject: [EXTERNAL] Re: DP-2019-00819 / 494 W 39th Ave

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.

can u cancel my dp @5890 cambie street so i can obtain dp @ 494a west 39th

On Monday, February 3, 2020, 10:00:55 AM PST, Meawad, Hossam <hossam.meawad@vancouver.ca> wrote:

Hi Gysai,

I received your revised drawings. Please respond to this email to confirm that you want to cancel your development permit on Cambie. Please make it specific.

Kind regards,

Hossam

From: Meawad, Hossam
Sent: Monday, January 20, 2020 10:07 AM
To: 'gyasi Stevens'
Subject: RE: DP-2019-00819 / 494 W 39th Ave
Importance: High

Hi Gyasi,

Attached you will find the 14 Day Letter for the above noted application.

Regards,

Hossam

From: Meawad, Hossam
Sent: Tuesday, December 24, 2019 2:01 PM
To: 'gyasi Stevens'
Subject: RE: DP-2019-00819 / 494 W 39th Ave

Hi Gysai,

Also, please resubmit drawings that reflect the existing space as shown in the tenancy agreement.

Thank you,

Hossam

From: Meawad, Hossam
Sent: Tuesday, December 24, 2019 8:01 AM
To: 'gyasi Stevens'
Subject: DP-2019-00819 / 494 W 39th Ave

Hi Gyasi,

The Director of Planning has reviewed your development permit application for a Cannabis Retail at the above noted location and is willing to approve your application on condition that you cancel the other permit you hold for 5890 Cambie St (DP-2018-00157).

Kind regards,

HOSSAM MEAWAD | PROJECT COORDINATOR | DEVELOPMENT REVIEW BRANCH

Development, Buildings, & Licensing

City of Vancouver | 515 W 10th Ave

604.654.0754

hossam.meawad@vancouver.ca



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

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

Adopted by City Council on June 24, 2015

Application and Intent

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

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

3 Uses

3.1 Retail Uses

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

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

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

CF Number	CF-2019-003397	Date of Inspection (yyyy/mm/dd)	2019/03/21
Main Address	5890 CAMBIE STREET	Specifics and/or Suite #	
Tenant	Canna-Place Dispensary	Number of Storeys	One
Owner	8866999 (NEW OAKRIDGE) LTD C/O ACCOUNT PAYABLE 550-601 BROADWAY W VANCOUVER BC V5Z 4C2	Permit Number	DP-2018-00517
Agent	N/A	Approved Use of Building/Land	Cannabis Retail
District Zone	C-2	Present Use of Building/Land	Cannabis Retail
Business License	Required		

Reason for Inspection Routine: to confirm on-going operations of Cannabis Retail store.

Narrative/Observations

Inspection at 11:40 am revealed that this Cannabis Retail store is still open and operating.

The following observations were made:

- The front door was closed, but unlocked, and accessible to the public.
- A sandwich board sign was located on the sidewalk, and it displayed the business name.
- An illuminated "OPEN" sign was affixed on a wall within the store.
- I asked to speak with a manager; however, the staff present said there wasn't one around.
- I observed a Caucasian male purchase cannabis flower with cash.

Requirements

Violation of Section 3.1 of the Licence Bylaw No. 4450

Recommendations


Send 14 day order to operator instructing them to complete the necessary steps in the licence application process (submit proof that a provincial application has been made).

Photos Taken? ☒ Yes ☐ No

Date Report Made: March 22, 2019

Kyle Pringle
Inspector's Name

Violation Details	
Violation Number: VI-2019-01899	Violation: Retail Cannabis store operating without a business licence.
Violation Date: Mar 22, 2019	Licence Bylaw No. 4450 - Section 3.(1): No person shall carry on within the City any business, trade, profession or other occupation without holding a subsisting City license therefor.
Violation Type: Licence Bylaw No. 4450	Violation Instructions: Send 14 day order to operator instructing them to complete the necessary steps in the licence application process (submit proof that a provincial application has been made).
Resolve By:	
Violation Status:	

Photo	Description
 <p>The photo shows the exterior of a Cannabis Place store. A large green cross sign is mounted on the dark facade above the entrance. To the left of the cross, the website address 'www.CANNA-PLACE.ca' is visible in green lettering. Below the main sign, there is a smaller sign that says 'Free Membership 19+'. The entrance features glass doors and windows. A small black sign with white text is placed on the sidewalk in front of the entrance.</p>	<p>March 21, 2019</p> <p>Sandwich board sign on sidewalk and front entry door.</p>

July 29, 2019

Gyasi Stevens

s.22(1)

Dear Sir/Madam:

Re 5844 Cambie Street (specific address: 5890 Cambie Street)
Development Permit No. DP-2018-00157

Thank you for your request for an extension of the time limitation for the above-noted Development Permit.

On behalf of the Director of Planning, your request is granted, to retain the use of the cannabis store at the above location for a further period of time **expiring July 10, 2020**, unless extended in writing by the Director of Planning.

Note to Applicant: It is the applicant's responsibility to submit an application for an extension on or before the expiry date, or a new development application will be required.

Please note that this approval, given under the Zoning and Development By-law, does not in any way represent or guarantee compliance with any other by-law of the City of Vancouver.

Yours truly,

Leanne Mueske
Permit Extension/Renewal Co-ordinator

Phone No. 604.873.7717
Email: leanne.mueske@vancouver.ca

lnm



Property Use Complaint

Case number: 101012619858

Case created: 2019-03-11, 11:12:00 AM

Incident Location

Address: 5844 CAMBIE ST, Vancouver, V5Z 3A8

Address2:

Location name:

Original Address:

Contact Details

Name: s.22(1)

Address:

Address2:

Phone: s.22(1)

Email:

Alt. Phone:

Preferred contact method: Either

Request Details

- | | | |
|-----|---|---|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Business Concern - Marijuana-related issue |
| 2. | If Other selected or there are multiple issues, provide details: | The caller could not provide the name of the marijuana business but it is the business just south of Samurai Sushi House. s.22(1) noted that an employee of this business was smoking marijuana within 6 meters of the entry way. When s.22(1) advised her to stop she would not. |
| 3. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | As per google street view - the name is www.canna-place.ca |
| 5. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 8. | Caller's daytime phone number: | s.22(1) |
| 9. | If VFRS reporting board-up ask: "Is it a vacant unsecured home that you have come across?" | |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | Unknown |
| 12. | VFRS - Is this a board-up request? | |
| 13. | VFRS - Is this a report of "no business licence"? | |

Additional Details

Map and Photo

- no picture -

EN

FYA to: Colin Durcan

FYI to:

February 15, 2019

Gyasi Stevens
5890 Cambie Street
Vancouver, BC V5Z 3A9

Dear Gyasi Stevens

RE: 5890 Cambie Street Vancouver, BC

You are receiving this letter because you hold a City of Vancouver Development Permit, or are operating a business at a location that has a City of Vancouver Development Permit for a Cannabis Store. Our records indicate that you have not yet initiated an application to the Province to obtain a licence to operate a legal cannabis retail outlet.

If you intend to operate a legal cannabis retail outlet at this location, you require 1) a valid City of Vancouver Development Permit, 2) a Provincial cannabis retail licence, and 3) a City of Vancouver business licence as a Retail Dealer - Cannabis.

If you are in the process of applying to the province, please submit proof (for example a copy of your receipt of payment) as soon as you have applied and paid for the Provincial application. Please send to cannabis.application@vancouver.ca.

Development Permits for Cannabis Store use are conditional, which means they expire every 12 months and then you must apply for an extension. If your Development Permit expires and you have not provided proof of your application for a Provincial cannabis retail licence, your Development Permit may not be extended.

If you have further questions please contact Sarah Hicks at sarah.hicks@vancouver.ca or 604.873.7546.

For additional information, please see the City's website at:
<https://vancouver.ca/doing-business/cannabis-retail-dealer-business-licence.aspx>.

Yours truly,



Kathryn Holm, P.Eng.
Chief Licence Inspector

February 15, 2019

Gyasi Stevens

s.22(1)

Dear Gyasi Stevens

RE: 5890 Cambie Street Vancouver, BC

You are receiving this letter because you hold a City of Vancouver Development Permit, or are operating a business at a location that has a City of Vancouver Development Permit for a Cannabis Store. Our records indicate that you have not yet initiated an application to the Province to obtain a licence to operate a legal cannabis retail outlet.

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<https://vancouver.ca/doing-business/cannabis-retail-dealer-business-licence.aspx>.

Yours truly,



Kathryn Holm, P.Eng.
Chief Licence Inspector

REGISTERED AND REGULAR MAIL

March 29, 2019
CF-2019-003397

CANNA-PLACE DISPENSARY
5890 CAMBIE STREET
VANCOUVER BC
V5Z 3A8

Contact Person:
Kathryn Holm
Director of Licenses &
Inspections
604-873-7545
kathryn.holm@vancouver.ca

ORDER

RE: 5890 CAMBIE STREET

On March 21, 2019, a Property Use Inspector attended 5890 Cambie Street and observed that the property is being used as a retail cannabis store without a valid business licence in contravention of the City's License By-law No. 4450 (the By-law).

Section 3 of the By-law states in part:

3 (1) No person shall carry on within the City any business, trade, profession or other occupation without holding a subsisting City license therefor.

3 (6) No owner of any premises shall permit, suffer or allow the undertaking of any business, trade, profession or other occupation at said premises unless the person carrying on the business, trade, profession or other occupation holds a subsisting City licence therefor.

The City's business licence application process for a retail cannabis store requires proof that a provincial licence application has been submitted.

Therefore, in accordance with Section 29A(2) of the By-law, you are ordered to:

- Submit proof that a provincial licence application has been made; **OR**
- Cease the unauthorized use of the premises at 5890 Cambie Street as a retail cannabis store, **within 14 days of the date of this order.**

Please be advised that failure to comply with this order will result in the matter being referred to the City Prosecutor with a request to approve charges against you under the applicable By-law(s). If charges are subsequently laid you will be required to attend Provincial Court and will face liability upon conviction to a fine of not less than \$500.00 for each day that the offence continues.

The imposition of fines by the Court will not absolve you from the requirement to comply with the By-law.

For questions or concerns regarding this matter please contact Kimberly Li, Property Use Inspector, by phone at 604-871-6091 or by email at kimberly.li@vancouver.ca.

Yours truly,

A handwritten signature in black ink, appearing to read 'Kathryn Holm', followed by a small, stylized mark.

Kathryn Holm, M. Sc., P. Eng.
Chief Licence Inspector and
Director of Licences and Inspections

Copy: Property Owner of 5890 Cambie Street

Folio: 170-752-94-0000
Civic: 5888 CAMBIE ST
Size: 130 120 WIDTH/DEPTH

Pid: 009-620-940
Legal: LOT 4 BLOCK 859 PLAN VAP7737 DISTRICT LOT 526
NWD LOT 4, BLOCK 859, PLAN VAP7737, DISTRICT LOT
526, NEW WESTMINSTER LAND DISTRICT, LOT 3,
BLOCK 859, PLAN VAP7737, DISTRICT LOT 526, GROUP
1, NEW WESTMINSTER LAND DISTRICT.

Owner: 8866999 (NEW OAKRIDGE) LTD
C/O ACCOUNT PAYABLE
550-601 BROADWAY W
VANCOUVER BC V5Z 4C2
(CA4508541)

<u>Attribute</u>	<u>Value</u>	<u>Description</u>
ACTUAL USE	200	STORES & SERVICE-COMMERCIAL
MANUAL CLASS	1502	1 STY GEN COMM-AVERAGE QUALITY
NEIGHBOURHOOD	011	NC011
SCHOOL DISTRICT	39	

CC - PROPERTY
OWNER

CF-2019-003397

REGISTERED AND REGULAR MAIL

April 5, 2019
CF-2019-003399

8866999 (NEW OAKRIDGE) LTD.
C/O ACCOUNT PAYABLE
550 – 601 WEST BROADWAY
VANCOUVER BC V5Z 4C2

Contact Person:

Kathryn Holm
Chief Licence Inspector
604-873-7545
kathryn.holm@vancouver.ca

ORDER

RE: 5890 CAMBIE STREET

On March 21, 2019, a Property Use Inspector attended 5890 Cambie Street and observed that the property is being used as a retail cannabis store without a valid business licence in contravention of the City's License By-law No. 4450 (the By-law).

Section 3 of the By-law states in part:

3 (1) No person shall carry on within the City any business, trade, profession or other occupation without holding a subsisting City license therefor.

3 (6) No owner of any premises shall permit, suffer or allow the undertaking of any business, trade, profession or other occupation at said premises unless the person carrying on the business, trade, profession or other occupation holds a subsisting City licence therefor.

In order to obtain a City business licence for a retail cannabis store, the operator must hold a provincial cannabis retail licence or provide proof that an application for a provincial retail cannabis application has been submitted.

Canna-Place Dispensary, operators of the retail cannabis store at 5890 Cambie Street, do not hold a provincial cannabis retail licence nor have they provided the City with proof that a provincial licence application has been made, and are continuing to operate without a valid business licence. As the property owner, you are liable for permitting Canna-Place Dispensary to continue operating from the premises without a valid business licence.

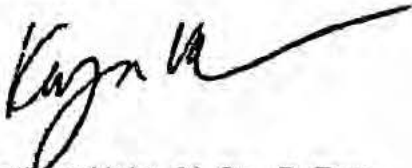
Therefore, in accordance with Section 29A(2) of the By-law, you are ordered to cease permitting the unauthorized use of the premises at 5890 Cambie Street, as a retail cannabis store, **within 14 days of the date of this order.**

Please be advised that failure to comply with this order will result in the matter being referred to the City Prosecutor with a request to approve charges against you under the applicable By-law(s). If charges are subsequently laid you will be required to attend Provincial Court and will face liability upon conviction to a fine of not less than \$500.00 for each day that the offence continues.

The imposition of fines by the Court will not absolve you from the requirement to comply with the By-law.

For questions or concerns regarding this matter please contact Kimberly Li, Property Use Inspector, by phone at 604-871-6091 or by email at kimberly.li@vancouver.ca.

Yours truly,



Kathryn Holm, M. Sc., P. Eng.
Chief Licence Inspector and
Director of Licences and Inspections

Copy: 8866999 (New Oakridge) Ltd.
2800 – 650 West Georgia Street
Vancouver BC
V6B 4N7



Job #000840

May 23, 2019

via email: Kathryn.Holm@vancouver.ca

Kathryn Holm, Director, Licensing & Community Standards
Development, Buildings, & Licensing
515 W 10th Ave
Vancouver BC V5Z 4A8

Dear Kathryn Holm:

Re: Application for a Non-Medical Cannabis Retail Store Licence
Applicant: 1136498 B.C. LTD.
Proposed Establishment Name: Canna-Place
Proposed Establishment Location: 5890 Cambie Street Vancouver BC V5Z 3A8

The Applicant, 1136498 B.C. LTD., 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 9:00pm, seven days a week. The applicant contact is Sharona Nandalal, s.22(1), s.22(1).

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

**Liquor and Cannabis
Regulation Branch**

Mailing Address:
PO Box 9292 Stn Prov Govt
Victoria BC V8W 9J8

Location:
645 Tyeo Road
Victoria BC V9A 6X5
Phone: 250 952-5787
Facsimile: 250 952-7066

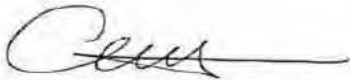
Website:
[www.gov.bc.ca/cannabisregulation
andlicensing](http://www.gov.bc.ca/cannabisregulationandlicensing)

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 778-974-2349 or carole.mchale@gov.bc.ca.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carole', with a long horizontal flourish extending to the right.

Carole McHale
Senior Licensing Analyst

Attachment

copy: 1136498 B.C. LTD.



LEGAL DESCRIPTION:
LOT 4 BLOCK 854 DL 528
PLAN VMP 7737 FD 00600602

CIVIC ADDRESS:
5890 CAMBIE AVE.
VANCOUVER, B.C.

GENERAL NOTES:

ALL WORK TO CONFORM TO BCSC2012

NOTES:

ALL WORK SHALL CONFORM TO THE BYLAWS OF THE CITY OF VANCOUVER AND ALL CONDITIONS OF THE AUTHORITY HAVING JURISDICTION. IN ADDITION, OTHER SPECIFIED ALL GOODS & MATERIALS SHALL BE TO SPEC OF CBA ALL WORKMANSHIP AND FINISHING SHALL BE OF THE FINEST QUALITY & BE PERFORMED A WORKMANSHIP HANDBOOK ACCORDING TO GOOD-BUILDING PRACTICE & TO THE ARCHITECT'S/DESIGNER'S SATISFACTION.

CHANGES:

ANY CHANGES IN THE PLANS DURING THE PROGRESS OF THE WORK CAN BE MADE WITHOUT VOIDING THE CONTRACT, HOWEVER, THE COST OR ALLOWANCE, AS THE CASE MAY BE, OF SUCH CHANGES, MUST BE DESCRIBED AND PRICED IN WRITING SIGNED BY THE OWNER AND THE ARCHITECT/DESIGNER & THE CONTRACTOR.

PERMITS & REGULATIONS:

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED PERMITS FOR WORK. THE CONTRACTOR SHALL EXECUTE ALL WORK TO CONFORM TO THE LOCAL BUILDING CODE AND SPECIFICATIONS.

SUB-CONTRACTS:

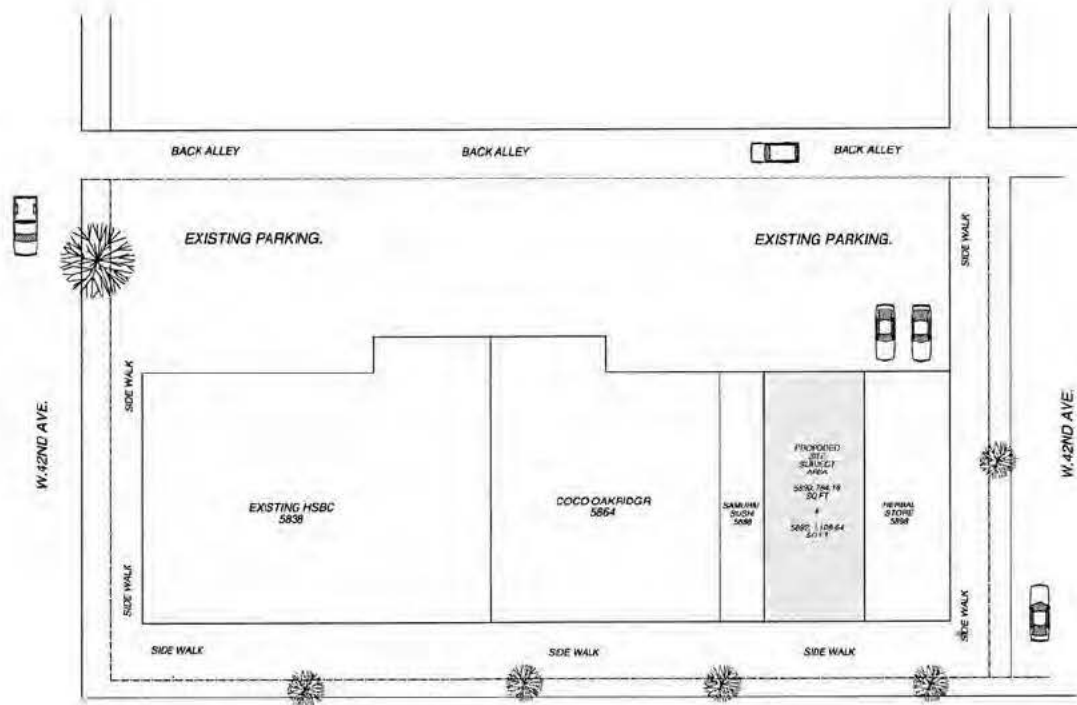
THE CONTRACTOR MAY SUBLET ANY PORTION OF THE WORK INVOLVED. HE/SHE SHALL BE RESPONSIBLE FOR THE ENTIRE JOB. FOR THE PROPER CO-ORDINATION OF WORK FOR THE PROPER CO-ORDINATION OF WORKMEN AND THE EXTENT OF WORK.

SITE VISIT:

CONTRACTOR SHALL VISIT SITE TO ASCERTAIN FULL CONDITION UNDER WHICH WORK IS TO BE DONE. FAILURE TO DO THIS WILL NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITIES THUS ENCOUNTERED.

DEBRIS, CLEANING:

ALL THE DEBRIS WITHIN 10 FEET OF THE CONSTRUCTION SITE SHALL BE REMOVED. BUILDING SHALL BE LEFT "BROOM CLEAN".



① 5890 CAMBIE AVE, EXISTING & PROPOSED SITE PLAN

COPYRIGHT NOTICE:

This drawing and design are at all times to remain the exclusive property of D.M.C. design services and may not be used or reproduced without prior written consent. All dimensions and scale shall be as shown on the drawing. It is the responsibility of the contractor to notify the designer in the event of discrepancies. The contractor shall contact the designer in all matters requiring interpretation of this drawing.

REVISIONS:

NO. DATE DETAIL BY:

D M C
DESIGN



2022 WEST 57TH AVE.
VANCOUVER, BC V6P1V2
TEL: 604-221-6869
CELL: 604-655-7464
EMAIL: hoostaroth@gmail.com

PROJECT:
TENANT IMPROVEMENT

DRAWING TITLE:
EXISTING SITE PLAN

PROJECT NO:
ADDRESS:
5890 CAMBIE AVE.
VANCOUVER, B.C.

DATE:
JUNE 10 2018
SCALE:
1/16"=1'-0"
DRAWN BY:
HOOSTAROTH
APPROVED BY:

A-1

June 12, 2019

Sharona Nandalal
1136498 B.C. LTD.

s.22(1)

Dear Sharona Nandalal:

**RE: Application for Provincial Non-Medical Cannabis Retail Store Licence at 5890
Cambie Street, Vancouver.**

The City has been notified of the application by 1136498 B.C. LTD. for a Provincial non-medical cannabis retail store licence at 5890 Cambie Street, Vancouver. The Liquor & Cannabis Regulation Branch has requested the City consider the application and make a recommendation to either approve or deny it. The City will only consider and make a recommendation on applications for locations with a valid City Development Permit for Cannabis Store use. The proposed location, 5890 Cambie Street, has a valid Development Permit for Cannabis Store use and will therefore be considered.

The City charges a fee of \$96.00 for application assessment and recommendation to the Province. Please complete and submit the attached form, and a copy of each of the following: 1) the business owner's current, government issued photo identification; 2) the Notice of Articles showing the company's list of directors. You can submit these via email to cannabis.application@vancouver.ca. Once the form and documents have been received, you will be contacted for payment.

Neighbourhood Notification

As part of the application process, the province requires local government to gather the views of residents of the area. You must erect a site sign notifying the neighbours of your application for a provincial cannabis retail store licence. Attached you will find information and an example of the sign to be erected.

Please ensure the sign is erected as quickly as possible. A recommendation on your application cannot be made until neighbourhood notification has been completed and comments received and reviewed by Staff.

Two photographs of the sign will be required, one close up, clearly indicating all the wording and the second, displaying the sign's location on the building/site. These must be submitted to cannabis.application@vancouver.ca once the sign is erected.

Once public notification is completed and your application has been fully considered by the Chief Licence Inspector, you will be notified in writing of the City's recommendation to the Liquor & Cannabis Regulation Branch.

If you have questions about the site sign or City review of your provincial application, please contact the Licence Office Manager, Sarah Hicks at sarah.hicks@vancouver.ca or 604.873.7546.

Yours truly,



Kathryn Holm, P.Eng.
Chief Licence Inspector
604-873-7545
Kathryn.Holm@vancouver.ca

cc: Via email:
Sarah Hicks, Manager, Licence Office
Carole McHale, Senior Licensing Analyst, LCRB

CANNABIS RETAIL STORE: SITE SIGN INFORMATION

Size

The sign must not be smaller than 3' x 6'.

Lettering

Lettering is to be Arial font and is to be black on white background.

Erection

When placed on the ground, the sign should be supported only by posts or poles.

All signs must be erected in a sound, workmanlike manner, capable of withstanding wind and weather.

Location

Signs must be placed so that they can be clearly read from streets or lanes, and be clear of all site obstructions.

When placed at ground level, the sign should be located within the site approximately but not closer than 10'0" from any property line. The top of a sign should not be fixed more than approximately 16'0" high. When secured to the face or outside of a building, the top of a sign should not be fixed more than approximately 16'0" high.

Notification of Erection

The applicant or agent must advise the Chief Licence Inspector when the sign has been erected on the site and provide two photographs of the sign on the site after it has been erected. One close up photograph must, clearly show all the wording and the second, must display the sign's location on the building/site.

Removal of Signs

The signs must remain in place for fourteen (14) calendar days.

Sample Sign

The sign must contain the information provided on the sample below. The underlined sections show where you would replace the sample information with information from your own application. The comments deadline date will be fourteen (14) calendar days from the day you erect the sign.

APPLICATION FOR A PROVINCIAL CANNABIS RETAIL LICENCE:
[Address]

[Company name] has applied for a Provincial cannabis retail store licence at this location and is seeking a recommendation from the City.

- Store hours of operation will be restricted to
 - Monday to Sunday [XX:00] a.m. to [XX:00] p.m.

This site has been approved for cannabis store use under Development Permit # [number here], City of Vancouver.

Comments on this application can be submitted to:

Email: Cannabis.comment@vancouver.ca
Phone: 604.873.7000

Please be sure to reference the proposed address in your comments.

Comments will be accepted until [Month, day, year].



DEVELOPMENT, BUILDINGS & LICENSING
Licensing and Community Standards
Licensing Office
515 West 10th Avenue,
Vancouver, BC, V5Z 4A8
604.873.7545
cannabis.comments@vancouver.ca

ASSESSMENT FEE

Assessment & Comment on Application for Provincial Cannabis Retail Licence

The City charges a fee for assessment and comment on issuance or amendment of a provincial cannabis retail licence (Licence By-law, Schedule B).

INSTRUCTIONS:

- Please complete all applicable fields and submit. You will be contacted for payment.

1. Establishment Information			
Business Name (Corporation, Partnership, Sole Proprietor or other legal entity)		Contact Person(s)	
Business Trade Name/Doing Business As		Third Party Operator (if applicable)	
Business Address			
City	Postal Code	Email	
Phone	Cell	Other	

2. Applicant Signature		
Signature of signing officer of a corporation, partnership, sole proprietor or other legal entity: By signing this form I/we declare that all information provided in this application is true and correct.		
Print Name	Signature	Date
Print Name	Signature	Date
Print Name	Signature	Date

3. Application Fee (\$96 Non-refundable)
<input type="checkbox"/> Cheque or Money Order, payable to the City of Vancouver <input type="checkbox"/> VISA <input type="checkbox"/> MasterCard <input type="checkbox"/> American Express
Methods of payment are by mail (do not send cash in the mail), in person at 515 West 10th Avenue or with credit card by phone at 604.873.7546. We accept cash, cheque, money order, VISA, MasterCard, American Express and Interac.

Licence Office Use Only	
Date Received	Processed By (initials)
Select (<input checked="" type="checkbox"/>) ONE: <input type="checkbox"/> This application is supported . <input type="checkbox"/> This application is not supported .	Comments: