

File No.: 04-1000-20-2021-035

April 15, 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 for a Cannabis Retail Store/Cannabis Compassion Club at 494 West 39th Avenue, specifically: 1) Submissions made by the applicant; 2) Letters of support and objection; 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 this section here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2021-035; 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

Cobi Falconer, FOI Case manager, for

[Signature on file]

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

Barbara.vanfraassen@vancouver.ca
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.

:ma

Project Address: 494 W 39th Ave

Permit No: DP-2019-00819

Related to: _____

Target Dates: **ER** September 30, 2019

Intake Date: September 26, 2019

PCM December 19, 2019

Zone: C-2

Comments Due: December 5, 2019

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

Project Description:

Interior alterations and to change the use of approximately 1100 square feet on the basement level, from Fitness and Consulting Office, to a Retail Cannabis Store.

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

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

Thanks.

Hossam Meawad, Project Coordinator, 604-654-0754

City of Vancouver
Planning and Development Services
453 West 12th Avenue
Vancouver, BC
V5Y 1V4

September 26, 2019

ATTN: Hossan
Re: Operational Letter-Development Permit

Thank you for your consideration in this application.

1) Description of Operation

Canna-Place is proposing a provincially licensed, private retail cannabis storefront. We are located at 494 W 39th Street, Vancouver, British Columbia. We are seeking a Development Permit for the use as a Cannabis Retail Shop

2) Hours of Operation

Our hours of operation will be from 10:00am-9:00pm from Monday to Sunday, this also includes holidays.

3) Name of Operator

We are incorporated under 1136498 B.C. LTD. We will be doing business as Canna-Place.

4) Number of Staff

Our staff will consist of 6-10 members all above the age of 19 years old and will have 2-3 persons working at a time.

5) Number and Age Range

Services will only be provided to anyone over the age of 19. Minors are not allowed on premises.

6) Noise Mitigation

There will not be any noise generated from the business outside the premises.

7) Parking

The parking for this location is street parking on Cambie, W 39th as well as building parking provided at the rear of the building.

Canna-Place

DP-2019-00819



NOTICE OF DEVELOPMENT APPLICATION

494 West 39th Avenue
DP-2019-00819



October 22, 2019

Canna-Place has applied to the City of Vancouver for permission to:

- perform interior alterations and change of use from Cultural and Recreational Fitness Centre to Retail Cannabis Store on this site, including:
 - a floor area of approximately 1,100 sq. ft.; and
 - proposed operating hours: 10 am - 9 pm seven days a week;

Under the site's existing C-2 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 **November 05, 2019**. For more information and updates, visit: vancouver.ca/devapps

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





453 West 12th Avenue
Vancouver, BC V5Y 1V4

Development,
Buildings & Licensing

IMPORTANT INFORMATION Please have this translated

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

重要資料 請找人為你翻譯

これはたいせつなお知らせです。 どなたかに日本語に訳してもらってください。

알려드립니다 이것을 번역해 주십시오

ਗੁਰਮਤਿਗੁਰੀ ਵਿਰਧਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਟ੍ਰਾਂਸਲੇਟ ਕਰਵਾਓ



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

January 20, 2020

Gyasi Stevens

s.22(1)


Dear Gyasi Stevens:

RE 494 W 39th Avenue
Development Application Number: DP-2019-00819

Please refer to my email dated December 24, 2019 in which you were advised that your application would be considered for approval on condition that you provide revised accurate architectural drawings and cancel the development permit for a Cannabis Retail at 5890 Cambie Street (DP-2018-00157) as it is located in the buffered zone. These action items are required to occur in order for your application to be **APPROVED** by the City.

The requested direction/information has not been received within the last few weeks and if the requested items are not addressed on or before **February 03, 2020**, then the application for this Development Permit may be voided.

Yours truly,



Hossam Meawad
hossam.meawad@vancouver.ca
604.654.0754
HM/HM

14 Day Letter

City of Vancouver, Development, Buildings and Licensing
Development Services Division, Development Review Branch
453 West 12th Avenue
Vancouver, British Columbia V5Y 1V4 Canada
tel: 604.873.7611 fax: 604.873.7100
website: vancouver.ca



February 6, 2020

To Whom It May Concern:

RE: 494 W 39TH AVENUE, Vancouver, BC
Development Application Number DP-2019-00819

Please refer to my letter dated October 22, 2019 regarding the application to Interior alterations and to change the use of approximately 1100.0 square feet on the basement level (Unit #A), to a Retail Cannabis Store.

As an interested party, you are advised that this application has been approved by the Director of Planning, subject to a number of conditions. A Development Permit has been issued.

As a result of a recent BC Supreme Court decision, the Board of Variance does not have jurisdiction to hear third party appeals of decisions made by the Director of Planning.

If you have any questions or require additional details on any of the information contained in this correspondence, please contact me at 604-654-0754 during normal business hours.

Yours truly,



Hossam Meawad
hossam.meawad@vancouver.ca
(604) 654-0754

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: 494 West 39th Specifics: _____

Floor Level: Basement Suite No: _____

Legal Description:

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

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

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

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

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

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

Your Name: Gyasi Stevens

Mailing Address: s.22(1)

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

E-mail Address: s.22(1)

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

Company Name: 1136498 bc ltd

Business License Account Number: _____

You are the:

- 01 ☐ Property Owner
02 ☐ Contractor
03 ☐ Certified Professional
04 ☐ Design Professional
05 ☒ Tenant
06 ☐ Agent for Owner
07 ☐ Agent for Tenant
08 ☐ Consultant
09 ☐ Non-profit Association
Cert. No: _____
10 ☐ Civic Department
98 ☐ Other

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

Complete the following for ALL applications

Property Owner's Name: Intercity Developments Ltd c/o Hunter McLeod Realty Corp

Address: 201-1557 West Broadway City: Vancouver

Postal Code: V6J 1W6 Phone Number: 778-858-1530

Is the owner aware of this application? ☒ Yes ☐ No

Contractor's Name:

Address: _____ City: _____

Postal Code: _____ Phone Number: _____

Business License Account Number: _____

Tenant's Name: Gyasi Stevens

Address: s.22(1) City: s.22(1)

Postal Code: s.22(1) Phone Number: s.22(1)

Job Contact:

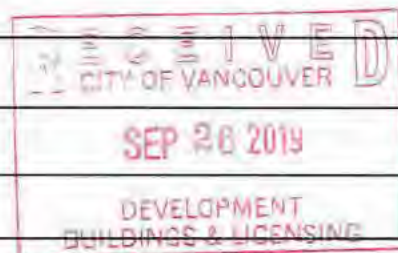
Address: _____ City: _____

Postal Code: _____ Phone Number: _____

Qualified Professional Contact Name (required for Salvage & Abatement):

Address: _____ City: _____ Postal Code: _____

Phone Number: _____ Business License Account Number: _____



BUSINESS LICENCE CHANGE OF INFORMATION

DATE: Oct 23 2019

PART 1: EXISTING LICENCE INFORMATION - Complete ALL fields.		
Business Licence No.(s): <u>19-145831</u>	Business Name on Existing Licence: (Sole Proprietor, Partnership, or BC Incorporated Company Name) <u>C-place 11364 98 BC LTD</u>	
Business Address on Existing Licence: <u>5890 Cambie St. Vancouver V5Z 3A8</u>		
PART 2: NEW COMPANY INFORMATION - Provide NEW information ONLY.		
<input type="checkbox"/> NEW Business Name: (Sole Proprietor, Partnership, or BC Incorporated Company Name)		BC Corporation/Society or Extra Provincial Company/Society Registration No.:
		Copies of BC Registration Documents Required for your record
<input type="checkbox"/> NEW Trade Name/Doing Business As:		
<input type="checkbox"/> NEW Business Type:		<input checked="" type="checkbox"/> NEW Mailing Address: <u>494A W39th Vancouver BC V5Y 2P7</u>
Business Phone No.: (required) <u>604 559 7008</u>	Business Email Address: <u>1136498bc@gmail.com</u>	I prefer my annual business licence renewal be sent: <input type="checkbox"/> By Mail <input checked="" type="checkbox"/> By E-mail
PART 3: CONDITIONS OF A HOME BASED BUSINESS - Applicable to Vancouver Home Based Business Locations ONLY		
<input type="checkbox"/> N/A - Out of Town OR Vancouver Commercial/Industrial Business Location - Proceed to Part 4 of this form.		
<p>**Home-based business means a craft or occupation conducted as an accessory use subordinate to the principal residential use of a dwelling unit (residence), and must only be conducted within the principal building on the site.</p> <ol style="list-style-type: none"> 1. A home-based business allows a portion of the residence to be used for a craft and/or occupation for administration purposes only (mailing and telephone). 2. No clients are permitted to attend the premise at any time. 3. No partnerships and/or employees are permitted to engage in the running of the business from this residence. 4. No person other than one resident member of the family occupying the residence shall be engaged in the home-based business on the premises. 5. No more than three (3) home-based business licenses shall be issued for one residence. 6. Where located in a residential building, there shall be nothing to indicate from the exterior of the dwelling unit or building that it is being used for any purpose other than its principal and approved residential use (no signage permitted). 7. No products or materials shall be sold from or within the residence. 8. No products, materials, or equipment shall be stored outside of the residence, or any accessory building on the property. 9. No offensive noise, odor, vibration, smoke, heat or other objectionable effect shall be produced. <p>I do <u>not</u> require a space in a commercial building to carry on this business and wish to use my place of residence as my business address. If I am not the owner of the dwelling unit, I have discussed and received permission to operate the home-based business from the property owner/manager</p> <p>The information provided may be shared in accordance with the Freedom of Information Act. I understand and agree to the above noted terms, regulations and conditions.</p> <p>Business Owner/ Resident Initials: _____</p>		
PART 4: NEW BUSINESS LOCATION INFORMATION - Complete ALL Fields.		
<input type="checkbox"/> NEW Business Name: (Vancouver P.O. Box not permitted) <u>N/A</u>		BC Corporation/Society or Extra Provincial Company/Society Registration No.:
		Copies of BC Registration Documents Required for your record
<input checked="" type="checkbox"/> NEW Business Address: <u>494A W39th Avenue, Vancouver BC V5Y 2P7</u>		Business Location Type: <input checked="" type="checkbox"/> Vancouver Commercial/Industrial Premise <input type="checkbox"/> Vancouver Home Based /Residential Premise <input type="checkbox"/> Owner of the property <input type="checkbox"/> Tenant of the property <input type="checkbox"/> Out of Town (proceed to PART 5 of this form)

Provide information for your Vancouver business location:

6 Total # of regular & part-time employees (including business owner) at business location
0 Total # of company &/or employee vehicles at business location
1100 Total square footage of business location

DP 2019-00819

Provide information for your Vancouver commercial/industrial premise location:



N/A-Vancouver Home Based/Residential proceed to PART 3 of this form

Oct 15 2019 Occupancy date of commercial/industrial business location

☐ YES ☒ NO

Are you sharing space with another company at the commercial/industrial business location?

☐ YES ☒ NO

Will you be/have you performed any structural alterations to the commercial/industrial business location?

Building/development permit No.(s).

Occupancy permit no.

0 Total # of coin operated vending machines.

Total # of bank/ATM machines 0

0 Restaurants: Total # interior seats.

Total # of exterior seats 0

Do you have a program in place to separate and recycle the following items: (*check only if your business does not generate this type of material)

Compostable organics – food scraps, yard trimmings, clean wood waste?

☒ YES ☐ NO ☐ DON'T CREATE* ☐ UNKNOWN

Recycling – paper, cardboard, glass/plastic/metal containers?

☒ YES ☐ NO ☐ DON'T CREATE* ☐ UNKNOWN

PART 5: APPLICANT STATEMENT

I/We the undersigned confirm as the business owner(s)/agent for the owner(s) that the above noted information is correct and agree to comply with ALL relevant provisions of the Licence By-law No. 4450 and other applicable City By-laws. It is also understood that the business owner(s) is/are responsible for the overall management of the business including staff while representing the owner(s)' business. Further, failure to meet these obligations may result in the business licence being suspended or reported to City Council for possible revocation. The information provided may be shared in accordance with the Freedom of Information Act.

Print Name

GYASI
First

Stevens
Last

Signature



☒ Owner/Director ☐ Representative/Agent

PART 6: PAYMENT OF FEES

Fee(s) will be charged for each licence for the following changes as per Schedule "B" of Licence By-Law No.4450 Please include payment with this document. If payment is not included, an invoice will be sent to you.

\$10.00 Change of Business Name &/or Trade Name/Doing Business As

\$24.00 Change of Business Address

\$10.00 Change of Licence Type

LICENCE DEPARTMENT USE ONLY

APPROVALS REQUIRED: ☐ ZONING ☐ BUILDING ☐ POLICE ☐ HEALTH

CLASSIFICATION(S):

1. RETAIL DEALER - OTHER

LICENCE NUMBER:

19-145831-01

2. _____

LICENCE NUMBER: _____

BUSINESS LICENCE GENERAL APPLICATION

DATE: Nov 28 2019

PART 1: COMPANY INFORMATION - Complete ALL fields.

LEGAL ENTITY TYPE: <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input type="checkbox"/> BC Corporation/Society <input type="checkbox"/> Extra Provincial Company/Society <input type="checkbox"/> Other			
LIST EACH Sole Proprietor / Partner's names below. For BC Corporation/Society or Extra Provincial Company/Society, list ONE (1) Director/Owner name.			
1	Gyasi Stevens	Business Phone #: 604 559 7008	Home Phone #: Cellular #: 416 317 1151
2		Business Phone #:	Home Phone #: Cellular #:
3		Business Phone #:	Home Phone #: Cellular #:
BC Corporation/Society or BC Extra Provincial Company/Society Name: (If applicable)		BC Corporation/Society or BC Extra Provincial Company/Society Registration No:	
1136498 BC LTD			
Trade Name/Doing Business As: (If applicable)		Business Licence Start Date:	
cannayoga @ cannaplace		<input checked="" type="checkbox"/> Immediately <input type="checkbox"/> Other:	

Describe in detail the nature of your business and the intended use of the premise. (Both primary and secondary uses).
Attach additional sheet(s) if more space is needed.

Yoga consultations one to one exploring different fusions of cannabis and Yoga

PART 2: CONDITIONS OF A HOME BASED BUSINESS - Applicable to Vancouver Home Based Business Locations ONLY.

☐ N/A - Out of Town or Vancouver Commercial/Industrial Premise - Proceed to PART 3 of this form.

****Home-based business means a craft or occupation conducted as an accessory use subordinate to the principal residential use of a dwelling unit (residence), and must only be conducted within the principal building on the site.**

1. A home-based business allows a portion of the residence to be used for a craft and/or occupation for administration purposes only (mailing and telephone).
2. No clients are permitted to attend the premise at any time.
3. No partnerships and/or employees are permitted to engage in the running of the business from this residence.
4. No person other than one resident member of the family occupying the residence shall be engaged in the home-based business on the premises.
5. No more than three (3) home-based business licenses shall be issued for one residence.
6. Where located in a residential building, there shall be nothing to indicate from the exterior of the dwelling unit or building that it is being used for any purpose other than its principal and approved residential use (no signage permitted).
7. No products or materials shall be sold from or within the residence.
8. No products, materials, or equipment shall be stored outside of the residence, or any accessory building on the property.
9. No offensive noise, odour, vibration, smoke, heat or other objectionable effect shall be produced.

I do not require a space in a commercial building to carry on this business and wish to use my place of residence as my business address. If I am not the owner of the dwelling unit, I have discussed and received permission to operate the home-based business from the property owner/manager.

The information provided may be shared in accordance with the Freedom of Information Act.
I understand and agree to the above noted terms, regulations and conditions.

****BUSINESS OWNER/RESIDENT INITIALS:**

PART 3: BUSINESS LOCATION INFORMATION - Complete ALL fields.

Business Location Address: (Vancouver PO Box not permitted)	Business Location Type:
494 ^A W 39th	<input checked="" type="checkbox"/> Vancouver Commercial / Industrial Premise
	<input type="checkbox"/> Vancouver Home Based / Residential Premise
	<input type="checkbox"/> Owner of the property <input type="checkbox"/> Tenant of the property
	<input type="checkbox"/> Out of Town
Business Mailing Address: (ONLY IF different than business address)	Business Email Address: 1136498 bc @ gmail .com
	I prefer my annual business licence renewal be sent: <input type="checkbox"/> By Mail OR <input checked="" type="checkbox"/> By E-mail

Provide information for your Vancouver business location: (If applicable)

5 Total # of regular & part-time employees (including business owner) at business location
Total # of company &/or employee vehicles at business location
Total square footage of business location

Provide information for your Vancouver commercial/industrial premise location: (If applicable)

Occupancy date of commercial/industrial business location
☐ YES ☒ NO Are you sharing space with another company at the commercial/industrial business location?
☐ YES ☒ NO Will you be/have you performed any structural alterations to the commercial/industrial business location?
Building/development permit No. (s) Occupancy permit no. _____
Total # of coin operated vending machines Total # of bank/ATM machines _____

Restaurants: Total # interior seats: _____ Total # of exterior seats: _____ Liquor Service: ☐ YES ☐ NO Licence No# _____

Do you have a program in place to separate and recycle the following items: (*check only if your business does not generate this type of material)

-Compostable organics - food scraps, yard trimmings, clean wood waste ☐ YES ☐ NO ☐ DON'T CREATE* ☐ UNKNOWN
-Recycling - paper, cardboard, glass/plastic/metal containers ☐ YES ☐ NO ☐ DON'T CREATE* ☐ UNKNOWN

PART 4: APPLICANT STATEMENT

I/We the undersigned confirm as the business owner(s)/agent for the owner(s) that the above noted information is correct and agree to comply with ALL relevant provisions of the Licence By-law No. 4450 and other applicable City By-laws. It is also understood that the business owner(s) is/are responsible for the overall management of the business including staff while representing the owner(s)' business. Further, failure to meet these obligations may result in the business licence being suspended or reported to City Council for possible revocation. The information provided may be shared in accordance with the Freedom of Information Act.

Business Owner/ Director Signature #1:

Print Name: Gyasi Stevens Signature: [Signature] Date: Nov 28 2019

Business Owner/ Director Signature #2:

Print Name: _____ Signature: _____ Date: _____

Business Owner/ Director Signature #3:

Print Name: _____ Signature: _____ Date: _____

Representative Signature: Letter of Authorization from 1 Owner/Director will be required in the absence of Owner/Director signature above.

Print Name: _____ Signature: _____ Contact Phone #: _____ Date: _____

PART 5: APPLICATION REQUIREMENTS - To avoid delays in processing, submit the following items with your application:

<input type="checkbox"/> \$58.00 non-refundable application fee. (Mandatory) Please include a cheque payable to The City of Vancouver with your application.	An additional pro-rated licence fee is required upon licence approval as per Schedule "A" of Licence By Law No 4450.
<input type="checkbox"/> 1 piece of valid government issued photo identification (Mandatory) for Business Owner(s).	Sole Proprietor/General Partnership: Required for EACH OWNER. BC Corporation/Society & Extra Provincial Company/Society: Required for 1 OWNER/DIRECTOR ONLY.
<input type="checkbox"/> Letter of Authorization for Representative and Representative's government issued photo identification. (If applicable)	A document signed by the Owner/Director of the company which authorizes a representative to apply on their behalf in the absence of the Owner's/Director's signature above.
<input type="checkbox"/> Copy of BC Corporation/Society Company Summary. (Mandatory if applicable)	Required for all BC Corporations/Societies & Extra Provincially registered Companies/Societies.
<input type="checkbox"/> Copy of BC Registration Statement for Extra Provincial Company/Society & foreign jurisdiction's company registration documents listing all Owners/Directors of the company.	*NOTE: Any foreign entity, including federal and foreign corporations must register as an extra provincial company with BC Registry Services.
<input type="checkbox"/> Business Licence Transfer Authorization Form. (If applicable)	Required in addition to the General Business Licence Application form to transfer a valid business licence. Licence transfers are permitted once (1) per calendar year.
<input type="checkbox"/> Police Information Check (PIC). (If applicable)	Police Information Check (PIC) may be required pending licence review. ie: Vulnerable Sectors. Original PIC required from Vancouver Police Department. Note: RCMP PIC NOT ACCEPTED.

LICENCE DEPARTMENT USE ONLY

APPROVALS REQUIRED: ☐ ZONING ☐ BUILDING ☐ POLICE ☐ HEALTH ☐ CU ☐ OTHER _____
CLASSIFICATION(S): 1. Fitness centre - Class 1 Licence Number: 19-324262
2. _____ Licence Number: _____

MEMORANDUM - PROSECUTION REFERRAL

November 6, 2019

TO: File

COPY: Kimberly Li

FROM: Clint Hemstalk
Acting By-law Enforcement Coordinator

SUBJECT: 494 West 39th Avenue

CF-2019-014177

Charges have been referred to the By-law Prosecutor regarding:

Injunction for operating a cannabis retail store without a business license.

Clint Hemstalk
/ch

CF Number	CF-2019-014177	Date of Inspection (yyyy/mm/dd)	2019/10/22
Main Address	5550 Cambie St, Vancouver, BC	Specifics and/or Suite #	Basement level 494 W 39 th Avenue, Vancouver,
Tenant	Canna-Place	Number of Storeys	4
Owner	ORR DEVELOPMENT (1980) CORP C/O HUNTER MCLEOD REALTY CORP 201-1557 BROADWAY W VANCOUVER BC V6J 1W6	Permit Number	DP-2019-00819
Agent	N/A	Approved Use of Building/Land	Cultural and Recreational Fitness Centre
District Zone	C-2 (conditional)	Present Use of Building/Land	Cannabis Retail Store
Business License	Required		

Reason for Inspection Pop-UP Cannabis Retail Store

Narrative/Observations

A weekly routine inspection at 3:30pm revealed that for an unapproved cannabis retail store located on 5890 Cambie Street had a moving notice on the front glass entry door. A lease sign was also found on the bottom of one of the storefront glass panel. The store was vacant.

I did a search from the Canna-Place website and found out their new location – 494 W 39th Avenue. <http://canna-place.ca/>

An inspection at 3:45pm revealed that an unapproved cannabis retail store on 494 W 39th Avenue currently opens and is operating on the basement level (2 storey from the ground floor) of this existing building.

The following observations were made:

- The front entry door was locked. There was a buzzer with canna-place sign on the left side of the building allows the public going through the main door and then to the store.
- A sandwich board with Canna-Place 5890 Cambie Street was inside the foyer of the building with an arrow sign leading to the basement level.
- There was a free-standing feather flag was placed outside the store entrance on the basement level.

s.22(1)

- The store looked pretty bare.
- During my inspection, there was no patron in the store.

Requirements

Violation of Section 3.(1) of the License By-law #4450

Recommendations

Refer to Iain Dixon for Injunction.

Photos Taken? ☒ Yes ☐ No

Date Report Made: November 5, 2019

Kimberly Li
Inspector's Name

Violation Details

Violation Number: VI-2019-07237	Violation: Cannabis retail store operates without business licence
Violation Date: Oct 22, 2019	License By-law No. 4450: License By-law No. 4450
Violation Type: Licence Bylaw No. 4450	Violation Instructions: Refer to Iain Dixon for Injunction.
Resolve By:	
Violation Status:	

Photo	Description
-------	-------------

Photo	Description
	<p>Pic 1</p> <p>22nd October 2019</p> <p>Moving notice on the glass entry door on 5890 Cambie Street - former Canna-Place store location.</p>
	<p>Pic 2</p> <p>22nd October 2019</p> <p>A FOR LEASE sign was posted on the storefront glass panel of 5890 Cambie Street.</p>

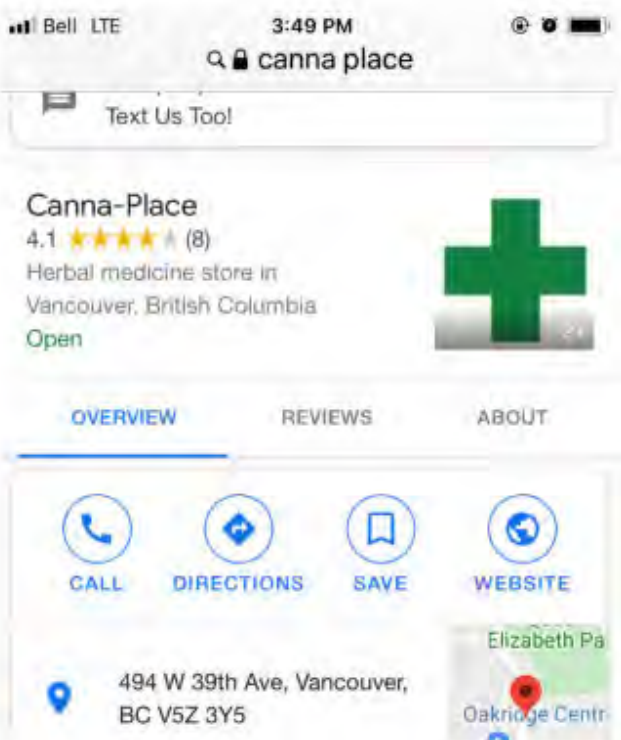

Photo	Description
 <p>Bell LTE 3:49 PM</p> <p>Search: canna place</p> <p>Text Us Too!</p> <p>Canna-Place 4.1 ★★★★★ (8) Herbal medicine store in Vancouver, British Columbia Open</p> <p>OVERVIEW REVIEWS ABOUT</p> <p>CALL DIRECTIONS SAVE WEBSITE</p> <p>494 W 39th Ave, Vancouver, BC V5Z 3Y5</p> <p>Elizabeth Pa Oakridge Centr</p>	<p>Pic 3</p> <p>22nd October 2019</p> <p>Found the new location of Canna-Place via website.</p>
	<p>Pic 4</p> <p>22nd October 2019</p> <p>Front entry of the building, buzzer on the left side.</p>

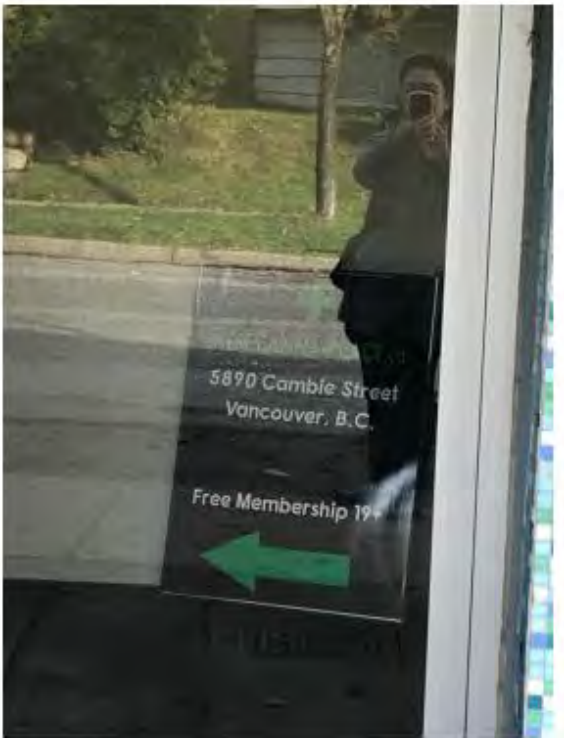



Photo	Description
	<p>Pic 5</p> <p>22nd October 2019</p> <p>Sandwich board of the former Canna-Place located inside the foyer, arrow leading to the basement level</p>
	<p>Pic 6</p> <p>22nd October 2019</p> <p>A free-standing feather flag with former Canna-Place was placed just outside the entrance of the store on the basement level.</p>

Photo	Description
<p>s.22(1)</p> 	<p>Pic 7</p> <p>22nd October 2019</p> <p>s.22(1)</p> 
	<p>Pic 8</p> <p>22nd October 2019</p> <p>Retail room is on the right side of the store.</p>

CF Number	CF-2020-011046	Date of Inspection (yyyy/mm/dd)	2020/08/12
Main Address	5550 CAMBIE STREET Vancouver, BC	Specifics and/or Suite #	BASEMENT LEVEL (2) 494 A W 39 TH AVE
Tenant	CANNA-PLACE	Number of Storeys	4
Owner	ORR DEVELOPMENT (1980) CORP C/O HUNTER MCLEOD REALTY CORP 201-1557 BROADWAY W VANCOUVER BC V6J 1W6	Permit Number	DP-2019-00819
Agent	NA	Approved Use of Building/Land	Cannabis Retail Store
District Zone	C-2 (conditional)	Present Use of Building/Land	Cannabis Retail Store
Business License	Required		

Reason for Inspection Routine Cannabis Inspection

Narrative/Observations

Canna-Place has a valid development permit in our system; however a search of City's AMANDA System, there is no business licence to sell cannabis products.

An inspection at 3:20pm revealed that the cannabis retail store CANNA-PLACE on the basement level 2 of 494 A W 39th Avenue open and operating.

The following observations were made:

- The front entry door was locked. There was a buzzer with Canna-Place sign on the left side of the building allows the public going through the foyer and then down to the basement level 2.

s.22(1)

During my inspection, there was no patron.

Requirements

Violation of Section 3.(6) of the License Bylaw #4450

Recommendations

A 14-day Licence Bylaw Order to the property owner to cease operation

Photos Taken? ☒ Yes ☐ NoDate Report Made: August 13, 2020Kimberly Li
Inspector's Name

Violation Details	
Violation Number: VI-2020-04077	Violation: Cannabis Retail store operates without business licence
Violation Date: Aug 12, 2020	Licence Bylaw No. 4450 - Section 3. 6: (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.
Violation Type: Licence Bylaw No. 4450	
Resolve By:	Violation Instructions: 14-day Z&D Order to the property owner to cease operation
Violation Status:	



Photo	Description
	<p>PIC 1</p> <p>12th AUGUST 2020</p> <p>Front elevation of 494 W 39th Avenue.</p>
	<p>PIC 2</p> <p>12th AUGUST 2020</p> <p>The back view of the space: double swing door was the main door to Canna-Place.</p>

Photo	Description
	<p>PIC 3</p> <p>12th AUGUST 2020</p> <p>Small retail area inside the room (the right side of the premise).</p>
	<p>PIC 4</p> <p>12th AUGUST 2020</p> <p>Rolling paper</p>

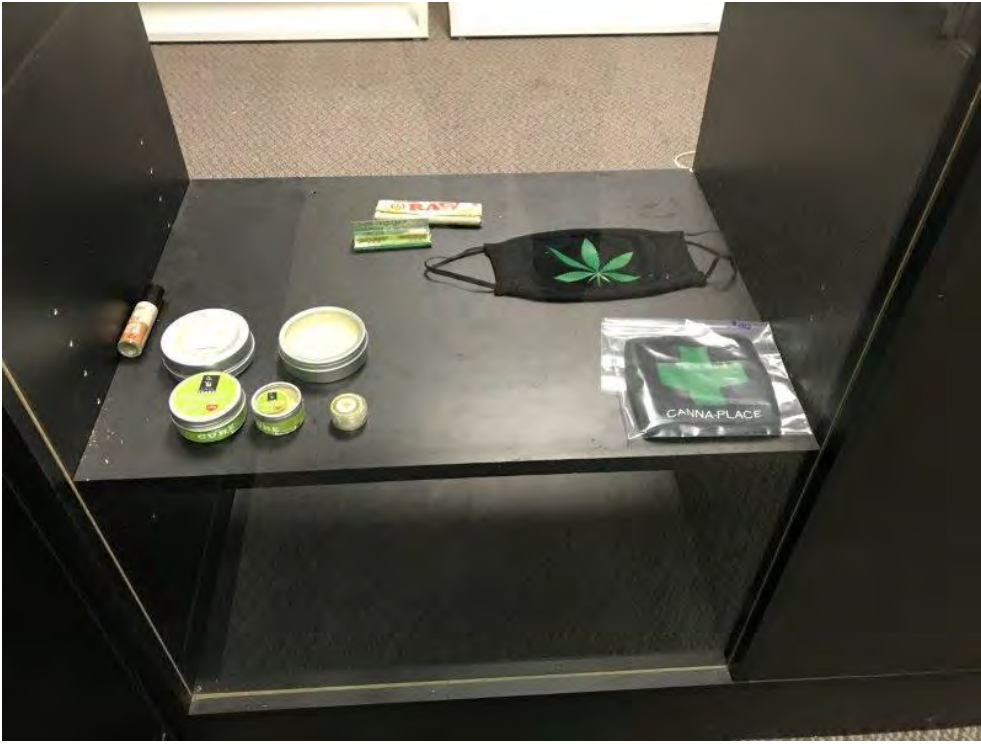
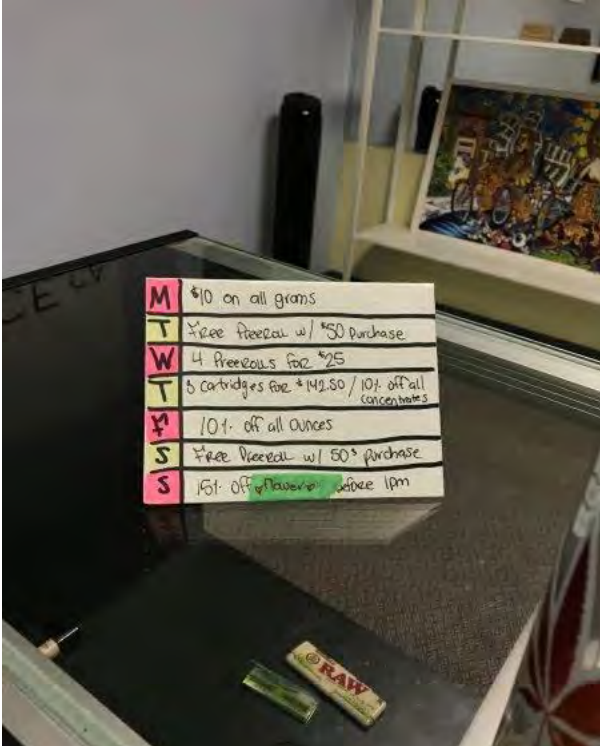
Photo	Description
	<p>PIC 5</p> <p>12th AUGUST 2020</p> <p>Accessories</p>
	<p>PIC 6</p> <p>12th AUGUST 2020</p> <p>A promotion menu on the top of display unit</p>

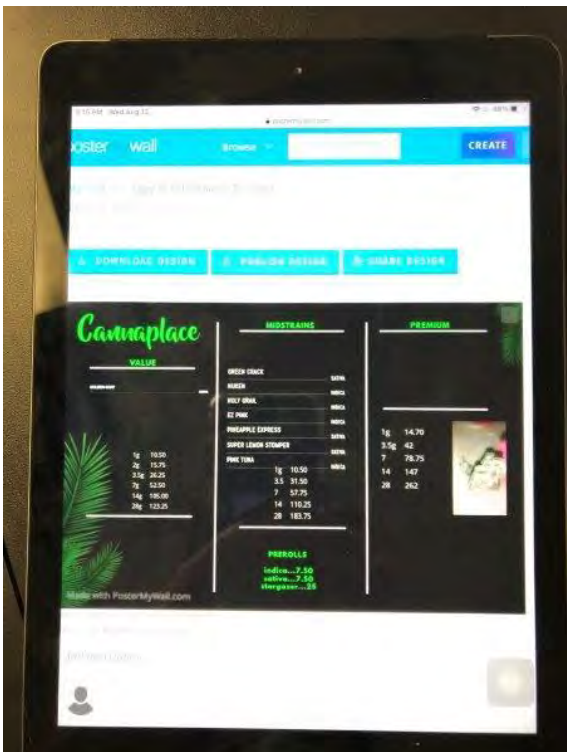
Photo	Description
	<p>PIC 7</p> <p>12th AUGUST 2020</p> <p>Online menu was presented by Carolyn to me.</p>
<p>s.22(1)</p>	<p>PIC 8</p> <p>12th AUGUST 2020</p> <p>s.22(1)</p>

Photo	Description
	<p>PIC 9</p> <p>12th AUGUST 2020</p> <p>Office desk: weight scale was place on the right side of the desk</p>
	<p>PIC 10</p> <p>12th AUGUST 2020</p> <p>“Wedding Cake” was found on the desk.</p>



Photo	Description
 <p>Canna-Place</p> <p>Email info@canna-place.ca</p> <p>Phone +1 236 880 6888</p> <p>Fax (basement under Starbucks) Buzz at door off 39th right by Karate Studio`</p> <p>Address 494 W39th, Vancouver BC</p> <p>OPENING HOURS</p> <p>Mon: 11:00am – 8:00pm Tue: 11:00am – 8:00pm Wed: 11:00am – 8:00pm Thurs: 11:00am – 8:00pm Fri: 11:00am – 8:00pm Sat: 11:00am – 8:00pm Sun: 11:00am – 8:00pm</p>	<p>PIC 11</p> <p>12th AUGUST 2020</p> <p>Canna-Place online website information</p>
 <p>INDICAS:</p> <p>Death Bubba 18%</p> <p>Greasy Pink 22%</p> <p>El Jefe 27% THC</p> <p>SATIVAS:</p> <p>Orange Crush 17.5% THC</p> <p>Blue Guava 18% THC</p> <p>Blue Cheese 20% THC</p> <p>Super Lemon Haze</p> <p>Moby Dick 24% THC</p>	<p>PIC 12</p> <p>12th AUGUST 2020</p> <p>Canna-Place- Online menu 1</p>

Photo	Description
<p>HYBRIDS:</p> <p>Wedding Cake IH 17.5% THC</p> <p>Moonbow IH 19.5% THC</p> <p>Rainbow Driver IH 18.5% THC</p> <p>CONCENTRATES:</p> <p>Distillate Cartridge for Vaping</p> <p>Shatter</p>	<p>PIC 13</p> <p>12th AUGUST 2020</p> <p>Canna-Place: Online Menu 2</p>

NOTICE OF DEVELOPMENT APPLICATION

494 West 39th Avenue
DP-2019-00819



October 22, 2019

Canna-Place has applied to the City of Vancouver for permission to:

- perform interior alterations and change of use from Cultural and Recreational Fitness Centre to Retail Cannabis Store on this site, including:
 - a floor area of approximately 1,100 sq. ft.; and
 - proposed operating hours: 10 am - 9 pm seven days a week;

Under the site's existing C-2 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 **November 05, 2019**. For more information and updates, visit: vancouver.ca/devapps

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

Property Use Complaint

Case number: 101013563042

Case created: 2019-12-03, 02:26:00 PM

Channel: Phone

Incident Location

Address: 494 W 39TH AV, Vancouver, V5Y 2P7

Address2:

Location name:

Original Address:

Request Details

1. **Type of concern (if multiple concerns, select primary and provide details in question 2):**
Business Concern - Marijuana-related issue
3. **If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name:**
Unlicensed location (Canna Place)
5. **If Illegal Suite, is the suite(s) tenanted?**
6. **If Illegal Suite, do you believe the suite(s) could put someone's life in danger?**
7. **If a Rental Unit concern selected, was the landlord advised of the issue?**
10. **Caller's daytime phone number:**
s.22(1)
11. **If VFRS reporting board-up ask: "Is it a vacant unsecure home that you have come across?"**
12. **(Don't ask, just record - did caller indicate they want a call back?)**
Yes
14. **VFRS - Is this a board-up request?**
15. **VFRS - Is this a report of "no business licence"?**

Additional Details

unlicensed

Contact Details

Name: s.22(1)

Address: ,

Address2:

Phone: s.22(1)

Alt. Phone:

Email:

Preferred contact method: Either

Case Notes

Photo

- no picture -

From: "Holm, Kathryn" <Kathryn.Holm@vancouver.ca>
To: "Volpe, Loris" <loris.volpe@vancouver.ca>
"Miyaji, Koji" <Koji.Miyaji@vancouver.ca>
CC: "Wong, Cassandra" <Cassandra.Wong@vancouver.ca>
Date: 8/20/2020 11:43:19 AM
Subject: RE: 494 W 39th Av, Unit A - ORDER FOR APPROVAL - 14 Day Licence Order (CF-2020-011046)

No problem, thanks.

Cassandra, please close this file – we will not be pursuing enforcement against this location for no business licence at this time.

Thanks,
Kathryn

From: Volpe, Loris
Sent: Thursday, August 20, 2020 11:30 AM
To: Holm, Kathryn; Miyaji, Koji
Subject: RE: 494 W 39th Av, Unit A - ORDER FOR APPROVAL - 14 Day Licence Order (CF-2020-011046)

Hi Kathryn, Mark had indicated to both Kimberly and myself that due to the DP issuance we were not going to send an order and we were to follow our current strategy. This was my error, so my apologies for having it sent through.

Thanks

Loris

From: Holm, Kathryn
Sent: Thursday, August 20, 2020 10:43 AM
To: Miyaji, Koji; Volpe, Loris
Subject: FW: 494 W 39th Av, Unit A - ORDER FOR APPROVAL - 14 Day Licence Order (CF-2020-011046)

Hi,
Mark was looking into this before he left. Wondering if you happen to have an update? He thought that perhaps we had mixed up the addresses. This order doesn't align with our current strategy as we are not enforcing against locations that have a valid DP.

Please let me know if you need more info or want to discuss further.

Thanks,
Kathryn

From: Wong, Cassandra
Sent: Monday, August 17, 2020 10:19 AM
To: Holm, Kathryn
Subject: 494 W 39th Av, Unit A - ORDER FOR APPROVAL - 14 Day Licence Order (CF-2020-011046)

Hi Kathryn,

RE: 494 W 39th Ave, Unit A
CF-2020-011046

Please see attached 14 Day Licence Order for your review and approval.
DP-2019-00819 was issued on February 6, 2020.

Thank you,

Cassandra Wong | Bylaw Compliance and Administration
Development, Buildings and Licensing | City of Vancouver
cassandra.wong@vancouver.ca
604-871-6663



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 **Please consider the environment before printing this email**

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 10/21/2019 2:49:17 PM
Subject: Re: DP 2019-000819

Hi Hossam,

Please find attached site sign posted as requested.

On Mon, Oct 21, 2019 at 2:19 PM s.22(1) wrote:



On Mon, Oct 21, 2019 at 11:20 AM Meawad, Hossam <Hossam.Meawad@vancouver.ca> wrote:
Please only move it up by 2-3 feet and send me a photo once done.

Regards,

Hossam

From: s.22(1)
Sent: Monday, October 21, 2019 11:18 AM

To: Meawad, Hossam
Subject: Re: DP 2019-000819

Two sided adhesive. I will have it moved higher up.

On Mon, Oct 21, 2019 at 11:14 AM Meawad, Hossam <Hossam.Meawad@vancouver.ca> wrote:

Can you advise how the sign is being mounted? It needs to be secured and may require to be moved up.

From: s.22(1)
Sent: Monday, October 21, 2019 11:12 AM
To: Meawad, Hossam
Subject: Re: DP 2019-000819

It was installed on the outside of the glass. It can be moved higher up. This was the area suggested by Landlord as previous tenants mounted in this location

On Mon, Oct 21, 2019 at 11:08 AM Meawad, Hossam
<Hossam.Meawad@vancouver.ca> wrote:

Please install the sign beside the store on posts or remove the film and mount it on the inside behind the glass. Make sure you install on the grassed area by the white concrete wall if you decide to mount it on posts. Send me a photo once this has been completed.

Thank you,

Hossam

From: s.22(1)
Sent: Monday, October 21, 2019 10:50 AM
To: Meawad, Hossam
Subject: Re: DP 2019-000819



On Mon, Oct 21, 2019 at 10:48 AM Meawad, Hossam
<Hossam.Meawad@vancouver.ca> wrote:

Hi s.22(1)

Can you please provide me with a clear photo. I need to read the information on the sign.

Thank you,

Hossam

From: s.22(1)

Sent: Monday, October 21, 2019 10:47 AM

To: Meawad, Hossam

Subject: DP 2019-000819



Please see attached sign posted

Meawad, Hossam

From: s.22(1)
Sent: Monday, November 18, 2019 8:28 PM
To: Meawad, Hossam
Subject: Re DP-2019-00819

s.22(1) a wonderful martial arts studio, Vancouver Martial Arts, for several years s.22(1) teacher, Alan Azizi, is a tireless champion of all children's abilities and sees martial arts as a way to instill discipline, fitness, appreciation and sense of community into these kids. It is truly a special place and kids grow up under his tutelage, starting at 4 or 5, and many carrying on into their teens and beyond. He is an advocate of mental and physical discipline and is a mentor to every single child, as well as teens, who study in his dojo. It is now 6 years we have known him, and he is a great man, a force of what is good and strong in an uncertain world. You only have to meet him once to know this.

Most unfortunately, a couple of months ago, a cannabis dispensary was given the place across the hall from the tai Kwan do studio. This shop, Cannaplace, relocated from a few blocks south, and now is mere meters from the dojo, which is a sports school, where children are the primary attenders. For Master Azizi, this is beyond upsetting and even shocking. How could this be allowed to happen? As parents and taxpayers, this is unsettling and causes us grave concern about policy in regards to legalization. This is a school, should it not be illegal for a cannabis dispensary to be allowed to rent this space? The children and parents use the same locked door as the patrons of Cannaplace to enter the building. It is inappropriate and the children should not have to see and know that this place is mere meters from where they train and play. Many of the attendees are very young children. What are they to be told about what this place is?

s.22(1) in nursing and public health, I am disturbed and shocked by this. I would like some answers as to how a dispensary is allowed to lease next to a school. s.22(1) can manage this information, and although he doesn't like it, he will continue to attend the dojo. But for the families who will pass over this school because of frankly, a very unsavoury neighbour, this is lost revenue for Master Alan, as well as lost opportunity for these potential students to grow and learn under a great teacher and mentor.

I look forward to resolving this matter. I have every hope that this school will be able to enjoy a present and future without a dispensary next to it.

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Monday, November 11, 2019 10:33 PM
To: Meawad, Hossam
Subject: 494 West 39th Avenue - DP-2019-00819

Respected sir,

This is to bring to your kind attention about something which is of great concern for parents.

s.22(1) learning martial arts from the Vancouver Martial Arts (Dragon Temple) located at 494 West 39th Avenue Vancouver since 2017.

s.22(1) there are close to 30 to 50 children even as young as 4 years old who attend the classes multiple times a week.

We parents were very much happy for them learning an essential skill for their health and for their self protection and safety. We were never worried about our childrens' safety before, but now that confidence was shaken when we came to know that a Cannabis store is in such close proximity of the Martial Arts school sharing the same entrance and stairway!

s.22(1)

Also many adults of varying ages smoke just outside the entrance shared by the Martial Arts place and the Cannabis place even though there is a sign put up there. It creates an unwelcoming and unsafe environment especially for the children entering and exiting Vancouver Martial Arts.

Usually s.22(1) 494 39th West
and s.22(1)

s.22(1) It is also very stressful as the days are getting short and it gets dark sooner in the evening

As an approving authority I would request you to please come the place at about 4.30pm ish and observe the conditions of the kids and the happenings/activities going on there. Please put yourself in a s.22(1) shoes and observe for a week or 2 continuously before taking any decision on the continuation of this cannabis unit at that place.

At least if the building construction company have a separate entrance from the car park in the back side of the building without allowing the customers to share the same entrance at 494 39th west Avenue might be somewhat better but still I strongly wish and request you to relocate the store to be located 300 meters away from this Martial arts school. As far as I know a cannabis store should be away 300 meters from a school and this Martial arts place is also a school where many children in different age groups come and attend. The relocation will definitely help the children and their parents who are visiting and learning martial arts without any further concerns.

Please consider this as the request of a concerned s.22(1) and I believe that all parents will feel the same.
A favorable decision from you and your esteemed department towards this request will be highly appreciated.

Thanks and Regards

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Monday, November 11, 2019 2:20 PM
To: Meawad, Hossam
Subject: Expression of Concern for DP-2019-00819-Cannabis Store at 494 W 39th Ave, Vancouver

Importance: High

Dear Mr. Meawad,

I have s.22(1) at Vancouver Martial Arts for the last s.22(1) and was shocked, after coming s.22(1), to find a Cannabis Store in the (once) vacant business on the same floor as my Taekwondo school at 494 W 39th Avenue, Vancouver.

I have no issue with the legalization or distribution of Cannabis and believe in it's merit for medicinal use. However, I do have issues with a retail Cannabis store being located on the same floor, and in such close proximity to a school that has students as young as 4 years old. I believe there is also a tutoring school located in the very same building a few floors up.

For a location that is frequented by such young children, I strongly believe that this is an inappropriate location for a cannabis store and there should be some sort of restriction for a Cannabis store to be next door to a location where children are attending, and have been attending at a school that has been in business for the last 20 years.

I hope that you are able to include this as a strong objection towards the development proposal for this Cannabis Store and it's licence is not approved and the business is asked to find a more suitable location.

Thank you for your time and consideration.

Sincerely,

s.22(1)



Meawad, Hossam

From: s.22(1)
Sent: Friday, November 8, 2019 11:16 AM
To: Meawad, Hossam
Subject: DP-2019-00819 Cannabis Store - opposing business location due to minor access/ conflict/ influence possibility

Dear Mr. Meawad

Re: 494 West 39th Ave DP-2019-00819 Cannabis Store Locale

I wish to express my great concern of the location of this business due to it's proximity to three teaching / educational schools, that are frequented by minors - children as young as 4 years old.

I have been a long standing member of Dragon Temple Martial Arts - since s.22(1) and a resident of Vancouver s.22(1)

I'm concerned that the clientele of the Cannabis Store are very different to the clientele of the three schools already positioned in the same building - all of which schools have children as young as 4 years old attending. Potential interaction could create conflict and I'm concerned for the security for the minors who frequent the stairwell.

In addition, the store is located an a basement with access through an entrance shared with residents of the building and the martial arts school. People entering through this entrance can access the residents' area of the building. s.22(1)
s.22(1)

I do believe there are other locations the above business could be located. I question if the location of this business in principle of those endorsed by Vancouver City building permissions - as the business allows access to minors.

Thank-you for your consideration.

Best Regards,

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Friday, November 8, 2019 10:36 AM
To: Meawad, Hossam
Subject: DP-2019-00819 Cannabis Store - opposing business location due to minor access/ conflict/ influence possibility

To Hossam Meawad,
Project Coordinator

Re: 494 West 39th Ave DP-2019-00819 Cannabis Store Locale

I wish to express my great concern of the location of this business due to it's proximity to three teaching / educational schools, that are frequented by minors - children as young as 4 years old.

I have been a long standing member of Dragon Temple Martial Arts - since s.22(1) I have had the experience of learning with people of many age groups - one age group I would like to mention. Teenagers who have been bullied, and under peer pressure to undertake activities that are not in line with a healthy and productive lifestyle. They attend martial arts school to learn skills to negate these influences and to make confident decisions in regards to their own healthy, enjoyable and emotionally stable lifestyles. They attend to escape the pressure of having access to these influences, while they learn these skills. This is one reason why I oppose to the location of the above mentioned business. I'm sure the two other schools in the same buildings offer similar skill learning opportunities and are considering the same issues.

I'm concerned that the clientele of the Cannabis Store are vastly different to the clientele of the three schools already positioned in the same building. This interaction could create unintentional / potential conflict and I'm concerned for the security for the minors who frequent the stairwell.

s.22(1)

There are other locations the above business could be located. I do believe it is not congruent with Vancouver City building permissions - the business allows access to minors.

Thank-you for your consideration.

Yours sincerely

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Wednesday, November 6, 2019 3:55 PM
To: Meawad, Hossam
Subject: 494 West 39th Ave - DP-2019-00819

Hi Hossam,

I wish to add my comments to the development application for 494 West 39th Ave - DP-2019-00819. As a resident of the area, I strongly believe that changing this location to a cannabis retail store be disruptive and harmful to the neighborhood. This neighborhood is family oriented and is not a cannabis consuming area and the residents have the right to clean air. It is my hope that you consider that in your decision. It is my hope that you will make the sensible choice to not approve this application.

Regards,
s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Wednesday, November 6, 2019 12:27 AM
To: Meawad, Hossam
Subject: 494 West 39th Avenue - DP-2019-00819

Hello Hossam Meawad,

s.22(1) from the property where Canna-Place is proposing a retail location for selling marijuana. I think this is a terrible idea. This neighbourhood is family-oriented with many children either living in the area or coming to the area to frequent the businesses. We have a learning centre for children in that same building. There is also a Starbucks, where many highschool students hang out after school. I firmly believe that this type of business is not a good fit for the demographics of this area.

To my knowledge, there are very strict rules surrounding the distance between marijuana stores and schools, primarily due to the importance of protecting our children. Please don't destroy the safe community that my neighbours and I have worked so hard to build for our families and for our children.

I understand that Canna-Place is a legitimate business that serves the community by providing services to clients above the age of 19. I hope they will consider opening their business in other areas in the city where the neighbourhood residents will embrace them and appreciate them more than we do here.

Thank you for taking the time to read my feedback.

Sincerely,

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Monday, November 4, 2019 6:28 PM
To: Meawad, Hossam
Subject: Comments on Canna-Place application (DP-2019-00819)

Dear Mr. Meawad:

I am in strong opposition to the above captioned Notice of Development Application
for the following reasons:

1. This business will increase the crime rate in our neighbourhood.
2. The proposed location is in very close proximity to schools, daycare and learning centres.

Thank you very much for kind consideration.

Best regards,

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Monday, November 4, 2019 4:56 PM
To: Meawad, Hossam
Subject: OBJECTION: Notice of Development Application (DP-2019-00819) - 494 West 39th Avenue

Dear Hossam,

I am in strong objection to the the Notice of Development Application.

Firstly, I am a concerned taxpayer that is deeply saddened by this shift from a beautiful Heritage Boulevard to a commercialized profit driven area.

Secondly, I am vehemently opposed to this proposition for the following reasons:

- This business will exacerbate the crime rate in our neighbourhood.
- The proposed location is in very close proximity to schools, daycare and learning centres.
- The proposed location is in the vicinity of churches, retirement homes and community centres.

Lastly, I implore you to take this complaint into serious consideration.

Regards,

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Monday, November 4, 2019 4:53 PM
To: Meawad, Hossam
Subject: OBJECTION: Notice of Development Application (DP-2019-00819) - 494 West 39th Avenue

Dear Hossam,

I am in strong opposition to the above captioned Notice of Development Application.

First and foremost, I am a concerned taxpayer that is deeply saddened by this rapid shift from a beautiful Heritage Boulevard to a commercialized profit driven area.

Secondly, I am vehemently opposed to this proposition for the following reasons:

- This business will exacerbate the crime rate in our neighbourhood.**
- The proposed location is in very close proximity to schools, daycare and learning centres.**
- The proposed location is in the vicinity of churches, retirement homes and community centres.**

Lastly, I implore you to take this complaint into serious consideration.

Regards,

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Monday, November 4, 2019 4:39 PM
To: Meawad, Hossam
Subject: DP-2019-00819 Potential Cannabis store 494 West 39th Ave Vancouver

We strongly object to a Cannabis store being opened at this location.

There is little or no off street parking for this proposed business. The Starbucks store already causes a large number of transient people to use 39th Ave. as a parking lot. The neighborhood is primarily inhabited by senior citizens, and the operating hours proposed will create noise in the evenings.

The Cambie corridor, proposed zoning for the 400 block of 39th Ave. will likely be residential towers; it is not appropriate that a Cannabis store would be adjacent to multi family housing.

s.22(1)



Meawad, Hossam

From: s.22(1)
Sent: Monday, November 4, 2019 1:05 PM
To: Meawad, Hossam
Subject: DP-2019-00819

Dear Hossam,

s.22(1) a student at Dragon Temple Martial Arts school. I am dismayed to learn that the City of Vancouver is considering allowing a cannabis store to open right next door.

I am firmly of the view that this is an inappropriate location for a cannabis store. There is no real separation between Dragon Temple and the proposed location of the Cannabis Store. They share the same stairwell, and the smell of cannabis would undoubtedly waft into the school.

Please consider this as my strong opposition to this development.

Regards, s.22(1)
s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Monday, November 4, 2019 10:30 AM
To: Meawad, Hossam
Subject: DP-2019-00819

Hello ,

This is the regarding the cannabis store near Dragon Temple martial arts located on 494 W 39th s.22(1) going to dragon kids martial arts it is really concerning to have a cannabis store in the same floor just the next door to the martial arts center. We don't want s.22(1) to get exposed and we strongly object for this project to be anywhere near a kids educational or activities center.

Request you to kindly reconsider the location of this cannabis store project.

Thanks

s.22(1)

Sent from my iPhone

Meawad, Hossam

From: s.22(1)
Sent: Friday, November 1, 2019 10:04 AM
To: Meawad, Hossam
Subject: DP-2019-00819

Sir:

Regarding the proposed Cannabis store at 494 W 39th Ave.

This communication does not relate to professional services provided by the company below. I am expressing a personal concern about the proposed Cannabis store at the above address.

I have trained at Vancouver Martial Arts since the s.22(1), and am very familiar with the students who regularly attend classes there. The age range is from 4 years old up to 72 years s.22(1). There are 4 levels of class & a weekend family class for all ages. The idea that a cannabis store could be permitted in such close proximity to a facility serving so many young children, teenagers and young adults is absolutely bizarre. Vancouver Martial Arts is dedicated to instilling a healthy life style and responsible attitude to life. The proposed cannabis store immediately adjacent sends the exact opposite message. These young people will be passing directly past the proposed store on their way to class.

I am protesting this development permit in the strongest possible terms.

I can be reached at s.22(1)

Regards:

s.22(1)



Meawad, Hossam

From: s.22(1)
Sent: Thursday, October 31, 2019 1:14 PM
To: Meawad, Hossam
Subject: DP-2019-00819

Dear city of Vancouver and Mr. Meawad,

I am wiring to express my deep concern over the Cannabis store opened recently at 494 W 39th Ave with the above stated development number and attached photo with details.

s.22(1) has been attending the Tae Kwon Do training at Dragon Temple Martial Arts School over the past s.22(1). Dragon Temple Martial Arts School is an established education institution with over 20 years of strong reputation where children as young as 3 years could attend. The range of age for the students goes from 3 years old to adolescents and also adults.

While I endorse medical marijuana use for the treatment of scientifically proven children's epilepsy s.22(1) s.22(1), this Cannabis store front is too close in proximity to s.22(1) children. s.22(1) has already asked me to explain what the Cannabis store is for and what are the commodities people would getting from the store.

I urge the city to reconsider the presence of a Cannabis store next to an education institution.

Sincerely,

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Tuesday, October 29, 2019 10:37 AM
To: Meawad, Hossam
Subject: 494 W.39th Ave. DP-2019-00819 Cannabis Store

Hi Mr.Meawad,

I'm writing regarding development application from 494 W.39th Ave. DP-2019-00819.

The retail unit is just next to s.22(1) Dragon Temple Martial Arts School. It really makes big noise when people walking up and down to disturb during the class (can they operating while they're applying for license). The most important thing is i don't want s.22(1) exposed to this drug place. s.22(1) to have healthy living environment.

I appreciate your consideration on this matter and hope that this application will be turned down.

Thank You

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Monday, October 28, 2019 4:00 PM
To: Meawad, Hossam
Subject: Inappropriate location for Canna-Place 494 West 39th Avenue - DP-2019-00819

Hi there,

I am writing to argue strenuously AGAINST the proposed permit for Canna-Place at 494 West 39th Avenue. s.22(1) attends taekwondo in the basement of this building, adjacent to where the proposed cannabis dispensary would be located. I feel that it is entirely inappropriate for the landlord to allow this new business in a place where there are so many young children. The layout of the building currently requires that customers be buzzed in from the front door and descend a common set of stairs into the basement level. This would make it very difficult for the taekwondo school to maintain security and also little separation between the school and the dealing of controlled substances.

This will also essentially force the taekwondo school to keep the door of their basement entrance locked at all times, which will make it extremely difficult for them to allow access for individuals at class times without posting someone at this door as a sentry. It also increases friction for walk-ins and new prospective students. Having this type of business in the building would be a massive deterrent to new and existing children in its programs, which the school counts on for their revenue and culture.

Additionally, the location of this storefront is not in keeping with the other businesses in the building - a Starbucks, bakery etc. which attract young customers as well. Within a few blocks' radius there must be a half-dozen more suitable locations which won't impact long-standing tenants and neighbours.

Thank you for your consideration,

s.22(1)



Meawad, Hossam

From: s.22(1)
Sent: Monday, October 28, 2019 1:05 PM
To: Meawad, Hossam
Cc: Aggie C
Subject: Cannabis Store 494 W. 39 Ave-CONCERN

Cannabis Store 494 W.39 Ave-CONCERN

To: Hossam Meawad, Project Coordinator,

s.22(1) Vancouver Martial Arts Dragon Temple for s.22(1)

s.22(1)

individuals/families I have spoken with, do NOT approve of the Cannabis Store that recently opened up in the exact building as Vancouver Martial Arts Dragon Temple.

I, personally, do not judge any of the customers/consumers for their choice in buying and consuming cannabis in all its various forms.

However, I am and all the families I have spoken with, are all strongly AGAINST the Cannabis Store (494 W.39 Ave) to be located right beside our School. Here are our serious concerns:

- 1) Safety: safety to all our students are compromised, as we have students as young as age 4, at this school. Students do not feel safe or comfortable in this building any longer (eg. concerns of seeing a high traffic of customers coming in/out of the Cannabis Store under the influence)
- 2)Health hazard: Second-hand smoke (smell) of cannabis in Vancouver Martial Arts Dragon Temple, in the common areas inside the building and outside the building.
- 3)Potential of Increase in Crimes: theft, break and enters, car windows being smashed etc. Unfortunately, there is a direct co-relation between drug use and crime.
- 4)Negative Impact to Vancouver Martial Arts Dragon Temple's Reputation and Future Business: Current long term students already feel unsafe & uncomfortable with the presence of Cannabis Store; they may leave/quit this school. New potential students may choose another martial arts school over Vancouver Martial Arts Dragon Temple instead. This School may lose business & its future is questionable.

In addition, there is Oxford Learning Vancouver School that is also located in the same strip mall of "Cambie Plaza" where young students also study. They will be negatively impacted as well. We would hate to see many current businesses being negatively affected by one single Store, with the possibility of their future in jeopardy.

Please move the Cannabis Store (494 W. 39 Ave-DP-2019-00819) to another location where young students/families will not be in such close proximity and put at risk.

Thank you in advance for your time and attention in this very important matter. Please feel free to contact me if you need further clarification.

Yours sincerely,

s.22(1)

Vancouver Martial Arts Dragon Temple s.22(1)

Vancouver, BC resident

Email:

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Monday, October 28, 2019 9:10 AM
To: Meawad, Hossam
Subject: 494 w. 39th Ave. DP-2019-00819 Cannabis Store

Hi Mr. Meawad,

I am writing too you regarding a Cannabis Store that is operating beside Gragon Temple Martial Arts School. s.22(1) Taekwando School has been in the location for atleast 20 years now and s.22(1) have been going there s.22(1).

s.22(1), it is very alarming that a Cannabis place is operating right beside s.22(1) Gym. s.22(1) s.22(1), exposure to this nature is not something I would want s.22(1) s.22(1).

I have read an article that the city has determined a 300-metre distance of cannabis dispensaries to schools or youth centres. And this particular Cannabis store is not even 5 metres away from my kids Taekwando Gym.

I have learn that this Cannabis dispensary is in the process of acquiring a license.

I strongly believe that they should not be allowed to operate on this location given the distance they have with a very reputable Taekwando School in Vancouver.

I thank you for taking time reading my email.

Respectfully yours,
s.22(1)

Meawad, Hossam

From: Meawad, Hossam
Sent: Friday, October 25, 2019 3:12 PM
To: s.22(1)
Subject: RE: Cannabis store at 494 W. 39th Ave
Attachments: GlossaryofTermsBriefExplanationofZDPermits.pdf

Hi s.22(1)

This is to confirm that I received your email in regards to the development application for 494 W 39th Avenue. Thank you for taking the time to send us your concerns and comments on this proposal. Please note that I will be coordinating and including your concerns in my recommendation letter to the Director of Planning. Also, please note the City has not issued any permits for this project

Answers to your questions are provided below in red:

1. is there a by-law that restricts the operation of a cannabis store next door to an education centre or a place where children frequent?

Please refer to Section 11.6 of the Zoning and Development By-law:

11.6

Cannabis Store

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

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

11.6.2 A cannabis store is not permitted

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

2. please assist me in understanding the the by-laws by providing the relevant excerpt
Please see excerpt above.
3. what is your process when assessing or determining whether or not to grant a business license in a particular location to a business?
Please refer to the attached document for more information regarding permitting process.
4. what stage are you at in assessing this cannabis store's business license at this location?

This development permit application is currently in Notification stage.

5. do you consider the ramifications of allowing a business such as this to operate in such close proximity to where children frequent?

A summary of the Notification responses and concerns will be incorporated in a recommendation letter to the Director of Planning, who has the ultimate decision for approval or refusal of a development permit application.

6. as part of your assessment, do you physically visit the location?

The location will be visited by property use inspectors and building inspectors if any unwarranted activity has been reported. I have already requested a visit to be made by the inspectors.

7. is there a dispute mechanism/process in place for parents to express their opposition to this cannabis store operating beside the martial arts studio? If so, please advise.

Please refer to the answer provided to question 5. Note that the applicant has a right to appeal a refusal or a condition by the Director of Planning at the Board of Variance, where concerned citizens can attend and voice their opinions.

To learn more about the project, visit <https://development.vancouver.ca/pc1162e16th/index.htm>, and to find out what uses are permitted under the C-2C District Schedule, visit <https://vancouver.ca/home-property-development/zoning-and-land-use-policies-document-library.aspx>.

Sincerely,

HOSSAM MEAWAD | PROJECT COORDINATOR | DEVELOPMENT REVIEW BRANCH
Development, Buildings, & Licensing
City of Vancouver | 515 W 10th Ave
604.654.0754
hossam.meawad@vancouver.ca



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From: s.22(1)
Sent: Friday, October 25, 2019 1:45 PM
To: Meawad, Hossam
Subject: Fwd: Cannabis store at 494 W. 39th Ave

Hello Hossam,

I am writing to you s.22(1) attends martial arts classes at Vancouver Martial Arts. We have been members of this martial arts academy since s.22(1) joined.

s.22(1)

s.22(1)

but turned left to the cannabis

store which has just newly opened. The martial arts studio and cannabis store share the same stairwell and are literally next door to each other. You can smell the marijuana in the stairwell and it permeates into the studio.

I am not sure how this cannabis store was allowed to open and operate in this location?

This martial arts studio has been operating at this location for at least a couple of decades. s.22(1) have trained at this studio and location s.22(1). The training is holistic and not just about kicks and punches. There is leadership training, fitness, meditation, education about a clean and healthy way of living, and life skills training. There are children as young as 3 years old attending classes at this location. While children and adults both attend this martial arts centre, it is children who are the most vulnerable and impressionable and having a cannabis store operating right beside this academy is unhealthy and not a good message or environment for these kids. Most importantly, these kids have a right to feel and be safe coming and going from this place.

s.22(1) (Remember, the martial arts studio is right next door and share the same building entrance and stair well).

Would you please advise the following:

1. is there a by-law that restricts the operation of a cannabis store next door to an education centre or a place where children frequent?
2. please assist me in understanding the the by-laws by providing the relevant excerpt
3. what is your process when assessing or determining whether or not to grant a business license in a particular location to a business?
4. what stage are you at in assessing this cannabis store's business license at this location?
5. do you consider the ramifications of allowing a business such as this to operate in such close proximity to where children frequent?
6. as part of your assessment, do you physically visit the location?
7. is there a dispute mechanism/process in place for parents to express their opposition to this cannabis store operating beside the martial arts studio? If so, please advise.

Thank you for your time in providing answers to the above.

I look forward to hearing from you at your earliest convenience.

Regards,

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Friday, October 25, 2019 9:45 AM
To: Meawad, Hossam
Subject: Re: 494 West 39th Avenue – DP-2019-00819

Hi,

I am writing in concern for the proposed Retail Cannabis Store located at 494 West 39th Avenue. I'll start by saying that I have no issue with cannabis itself, I am glad that it is now legal, and believe that having a store in the neighborhood is a good thing.

However, I do not believe this is an appropriate location for a cannabis store for multiple reasons. First is that s.22(1) attend the taekwondo school located right next door. s.22(1) on Saturday afternoons, and I know many of the parents are concerned about safety or being around the product at all. If parents aren't comfortable bringing their children there, the school will suffer, as will the children not being able to participate.

Second, if this were located at street level, I wouldn't have an issue, but this location is in the sub-basement, next to a stairwell that not only serves the school and the proposed store, but to the residents of the apartments upstairs. The door at street level has a buzzer to allow access, but we don't know who could be coming in, and while most people will be good citizens, it will also bring some that aren't.

Third, it seems odd that they are apparently already running the business out of the location before it has officially been approved. The application appears to have only been submitted a few weeks ago. I'm not sure if it is allowed, but if not, then I would be extra worried about what other corners they are willing to cut.

To summarize, I have no issue with cannabis stores, but I do have an issue with this specific location.

If you have any questions, feel free to contact me.

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Thursday, October 24, 2019 5:16 PM
To: Meawad, Hossam
Subject: Concern Re: 494 W.39th Ave - DP-2019-00819

Hi Hossam,

I am writing to you with regards to the above application to oppose it.

s.22(1) I have grave concerns with the distribution of cannabis adjacent to a 20 year old long standing martial arts institution s.22(1) There are hundreds of children attending this class s.22(1) The fumes and smell of cannabis during class has greatly affected the enjoyment of class and threatens the viability of sustaining a family-oriented educational facility that is literally 3 meters from this cannabis store.

The store has s.22(1) in the building which significantly threatens the safety of children.

It also creates an environment that fosters cannabis smoking outside the building which has been shown to result in detectable levels of marijuana metabolites in children.

See study here:

<https://www.nature.com/articles/pr2016261.pdf>

There has been media coverage surrounding similar concerns:

<https://www.cbc.ca/news/canada/toronto/parents-cannabis-parenthood-warning-1.4847765>

<https://www.npr.org/sections/health-shots/2016/12/19/505726846/doctors-say-parenting-and-pot-smoking-dont-mix>

<https://www.healthline.com/health-news/pot-use-parents-increasing-kids-exposure-secondhand-smoke#1>

This opposition has nothing to do with opposing marijuana. This is about the physical safety of children and duty for the City to minimize any potential toxic exposures that could affect hundreds of children and adults who depend on this long standing institution for physical and spiritual enrichment. If an application were permitted to allow this store to stay, I fear it will be at the expense of great loss to students young and old who would otherwise depend on attending this martial arts school for spiritual and physical support in leading a healthy life.

Please feel free to reach me to further discuss.



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Meawad, Hossam

From: s.22(1)
Sent: Wednesday, October 23, 2019 10:19 PM
To: Meawad, Hossam
Subject: DP-2019-00819 Retail Cannabis Store

Dear Mr. Hossam Meawad,

We just wanted to voice our opposition for development application DP-2019-00819 at 494 West 39th Ave. We are concerned about the change of use to being a Retail Cannabis Store. As you probably know, this plaza houses Dragon Temple Martial Arts and Oxford Learning. It is inappropriate for retail cannabis to be allowed to open in such close proximity to established businesses that are promoting learning, health, and integrity in children.

s.22(1) regularly attends Dragon Temple Martial Arts to learn about health, strength, integrity, and leadership. We would like to not have to expose s.22(1) to the clientele and the culture that a retail cannabis store could bring along with it.

Dragon Temple Martial Art's door is literally only 10 feet away from this proposed store. How can this be seen as a good location for such a business?

We've only just noticed that this business is setting up but it already seems to be making quite an impression on some of the students of Vancouver Martial Arts. Upon entering the stairwell to Vancouver Martial Arts, you are first greeted with a large sandwich board promoting the cannabis business. s.22(1)

s.22(1)
s.22(1) We fear what will happen to these young impressionable minds when/if this type of business is allowed to continue to proceed.

Please consider the clientele of the established businesses that already exist in this plaza when making a final decision.

Sincerely,

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Wednesday, October 23, 2019 11:37 AM
To: Meawad, Hossam
Subject: Objection to 494 West 39th Avenue - DP-2019-00819

Good morning,

I would like to register an objection to the proposed development of 494 West 39th Ave.

Canna-Place has applied to the City of Vancouver for permission to:

- perform interior alterations and change of use from Cultural and Recreational Fitness Centre to Retail Cannabis Store on this site, including:
 - a floor area of approximately 1,100 sq. ft.; and
 - proposed operating hours: 10 am - 9 pm seven days a week;

My objection is that the existing business at that location, Dragon Temple Martial Arts, has been in operation for almost 25 years and is a school focused on teaching a **lifestyle of health and fitness**. Dragon Temple Martial Arts has a steady stream of children, ages 5 and up, passing through its doors and I am concerned that having a Cannabis store right beside the entrance could have a negative effect on the children that train there. The smell will permeate into the training facility (Dojo), disrupting classes, and the clientele that these stores can attract are not ones that I want my child exposed to.

s.22(1) at Dragon Temple for the s.22(1)

s.22(1) The message of health and fitness is an important one and I feel it will be somewhat undermined by having a Cannabis store at the entrance to the dojo. s.22(1) I want them to continue their journey to earning their Black Belts in a safe environment and s.22(1) I want to shield them from drugs and alcohol for as long as I can.

I do not want to hinder any business from operating and providing jobs but the location of this store is a poor choice. You wouldn't allow a liquor store next to a school so please reconsider allowing a Cannabis store next to a martial arts training facility where teaching kids the skills to be productive members of society is one of the primary objectives.

Thank you for your time and attention in dealing with this matter.

Sincerely

s.22(1)



Meawad, Hossam

From: Alan Azizi <info@vancouverma.ca>
Sent: Tuesday, October 22, 2019 4:29 PM
To: Meawad, Hossam
Subject: 494 W.39th Ave. DP-2019-00819

Hello Hossam,

Thank you for your time on the phone today! As I mentioned on the phone, we are a community center for martial arts, health and fitness located at 494 West 39th Avenue (in the basement).

We do business as Dragon Temple Martial Arts, Licence# 19-119837. Dragon Temple has been in this location for more than 20 years. We encourage purposeful, healthy lifestyles through the wisdom and philosophy of martial arts. Our focus on positivity in life, and the celebration of human achievement has inspired excellence amongst our students for decades.

We have recently learned that there is a business applying to open a cannabis store next to Dragon Temple. We are very concerned about this as we have many young martial arts students (as young as four years old). We do not want them exposed to the smell of cannabis and any activities associated with the sale of cannabis.

The City of Vancouver, through its policies surrounding the locations of cannabis stores, has shown that it is concerned about the potential negative impacts of cannabis stores on young impressionable people. We do not think siting a cannabis store next to a martial arts center attended by many young children is appropriate. We request that city consider keeping the vitality & healthy environment of our community.

If the proposed cannabis store is allowed to open I know many of my students parents will not let them continue to attend Dragon Temple. We cannot afford to lose our cherished students and possibly Dragon Temple itself.

I encourage you to review our website so you can get a sense of the community here at Dragon Temple <https://vancouverma.ca/>

Thank you for your consideration of this email. I look forward to hearing from you.

Regards.



Alan Azizi, B.P.E.
Master Instructor
8th Degree Black Belt
Vancouver Martial Arts
Serving Vancouver Since 1990
Award Winning Martial Arts Institute
Tel: (604) 321-3454
info@vancouverma.ca

www.vancouverma.ca

www.facebook.com/vancouvermartialartsea

November 4, 2019

Mayor Kennedy Stewart and Council
City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Dear Mayor and Council:

**Re: DP-2019-00819 – permission to perform interior alterations and change of use from
Cultural and Recreational Fitness Centre to Retail Cannabis Store at 494 West 39th Avenue**

s.22(1) Avenue in Vancouver, I recently received a postcard notification that there is a “conditional” application for a Retail Cannabis store to open for business just one block from my house, and of the City’s intention to grant permission to open such a shop practically at our doorstep. I, like all of my neighbours, am very strongly opposed to the City approving the opening of a Retail Cannabis store in our primarily residential neighbourhood. I am extremely upset by this proposal and sincerely hope that it will be rejected.

As has been seen in other areas, this type of business tends to bring crime to the area. This is a family oriented, quiet residential neighbourhood where a significant number of families with young children live but already is experiencing an increasing problem with vagrants and drug addicts loitering in our streets and alleys. In addition, there is a thriving music school, Oakridge Music Studios, located at 497 W. 40th Ave., which is within 300 metres of the proposed cannabis store and many of whose students are very young children.

When I took the initiative to canvass the reaction of those of my neighbours who live within one or two blocks from the proposed Retail Cannabis Store at 494 W. 39th Ave., the response was overwhelmingly strong opposition to the City approving this application from Canna Place. As a result, I drew up the attached petition and asked if they would sign it. Almost all of the neighbours I spoke with are against this proposal and with the exception of one person who was unsure, they all signed the petition. Many were not even aware of the application, since they have become accustomed to the City asking for feedback on proposals and then disregarding the sentiment of the citizenry. None (0%) were in favour of this proposal. In fact, most of them were very enthusiastic to sign the petition to voice to the City their displeasure with this proposal. This petition represents a very small number of the homes in the area that I canvassed in a very short couple of hours. I am sure that I would get the same reaction from my other neighbours if I continued to collect signatures.

Obviously, the residents of this neighbourhood would not constitute the potential clientele of the proposed cannabis store and the business would be attracting their customers from other areas and thus bring an undesirable element to our relatively safe community. This would be very disruptive to our neighbourhood and interfere with the quiet enjoyment of our homes and make our streets more dangerous.

On behalf of myself and my neighbours living in the vicinity of the proposed cannabis store, I implore you to take into account the sensibilities and interests of your law abiding citizens and decline granting this permission to Canna-Place!

Yours sincerely,

s.22(1)

CC: Gil Kelley, General Manager of Planning, Urban Design, and Sustainability
Hossam Meawad, Project Coordinator

Re: DP-2019-00819 – permission to perform interior alterations and change of use from Cultural and Recreational Fitness Centre to Retail Cannabis Store at 494 West 39th Avenue.

- We, the undersigned, live in very close proximity to the proposed retail cannabis store and strongly object to the City granting permission to Canna-Place to proceed with the establishment of this kind of business in our neighbourhood. We are extremely upset by this proposal and sincerely hope that it will not be approved.
- As has been seen in other areas, this type of business tends to bring crime to the area. We feel that the existence of such an enterprise will utterly destroy the safe and friendly family atmosphere that many in our neighbourhood have enjoyed for decades, and will introduce negative and undesirable elements and unsavory strangers into our area.
- We therefore implore you to **reject this request**, out of compassion for your law abiding citizens and multi-generational taxpayers. Thank you for your understanding!

[illegible]

Re: DP-2019-00819 – permission to perform interior alterations and change of use from Cultural and Recreational Fitness Centre to **Retail Cannabis Store** at 494 West 39th Avenue.

- We, the undersigned, live in very close proximity to the proposed retail cannabis store and strongly object to the City granting permission to Canna-Place to proceed with the establishment of this kind of business in our neighbourhood. We are extremely upset by this proposal and sincerely hope that it will not be approved.
- As has been seen in other areas, this type of business tends to bring crime to the area. We feel that the existence of such an enterprise will utterly destroy the safe and friendly family atmosphere that many in our neighbourhood have enjoyed for decades, and will introduce negative and undesirable elements and unsavory strangers into our area.
- We therefore implore you to **reject this request**, out of compassion for your law abiding citizens and multi-generational taxpayers. Thank you for your understanding!

[illegible]

Re: DP-2019-00819 – permission to perform interior alterations and change of use from Cultural and Recreational Fitness Centre to **Retail Cannabis Store** at 494 West 39th Avenue.

- We, the undersigned, live in very close proximity to the proposed retail cannabis store and strongly object to the City granting permission to Canna-Place to proceed with the establishment of this kind of business in our neighbourhood. We are extremely upset by this proposal and sincerely hope that it will not be approved.
- As has been seen in other areas, this type of business tends to bring crime to the area. We feel that the existence of such an enterprise will utterly destroy the safe and friendly family atmosphere that many in our neighbourhood have enjoyed for decades, and will introduce negative and undesirable elements and unsavory strangers into our area.
- We therefore implore you to **reject this request**, out of compassion for your law abiding citizens and multi-generational taxpayers. Thank you for your understanding!

[illegible]

WWW CANNA PLACE CA
5890 CAMBIE STREET VAN BC

Moved to

494 WEST 39TH AVE

D.P. 2019-00819.

DEVELOPMENT Application

DETAILS - UNDER the site's C-2 zoning
application is to perform INTER ALTERATION
and change use from CULTURAL and
CREATION FITNESS - to CANNA STORE
on this site - including a floor AREA
100 sq Fts.

~~There~~ 2 ~~ch~~ 2 school in
building.

1 in basement (Rented) School
1 on MAIN floor Rented

60 Rented on 2-3-4 floors

S.22(1)

HOSSEN

2014 / 2015

308 5550 combine pt

I don't want it in
in place - where it line

SIGNATURE

s.22(1)

City of Vancouver - FOI 2021-035 - Page 76 of 80

age 77 of 80

Community Support Opening Cannabis
Retail Shops at 494 W 39th Ave

Signature

Name

Address

s.22(1)

s.22(1)

s.22(1)

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s.22(1)



REGISTERED AND REGULAR MAIL

November 20, 2019
CF-2019-014203

Contact Person:
Kimberly Li
Property Use Inspector
604-871-6091
kimberly.li@vancouver.ca

ORR DEVELOPMENT (1980) CORP
C/O HUNTER MCLEOD REALTY CORP
201-1557 BROADWAY W
VANCOUVER BC V6J 1W6

ORDER

RE: 494 W 39TH AVENUE

Following a recent inspection by the City of Vancouver, it was determined that the premises at 494 W 39th Avenue (basement level) is being operated as a cannabis retailer without the required Development Permit, in contravention of Sections 6.4(c) and 8.1 of Zoning and Development By-law No. 3575 (the By-law), which states:

- 6.4** *Except for the provisions of section 5 of this By-law, no person shall:*
- (c) continue to use or occupy any land or building on or in which a development has taken place since June 18, 1956,*
- unless a valid development permit has been issued therefor and has not expired.*
- 8.1** *Every person who violates any of the provisions of this By-law or who suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this By-law, or who neglects to do or refrains from doing anything required to be done by any of the provisions of this By-law, or who does any act which violates any of the provisions of this By-law, or who fails to comply with any order, direction or notice given under this By-law, is guilty of an offence against this By-law and liable to the penalties hereby imposed. Each day that a violation is permitted to exist shall constitute a separate offence.*

Therefore, pursuant to Section 7.1 of the By-law, you are **ORDERED TO** cease permitting the premises at 494 W 39th Avenue (basement level) to be used as a cannabis retailer **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 \$250.00 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

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VANCOUVER BC V6J 4M6

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