

File No.: 04-1000-20-2021-061

March 17, 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 28, 2021 for:

**Records regarding the development application for 86 Smithe Street (DP-2020-00843), from March 1, 2020 to January 29, 2021:**

- 1) List of reasons why the proposed development does not comply with the regulations of the zoning and development By-law;**
- 2) Support and objection letters;**
- 3) Correspondence to and from the Board of Variance ([BOV@vancouver.ca](mailto:BOV@vancouver.ca)), the Director of Planning, Louis Ng, Joe Bosnjak, Mary Tuiza, Hossam Meawad, and all individual board members.**

For part one of your request, Development, Buildings & Licensing confirms the reasons for not approving this Cannabis Store at this location were:

1. Proposed cannabis store located within 300 metres from an in-stream/approved Cannabis Store:
  - 1080 Mainland Street, Issued February 3, 2017 (224.33 metres), DE419528 (expires February 3, 2021)
2. Proposed cannabis store located within 300 metres of public schools:
  - Westside School (188.05 metres)
  - Claren Academy (137.64 metres)
  - Lowell High School (222.16 metres)

For parts two and three of your request, 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](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00)

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

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2021-061); 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,

[Signature on file]

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

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

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

Encl.

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**BOARD OF VARIANCE / PARKING VARIANCE BOARD  
APPEAL DECISION**

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**Appeal No. Z35776 - 86 Smithe Street (Cannabis Retail Store) - SECOND APPEAL**

**Appeal Section:** 573(1)(a) - Appeal of Decision (Cannabis Retail Store)  
**Legal Description:** District Lot FC Group 1 and Plan BCS1437  
**Lot Size:** Irregular Lot.  
**Zone:** CD-1 (#324)  
**Related By-Law Clause:** Section 11.28

**Appeal Description:**

Appealing the decision of the Director of Planning who refused Development Application No. DP-2020-00843 and a request to permit interior alterations and to change the use of approximately 650 square feet on the main level from Beauty Services to a Retail Cannabis Store.

**Development Application No. DP-2020-00843 was refused for the following reasons:**

- *Objections Received: objections have been received from neighbouring property owners.*
- *The proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site.*

**Name of Appellant(s):** **Iman Seifi**  
**Canadian Cannabis Media Corporation**  
86 Smithe Street  
Vancouver, B.C.  
V6Z 3G6

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This SECOND appeal was **NOT** heard by the Board of Variance on **January 26<sup>th</sup>, 2021** and was **Struck from the Record.**

**Additional note to the Appellants:**

**Mr. Joe Bosnjak informed the Board Chair and Members that they already rendered a decision and disallowed the 'Cannabis Land-Use' on a previous appeal – and stated that the Board should not hear a second appeal regarding the 'same Cannabis Land-Use'. The majority of the Board members (3-1) were in an agreement with Mr. Bosnjak and this appeal was STRUCK from the record.**

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**Note:** Unless otherwise ordered by the Chief Building Official in writing, the owner(s) **must obtain a Development Permit within one-year from the hearing date** (on successful appeals / allowed appeals).

Signed: \_\_\_\_\_

Secretary to the Board of Variance

*Appeal No. Z35776 - 86 Smithe Street (Cannabis Retail Store) **SECOND APPEAL***

**Letters received from the**  
**Board's Neighbourhood Notification**  
**RE: 86 Smithe Street**





Ng, Louis

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**From:** s.22(1)  
**Sent:** Monday, December 28, 2020 7:55 PM  
**To:** bvo@vancouver.ca  
**Subject:** [EXT] Appeal No. Z35776-86Smithe St.

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Dear Board of Variance Hearing for Appeal No. Z35776-86Smithe St.

As I already e-mailed you on Oct.11, 2020. the vast majority of the Max Building owners and residents strongly oppose opening a Retail Cannabis Store in part of the building! As I mentioned before, the vicinity of some schools to our area can be part of this complaint. I think you will receive more complaints about it.

Regards,

s.22(1)

Ng, Louis

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**From:** s.22(1)  
**Sent:** Tuesday, December 29, 2020 12:18 PM  
**To:** Ng, Louis  
**Subject:** [EXT] Fw: Board of Variance Hearing - Appeal No. Z35699 - 86 Smithe Street

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**From:** s.22(1)  
**Sent:** October 12, 2020 2:09 PM  
**To:** bov@vancouver.ca <bov@vancouver.ca>  
**Cc:** s.22(1)  
**Subject:** Board of Variance Hearing - Appeal No. Z35699 - 86 Smithe Street

Dear Louis Ng,

I am writing this email in opposition to the proposed hearing on this matter at the commercial strata unit on 86 Smithe Street. I am writing this on behalf of the owner of one of the strata units in the residential Max s.22(1)

I have reviewed this proposal to appeal a decision which was already refused by the Director of Planning, and I have a major concern regarding this coming in as a BOV: as a planner myself working in Local Government in BC, I am not sure how and through which mechanism the City of Vancouver has the legal authority to accept a BOV application for a 'use'. A proposal for a 'use' not permitted under the Area Plan and/or the Zoning of the lot would generally require an Area Plan Amendment and/or Rezoning and subject to review and consideration by Council. A BOV application, under the Local Government Act, should be to consider minor variance requests in the Zoning Bylaw due to hardship, and that hardship should be proposed and noted as a rationale by the proponent and subject to review by the Board. A use, especially of this magnitude should not be accepted as a BOV application, and unless there is some 'loophole' or additional regulation under the Vancouver Charter which I am not familiar with, the Board would not be in a position to consider such a request as this might be beyond their mandate.

Aside from the matter disclosed above, and speaking on behalf of the owner of the residential strata unit in the Max s.22(1) a proposal to open a Cannabis Store downstairs on Smithe Street would have the unintended consequences of creating additional unsavoury odour and not be a type of street retail that would be compatible with the neighbourhood character and the original 'intent and vision' of retail vitality along Smithe Street below Max s.22(1). I understand that the City does issue permits for Cannabis retail operations but this location is not an appropriate location due to the matters I explained above. Furthermore, my parents strongly object to this on the basis that such an operation would attract the type of consumers which would negatively impact the class and feel of their neighbourhood and make them not feel welcome and comfortable walking in their own neighbourhood as a result.

I hope you will pass this email along to the Members of the Board and that, should this still be an appropriate application for their consideration, they will soundly refuse this appeal in line with the decision already made by the Director of Planning under D.A No. DP-2020-00199.



**Ng, Louis**

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**From:** s.22(1)  
**Sent:** Wednesday, December 30, 2020 5:12 PM  
**To:** Ng, Louis  
**Subject:** [EXT] Appeal No. Z35776-86 Smithe St.  
**Attachments:** BOV Hearing 2nd Appeal Cannabis Retail Store Development.pdf

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**To: The Board of Variance City of Vancouver**

**Attn: Louis Ng (BOV Board Secretary)**

Date: December 30, 2020

**Subject: Cannabis Retail Development (DP-2020-00843) & (Postcard Notice Appeal No. Z35776-86 Smithe Street).**

Dear Sir/Madam

My name is s.22(1) at the **Max Complex (928 Beatty St & 877 Expo Blvd)**.

I have received a **Second Appeal Postcard Notice**, regarding the **Canadian Cannabis Media Corporation** filed appeal (No. **Z35776-86 Smithe Street**) for **Cannabis Retail Development** that might be opening at **86 Smithe Street (application number DP-2020-00843)**.

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

I have talked to s.22(1) residents at the Max building complex, we are all very concerned about having a Cannabis Retail Store opening so close to Schools and underneath our building.

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

I hope you take my letter in to consideration,

Sincerely,

s.22(1)

To: The Board of Variance City of Vancouver

Attn: Louis Ng (BOV Board Secretary)

Date: December 30, 2020

Subject: Cannabis Retail Development (DP-2020-00843) & (Postcard Notice Appeal No. Z35776-86 Smithe Street).

Dear Sir/Madam

My name is s.22(1) at the Max Complex (928 Beatty St & 877 Expo Blvd).

I have received a **Second Appeal Postcard Notice**, regarding the **Canadian Cannabis Media Corporation** filed appeal (No. Z35776-86 Smithe Street) for Cannabis Retail Development that might be opening at **86 Smithe Street** (application number DP-2020-00843).

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

I have talked to s.22(1) residents at the Max building complex, we are all very concerned about having a Cannabis Retail Store opening so close to Schools and underneath our building.

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

I hope you take my letter in to consideration,

Sincerely,

s.22(1)

**Ng, Louis**

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**From:** s.22(1)  
**Sent:** Friday, January 08, 2021 4:07 PM  
**To:** Ng, Louis  
**Subject:** [EXT] 86 Smithe Street

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Hi Louise

I am very concerned about the city allowing a cannabis store (at 86 Smithe St) within 250 meters of a school. This bylaw should be upheld.

s.22(1)



**Ng, Louis**

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**From:** s.22(1)  
**Sent:** Friday, January 08, 2021 4:15 PM  
**To:** Ng, Louis  
**Subject:** [EXT] Appeal No. Z35776

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I do not approve the request. Thank you.



## M E M O R A N D U M

**TO: Owners and Residents of Strata Corporation BCS1437, “The Max”**

**DATE: January 8, 2021**

**RE: BOARD OF VARIANCE HEARING FOR APPEAL NO. Z35776 – 86 SMITHE STREET**

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Dear Owners and Residents,

The Strata Council would like to take this opportunity to invite all Owners and Residents to submit their written comments to the City of Vancouver directly on a second appeal that has been filed by 86 Smithe Street.

Please submit your comments to the City of Vancouver directly by no later than Friday, January 22, 2021 by 5:00 p.m. to the following:

Louis Ng, Board Secretary  
Vancouver City Hall  
112-435 West 12<sup>th</sup> Ave  
Vancouver, BC V5Y 1V4  
[bov@vancouver.ca](mailto:bov@vancouver.ca)  
Appeal No. Z35776

Thank you for your attention.

**Ng, Louis**

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**From:** s.22(1)  
**Sent:** Friday, January 08, 2021 6:35 PM  
**To:** Ng, Louis  
**Cc:** s.22(1)  
**Subject:** Fwd: THE MAX - Board of Variance Hearing for Appeal No. Z35776 - 86 Smithe St  
**Attachments:** January8-2021-BoardofVarianceHearingforAppealNo.Z35776-86SmitheSt\_46753.pdf

Hello Louis,

Please consider our negative vote regarding this appeal. s.22(1) 928 Beatty St, Vancouver, BC V6Z 3G6.

Thanks,  
s.22(1)

----- Forwarded message -----

**From:** RANCHO MANAGEMENT <noreply@ranchogroup.com>  
**Date:** Fri, Jan 8, 2021 at 3:38 PM  
**Subject:** THE MAX - Board of Variance Hearing for Appeal No. Z35776 - 86 Smithe St  
**To:** s.22(1)



## MEMORANDUM

**TO:** Owners and Residents of Strata Corporation BCS1437, "The Max"  
**DATE:** January 8, 2021  
**RE:** BOARD OF VARIANCE HEARING FOR APPEAL NO. Z35776  
- 86 SMITHE STREET

Dear Owners and Residents,

The Strata Council would like to take this opportunity to invite all Owners and Residents to submit their written comments to the City of Vancouver directly on a second appeal that has been filed by 86 Smithe Street [google.com].

Please submit your comments to the City of Vancouver directly by no later than Friday, January 22, 2021 by 5:00 p.m. to the following:

Louis Ng, Board Secretary

Vancouver City Hall

112-435 West 12<sup>th</sup> Ave

Vancouver, BC V5Y 1V4

[bov@vancouver.ca](mailto:bov@vancouver.ca)

Appeal No. Z35776

Thank you for your attention.

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

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

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**Best Regards,**

s.22(1)



**Ng, Louis**

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**From:** s.22(1)  
**Sent:** Friday, January 08, 2021 6:42 PM  
**To:** Ng, Louis  
**Subject:** [EXT] Appeal No. Z35776 - 86 Smithe St

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To whom it may concern,

I am s.22(1) at 928 Beatty St. s.22(1) has brought it to our attention that 86 Smithe St. is trying to apply for a cannabis licence. We are extremely concerned about having this type of business right downstairs from where we live. Our building has many young families including ours and this would impact us negatively. We are concerned about the type of crowd that this store would attract and ultimately the resale value of our property. Not everyone is ok with living right next door to a cannabis store.

Please take our comments into consideration and reject this application.  
Thank you,

s.22(1)



**Ng, Louis**

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**From:** s.22(1)  
**Sent:** Friday, January 08, 2021 7:46 PM  
**To:** Ng, Louis  
**Subject:** [EXT] Comments re: BOARD OF VARIANCE HEARING FOR APPEAL NO. Z35776 – 86 SMITHE STREET

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I am s.22(1) "The Max" and I object to the cannabis retail development on 86 Smithe Street.

The area does not need another marijuana dispensary. There are already two in Yaletown and many others in Gastown, in close proximity. As a pedestrian, I take issue with the very unpleasant and disruptive odour of marijuana. I do not believe many (if not most) of the people frequenting these establishments truly have a medical need for marijuana. I don't believe such an establishment would be conducive to a welcoming environment for residents and therefore I cannot support this development.

Thank you,

s.22(1)

Ng, Louis

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From: s.22(1)  
Sent: Saturday, January 09, 2021 9:24 AM  
To: Ng, Louis  
Subject: [EXT] Appeal No. Z35776

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Mr. Ng,

I understand that there is a 2nd appeal in regards to the application for a retail cannabis store at 86 Smithe Street. I would like to again express my strong opposition to this application. As I have previously stated below, the site clearly does **not** meet the requirements required by the City of Vancouver in regards to its location. This has already been determined in the initial application process and the owner has already appealed the decision without success previously. There are no grounds for yet another appeal and I strongly encourage you to deny this appeal once again.

Sincerely,

s.22(1)  
s.22(1) -928 Beatty Street  
Vancouver, BC V6Z 3G6

----- Forwarded message -----  
From: s.22(1)  
Date: Sat, May 2, 2020 at 12:46 PM  
Subject: Opposition to DP-2020-00199  
To: <hossam.meawad@vancouver.ca>

Mr. Meawad,

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

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

Thank you for your consideration,

s.22(1)

s.22(1) Beatty Street, Vancouver, V6Z 3G6

**Ng, Louis**

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**From:** s.22(1)  
**Sent:** Monday, January 11, 2021 4:04 PM  
**To:** Ng, Louis  
**Subject:** [EXT] BOARD OF VARIANCE HEARING FOR APPEAL NO. Z35776 – 86 SMITHE STREET

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Dear Louis,

As a s.22(1) in the neighbourhood, I am writing to express my opposition against the proposed retail cannabis store at 86 Smithe Street.

With the increased homelessness in the neighbourhood since the closing of Oppenheimer Park, the situation has become more prominent along this block in light of the ongoing COVID-19 pandemic. This area is home to many young families, not to mention several schools a stone's throw away. Just a quick google search shows 4 cannabis stores in the area within walking distance. Can we create greater diversity in our neighbourhood stores?

The city's released document, file number 04-1000-20-2020-342 dated July 22, 2020 shows inconsistency in whether The Westside School has agreed to Canadian Cannabis Media Corp offer to fund their horticulture education proposal. Another writer reported the school declined their offer. Further, the grow garden on offer does not mention any education on cannabis to support a true initiative. Motivations by the Canadian Cannabis Media Corp do not appear altruistic.

I hope you can take my concerns into account.

Kind regards,

s.22(1)



**Ng, Louis**

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**From:** s.22(1)  
**Sent:** Monday, January 11, 2021 7:51 PM  
**To:** Ng, Louis  
**Subject:** [EXT] Opposition to Appeal No. Z35776

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Louis Ng  
Board Secretary  
Vancouver City Hall

**DELIVERED VIA EMAIL TO [bov@vancouver.ca](mailto:bov@vancouver.ca)**

**Re: 86 SMITHE STREET – Appeal No. Z35776**

This is an open letter expressing opposition in the new Cannabis retail development application on 86 Smithe Street, Vancouver. I am writing to you s.22(1) The Max buildings and expressing strong rebuff of a Cannabis store opening in the retail space below our building. I received an email from Rancho Management notifying residents that there is a second appeal and I strongly disagree that the application should be approved for the following reasons stated in the below paragraphs.

The hours that are stated in the operational letter does not coincide with the current neighborhood environment. The current neighborhood, although still located downtown, does not have the "hustle and bustle" that it does in the heart of Yaletown or the noise pollution from the nightlife on Granville street. The reason that I have decided to reside away from those areas is to have peace at night while having the convenience via foot and public transportation for work and basic necessities. The current stated operational hours are requested to be 9AM-11PM which is far later than a regular retail store. As stated in the letter, they will be selling "lighters, papers, glass, gift cards" which are non-essential items. Therefore, hours should not be operational until 11PM. Cannabis cannot be considered as an essential needs store as compared to the 7-11 across the street to their proposed location stated in their operational letter.

Secondly, when I moved into the building in 2012, PARQ Casino did not exist. PARQ does indeed have residences, however, the buyers that reside in those developments were well aware of the 24-hour nature of the casino operations and were free to decide whether the noise and disruption suited their respective lifestyles. Secondly, Red Racer Beer store is in a Commercial building space and not directly under two full residential buildings. The space directly above the proposed retail store of CMCC does have communal space usable by the residences. Therefore, to state that there are no residences is incorrect. In their operational letter, CMCC states that their hours complement Red Racer Beer. However, Red Racer Beer is also located one block away from The Max towers and is considered a restaurant as they serve food. Neither PARQ nor Red Racer Beer contribute to disruptions during events or late night and it has not increased foot traffic specifically on our block. Further, directly contradicting their statement that there will be no expected noise violations, CMCC stated sale volumes anticipated at over 20,000 transactions a month. Additionally, clearly stated in the operational letter that there will be anticipated queues and line up, further increasing the foot traffic on the block and further increasing noise directly affecting the residences of The Max. Additionally, loitering is unavoidable as customers may be denied entry to the store for a multitude of reasons (i.e. identification not accepted, minors, inebriation) and will inevitably have to wait for their friends or family outside of the store.

Further, I am opposed to the store being established as it clearly states that not only will it sell medicinal but non-medicinal cannabis products which encourages non-medicinal users to visit the stores. This will further increase



the foot traffic of customers from PARQ and surrounding nightclubs to The Max neighborhood and on the block which not only has The Max buildings, but across various streets have additional high-rises (i.e. 939 Beatty) which all together within the 100 meters contain over 1000 apartment units.

Additionally, in the operational letter, CCMC stated that they will be utilizing the secure garbage and recycling space in The Max building which is provided for both residents and commercial tenants located in the underground and **within** The Max property. Since CCMC will be anticipating returned product(s) and states that it will be "disposed" of in the secure garbage areas, this can lead to unforeseeable theft in the parkade levels in which the garbage and recycling spaces are located. Although there may be medicinal needs for cannabis, this is still a narcotic and there are many that can be argued to have narcotic addictions that may find the need to break into the garbage areas where the cannabis store is disposing of returned product(s). This will further put families and individuals that reside in the building at risk of theft and personal property damage.

Further, downtown parking is not abundant and although the operational letter states that there is customer parking available on the surrounding streets, the referenced parking will be metered parking. A very plausible and frequent issue that can arise if the improper use of The Max round-about for cars located within The Max development which allows pick-ups/drop-offs and fire trucks/ambulances for emergencies. Customers of CCMC will also inevitably find the ease of trespassing and leaving their car for a "quick" run into CMCC to pick up the products further adding not only foot traffic on The Max private property but vehicle congestion on the property. In addition, even though the parkade areas are gated, P1 is allocated for residential visitor parking and vehicles can easily follow a car into P1 or alternatively drive in when a car is exiting the parkade. CCMC has no additional incentive to stop their clients from trespassing nor have any accountability or anticipating taking responsibility should parking violations and trespassing be violated.

The operational letter also incorrectly states that there are no residents above the retail space, although their specific unit may not have an apartment unit directly above it, it is merely one store over where a tower of 37 floors of residents reside above it. As stated previously, there is communal space and a patio that is located directly above their anticipated store open for residential use. The types of customers that a cannabis retail store can attract late at night will not only cause noise violations but can bring unanticipated property damage that will ultimately negatively affect the residents.

#### Opposition on Relaxation Rationale:

- The Max and surrounding apartment buildings have many families evidently in addition to the proximity of The Westside School which is stated as 250 meters away. Children that reside in the building and those that attend the school ultimately travel along Smithe street and will be exposed to CCMC and the products they sell. The assumption that all children will be accompanied by an adult when they arrive and leave school is presumptuous and not accurate. The Westside School is an elementary school and does not withstand the comparison of another cannabis store located on Granville street referenced in the letter. Further, the letter does not consider nor state if the store on Granville street is located in a full commercial building. Further, additional rebuttals listed above make a strong case that establishing CCMC is improper use of 86 Smithe street retail space.
- The independent survey stated to show that they pass the distancing is subject to judgement bias. The independent surveyor that conducted the survey is subject to bias due to the compensation received from CCMC to conduct the survey. Therefore, this rationale has no basis for argument and should not be taken into consideration.

Additional issues that should be considered by the City of Vancouver on The Max and surrounding apartment residents:

- Unpleasant smell and will negatively affect the neighborhood
  - Residences on the West Coast do not have the luxury of having air conditioned homes, the buildings at The Max do not have built in air conditioning systems, therefore many of the residences have no choice but to open their windows for fresh air and coolness during the Summertime and other warmer days

- Decrease value of properties
  - CCMC is not an asset to the neighborhood as stated in the operational letter. It states that it is innovative, yet this is purely subjective. In my opinion, this is not innovative, and it does not "add to the character" of the neighborhood rather it detracts from the appeal of the neighborhood and The Max should be established at 86 Smithe Street.
  - Many potential homebuyers and tenants of The Max may not want to purchase in the building that has a cannabis store like CCMC, the purpose of retail stores below the residential building is for convenience and essential needs. Cannabis is not an essential need for the majority of people and only caters to a small percentage. Ultimately, by allowing the retail space to be occupied by CCMC will be a disservice and a decision that will not benefit the greater good.
- Potential increase of Strata fees due to need of increased security to address parking, noise, damage and loitering issues
  - Although the operational letter states that CCMC will have staff that will address the loitering, it does not guarantee that this retail store does not operate like a nightclub and have customers waiting outside if there are too many customers in the store.
  - Furthermore, it does not guarantee that customers will not loiter around The Max building and property during and after business hours of CCMC.
  - The Max residents and ultimately the homeowners will be the ones bearing the consequences of an ill decision should this application be approved both financially and emotionally
    - Many residents like myself will ultimately be uncomfortable and feel unsafe with a cannabis store operating below my primary residence. I frequently work late and the establishment of CCMC will make me feel unsafe when I enter and exit my building late at night.

In closing, I strongly oppose the application DP-2020-00199 and have proven merit of the rebuttals and additional arguments against this application. Ultimately, this decision will negatively affect every homeowner and surrounding neighbors financially by decreasing the property values and further sacrificing homeowners' livelihoods by fulfilling a request that only does not benefit the greater good.

Thanks.

s.22(1)

The Max building

Ng, Louis

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**From:** s.22(1)  
**Sent:** Tuesday, January 12, 2021 5:23 PM  
**To:** Ng, Louis  
**Subject:** [EXT] Appeal No. Z35776-86 Smithe Street

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

---

Dear Louis Ng,

I would like to tell you that I **don't** want a cannabis store in Max Building located in Max complex at 86 Smith Street.

My reason is because I have s.22(1) in that insecure kind of environment.

Kind Regards,

s.22(1)



**Ng, Louis**

---

**From:** s.22(1)  
**Sent:** Tuesday, January 12, 2021 6:59 PM  
**To:** Ng, Louis  
**Subject:** [EXT] Appeal No. Z35776

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

---

Dear Mr. Ng,

s.22(1) remain greatly concerned about the potential cannabis retail store at 86 Smithe Street.

We continue to be greatly opposed to this type of business in our family oriented neighbourhood.

We are very concerned that this business and its associated clients will pose a significant safety risk to our children, who attend school very nearby.

Thank you for considering our position.

All the best,

s.22(1)



**Ng, Louis**

---

**From:** s.22(1)  
**Sent:** Tuesday, January 12, 2021 7:21 PM  
**To:** Ng, Louis  
**Subject:** [EXT] Board of Variance Hearing for Appeal No. Z35776 - 86 Smithe Street

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---

Dear Louis Ng,

I have been notified by the strata council with respect to the Canadian Cannabis Media Corporation's application to set up a store in the commercial area s.22(1) building (928 and 938 Beatty Street). Please be advised that as s.22(1) of this building, I am completely against this application. We have enough problems as is with people violating the rules and smoking marijuana on the balconies, and I feel this will only exacerbate the situation. There are elementary schools close by. The number of homeless people and people seemingly under the influence of drugs in the neighborhood has increased so we don't want to attract more drug users to our area. There are more than enough such stores downtown and we don't need another one, especially in our building. Thank you for your consideration.

s.22(1)



**Ng, Louis**

---

**From:** s.22(1)  
**Sent:** Tuesday, January 12, 2021 9:58 PM  
**To:** Ng, Louis  
**Subject:** Fwd: THE MAX - BOARD OF VARIANCE HEARING FOR APPEAL NO. Z35776 – 86 SMITHE STREET – REVISED  
**Attachments:** January12-2021-BoardofVarianceHearing\_46855.pdf

Hello,

I'm an s.22(1) at the Max and I would like to express that I strongly disagree with the the change from beauty services to retail Cannabis at 85 Smith St for the following reasons:

- Cannabis sale / retail is not currently on the permitted land use and therefore should not be authorized
- Cannabis sale sites attract drug users which is not an appropriate environment for families and children. The Max building is a multifamily residential building which houses families and children and therefore a drug related business and environment should not be allowed as it can have severe long term adverse impacts on families and children upbringings.
- There is no street parking on Smith St and therefore people pulling over or stopping for a quick stop at a cannabis retail store can impact traffic flow at a high volume road which is one of the main access into downtown as vehicles descend from the Cambie St bridge. There is underground parking at the max for businesses of The Max Retail area. However, it is not desirable to have drug users driving and walking around Max property to park their vehicle to access a drug sale business.

The list of negative effects is long while I don't see any potential positive effects to the community in the neighbourhood and residents of the Max building.

I trust that you will consider the above items during the hearing for Appeal No. Z35776.

Please do not hesitate to contact me should you have any questions or require any additional information.

Rgds,

s.22(1)

----- Forwarded message -----

**From:** RANCHO MANAGEMENT <noreply@ranchogroup.com>  
**Date:** Tue, Jan 12, 2021 at 7:01 PM  
**Subject:** THE MAX - BOARD OF VARIANCE HEARING FOR APPEAL NO. Z35776 – 86 SMITHE STREET – REVISED  
**To:** s.22(1)



## MEMORANDUM

TO Owners and Residents of Strata Corporation BCS1437, "The Max"  
DATE January 12, 2021  
RE BOARD OF VARIANCE HEARING FOR APPEAL NO. Z35776 –  
86 SMITHE STREET – REVISED

---

Dear Owners and Residents,

The Strata Council would like to take this opportunity to invite all Owners and Residents to submit their written comments to the City of Vancouver directly on a second appeal that has been filed with the Board of Variance by: Canadian Cannabis Media Corporation and appealing the decision of the Director of Planning who refused the development application from Beauty Services to a new Retail Cannabis Store which will be located in the Max complex at 86 Smith Street.

The City of Vancouver has advised that the comments must be received by no later than Friday, January 22, 2021 by 5:00 p.m. to the following:

Louis Ng, Board Secretary  
Vancouver City Hall  
112-435 West 12th Ave  
Vancouver, BC V5Y 1V4  
[bov@vancouver.ca](mailto:bov@vancouver.ca)  
Appeal No. Z35776

Thank you for your attention.

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

*If you wish to be removed from our mailing list, please click [unsubscribe \[franchovan.com\]](http://unsubscribe.franchovan.com).*

**Ng, Louis**

---

**From:** s.22(1)  
**Sent:** Tuesday, January 12, 2021 11:05 PM  
**To:** Ng, Louis  
**Subject:** [EXT] APPEAL NO. Z35776 – 86 SMITHE STREET

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---

To: Mr Louis Ng,  
Board Secretary

s.22(1) at the Max s.22(1)

I would appreciate if you **do not allow/do not approve** the development application for the retail store cannabis store in our Max building.

Thank you for taking the time in heating the resident out as the Max has a lot of family with kids living them. It also have two kids parks near in the vicinity, and a cannabis store should never be allowed in high residential area.

Thank you for your time.

Kind regards

s.22(1)

Sent from my iPhone

Sent from my iPhone



**Ng, Louis**

---

**From:** s.22(1)  
**Sent:** Wednesday, January 13, 2021 11:33 AM  
**To:** Ng, Louis  
**Subject:** [EXT] BOARD OF VARIANCE HEARING FOR APPEAL NO. Z35776

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

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Hello Louis,

I hope this email finds you well. I just wanted to send in my objection to the Development Application for the retail cannabis store at 86 Smithe street, appeal no. Z35776.

I had submitted my objection previously for the last hearing about this application, so I have copy and pasted my email below as I have the same objections to be considered as before.

Thank you so much for taking the time to review my email and for hearing any objections.

Very best,

s.22(1)

Email from previous hearing:

I received the postcard notice that the Board of Variance is having a hearing regarding the refusal of Development Application No. DP-2020-00199 for 86 Smithe Street (Appeal No. Z35699).

As a s.22(1), I support the **refusal** for this unit to be turned into a retail cannabis location.

If I recall correctly from the first notice we received about the Development Application several months ago, it stated that the location wished to be open until 11:00pm. My apologies if I am incorrect about that, but this is what I most strongly oppose. Residents of The Max building deal with more than enough noise pollution from the type of people that are constantly causing disturbances along Smithe street and in front of the 7-11 store.

While I understand that not everyone that has a need for legal cannabis will be the same disruption, it simply opens the door to more noise, second hand smoke and potential issues for break-ins or any other safety concerns.

I do not believe that a primarily residential building/area is a suitable place for such an establishment. This is our home.

We do not need to add the potential for more disturbances directly below where we live. We have a right to peaceful and quiet enjoyment in our homes.

There are business districts that would be a more suitable location for such a business.

If this Development Application were to be approved, I would beg of you to please limit the operational hours of business to a reasonable time. There is no need for a business to be open until late in the evening in a residential building. Even an 8:00pm closing time would be more suitable and respectful of the residents and owners in the building.

Thank you so much for taking the time to review my feedback about this application.

Very best,

s.22(1)



**Ng, Louis**

---

**From:** s.22(1)  
**Sent:** Wednesday, January 13, 2021 11:58 AM  
**To:** Ng, Louis  
**Subject:** [EXT] BOARD OF VARIANCE HEARING FOR APPEAL NO. Z35776 – 86 SMITHE STREET RE: DP-2020-00843  
**Attachments:** BOARD OF VARIANCE HEARING FOR APPEAL NO. Z35776 – 86 SMITHE Street.pdf

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

---

Dear Mr. Ng,

I am s.22(1) of the Strata Plan BCS 1437, The Max.

I am writing the letter to provide feedback regarding the cannabis retail development application for 86 Smithe Street DP-2020-00843 (the Development Permit) which would permit Canadian Cannabis Media Corp. (CCMC) to change from "Retail use" to "Retail Cannabis Store".

I am strongly opposed to the approval of the Development Permit at 86 Smithe Street, and ask that the City of Vancouver deny the permit for the reasons outlined in the letter attached.

Yours truly,

s.22(1)

BCS 1437, The Max

January 13, 2021

VIA EMAIL

[bov@vancouver.ca](mailto:bov@vancouver.ca)

Vancouver City Hall  
112-435 West 12th Ave  
Vancouver, BC V5Y 1V4

**Attention: Louis Ng, Board Secretary**

Dear Mr. Louis Ng,

**Re: BOARD OF VARIANCE HEARING FOR APPEAL NO. Z35776 – 86 SMITHE STREET –  
REVISED (original application DP-2020-00843)**

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I am **s.22(1)** of the Strata Plan BCS 1437, The Max. I am writing the letter to provide feedback regarding the cannabis retail development application for 86 Smithe Street DP-2020-00843 (the Development Permit) which would permit Canadian Cannabis Media Corp. (CCMC) to change from "Retail use" to "Retail Cannabis Store".

As stated in my initial feedback letter dated April 15, 2020, I am strongly opposed to the approval of the Development Permit at 86 Smithe Street, and ask that the City of Vancouver deny the permit for the reasons outlined below.

**Reasons for the Opposition to the DP-2020-00199:**

The majority of The Max owners oppose CCMC's marijuana product sales. In November 2019, a bylaw banning the "Growing, cultivation or possession of marijuana plants" was passed by a 3/4 vote resolution of the residential strata owners of Strata Plan BCS 1437 at a general meeting. This bylaw indicates that the majority of owners do not want marijuana product sales at The Max. In addition, the Director of Planning (City of Vancouver) REFUSED the Development Permit.

**3. Use of property**

*(35) Growing, cultivation or possession of marijuana plants on common property, limited common property and within strata lots is prohibited.*

In addition, the bylaw prohibits inhaling/exhaling the fumes from burning of plant materials, including but not limited to tobacco and marijuana, or vaporizing of any liquid solution of these substance. Having the marijuana product sales nearby The Max, the probability of the strong odor cause by the consumption of the marijuana will be significant.

**3. Use of property**

*(29) Smoking is not permitted on limited common property balconies and patios and within 3 metres of the entranceways to the building, open windows and air intakes.*

BOARD OF VARIANCE HEARING FOR APPEAL NO. Z35776 – 86 SMITHE STREET – REVISED  
Page 1 of 3

(30) The term "smoking", when used in these bylaws, is defined as: to inhale/exhale the fumes from burning of plant materials, including but not limited to tobacco and marijuana, or vaporizing of any liquid solution of these substances (e.g. ecigarettes).

#### **SUMMARY OF CONCERNS:**

BCS 1437 (The Max) is opposed to the approval of the development permit at 86 Smithe Street for the following reasons.

1. **Majority Oppose:** The majority of BCS 1437 owners are opposed to having a marijuana product sales as indicated by their bylaw #3(35) which was passed by a 3/4 vote resolution at the Annual General Meeting held on November 28, 2019. In addition, the Director of Planning (City of Vancouver) REFUSED the Development Permit.
2. **Negative impact of marijuana consumption:** the creation of an inviting, healthy, safe neighborhood depends on living spaces that are safe and welcoming to all ages, thereby making The Max, nearby Yaletown, an attractive place for residents from a wide variety of backgrounds to live and raise families. This creates neighborhoods that attract tourism, commerce that is safe, and one that the City of Vancouver can be proud of. A cannabis store in a residential building, in its majority, is not a good fit.
  - The majority of BCS 1437 owners are opposed to the odor caused by the marijuana consumption.
  - The Max, being a residential building with children living in it and playground on site, is not an appropriate location for a cannabis store.
  - The hours are 7 days a week from 9am to 11pm every day which creates unavoidable noise under all the windows (residential, residents with varying sleep and work schedules, trying to live, study, work, rest, unwind, eat meals with family, etc.)
3. **Violation of City of Vancouver, Zoning and Development By-law (COV), Section.11.6.2 (b): The Westside School and Blackbird Academy Occasional Daycare are less than 300 metres from CCMC:**  
*A cannabis store is not permitted:*  
*(b) within 300 m of the nearest property line of a site containing a School - elementary or secondary, community centre or neighbourhood house*
4. **Probable Violation of COV, Section 11.6.2(a): a Development Permit for cannabis sales DE419528 was issued which is about 300 metres away at 1078 Mainland Street:**  
*A cannabis store is not permitted:*  
*(a) within 300 m of the nearest property line of a site containing another cannabis store*
5. **No Cannabis Retail Store Licence License:** CCMC does not have a Cannabis Retail Store Licence from the Liquor and Cannabis Licensing (LCRB) of B.C. to sell non-medical cannabis products and cannabis accessories. CCMC's cannabis store at 1208 Davie Street is not on the map of Cannabis Retail Stores in B.C. (see link to LCRB <https://justice.gov.bc.ca/cannabislicensing/map>). They have been illegally selling marijuana at 1208 Davie Street since 2018. They advertised their cannabis dispensary at 1208 Davie Street on Facebook on September 10, 2018. (see Facebook info [https://www.facebook.com/pg/cancanmedia/about/?ref=page\\_internal](https://www.facebook.com/pg/cancanmedia/about/?ref=page_internal)).

6. **The Max Owners Feel Powerless.** I am expressing fear and reluctance about publicly voicing the concerns about CCMC because the City and the Vancouver Police have not enforced existing laws and have allowed CCMC to operate illegally since 2018.

I, as s.22(1) of the BCS 1437, respectfully requests that the City deny their development permit.

Yours truly,

s.22(1)

BCS 1437, The Max



Ng, Louis

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**From:** s.22(1)  
**Sent:** Thursday, January 14, 2021 11:00 PM  
**To:** Ng, Louis  
**Subject:** [EXT] APPEAL NO. Z35776 – 86 SMITHE STREET

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---

With regards to the application for a new Retail Cannabis store, as a citizen living within a block of this address, I want to express being *\*strongly against\** more cannabis stores opening up downtown. We have more that we need to have already. There are plenty of better businesses that could take that place and make the community better than this store would.

Regards,

s.22(1)



**Ng, Louis**

---

**From:** s.22(1)  
**Sent:** Friday, January 15, 2021 1:24 PM  
**To:** Ng, Louis  
**Subject:** [EXT] BOARD OF VARIANCE HEARING FOR APPEAL NO. Z35776

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Attention: Louis Ng, Board Secretary

I am writing to you in reference to the Cannabis Retail Development Application for 86 Smithe Street, DP-2020-00199 (The Development Permit). I am strongly opposed and unequivocally against the approval of the development Permit at 86 Smithe Street for the following reasons:

I am a s.22(1) I am deeply concerned about the proximity of the Cannabis Facility which will pose significant risk to my family and children as this is a public safety concern.

- Over the past years, there has been increased criminal activities directly related and associated with the use of recreational drugs, again this is posing a public safety issue
- With the increased gang violence related to drugs and turf wars, the existence of such a facility in a vibrant residential neighborhood is extremely concerning and the City of Vancouver has the public mandate to protect its citizens.

I am very concerned about my safety and the safety of children if there is a Cannabis Retail store close to my home. I urge you and plead with you to deny the said permit application.

Thank you for your consideration,

s.22(1)

Thank you,

**Ng, Louis**

---

**From:** s.22(1)  
**Sent:** Monday, January 18, 2021 4:59 PM  
**To:** Ng, Louis  
**Subject:** [EXT] Appeal No. Z35776

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Dear Louis Ng, Board Secretary,

Appeal No. Z35776

Studies have proved that street segments with recreational dispensaries experienced increase in property crime, and notable drug and disorder crime increases. Monetary benefits were much less pronounced, and barely cost effective, when only considering tax revenue.

Regards,

s.22(1)

928 Beatty St., Vancouver



Ng, Louis

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From: s.22(1)  
Sent: Tuesday, January 19, 2021 10:04 AM  
To: Ng, Louis  
Subject: [EXT] ATTN: Louis Ng, Board Secretary

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January 19, 2021  
Vancouver City Hall  
Louis Ng, Board Secretary  
#112-435 West 12th Avenue  
Vancouver, BC V5Y 1V4

Dear Louis Ng,

I wish to provide a comment on the second appeal that has been filed with the Board of Variance by: Canadian Cannabis Media Corporation and appealing the decision of the Director of Planning who refused the development application from Beauty Services to a new Retail Cannabis Store which will be located at 86 Smithe St.

s.22(1) at 928 Beatty St. s.22(1)  
s.22(1) and have seen the deterioration of our neighbourhood. Drug addicts, thieves and people up to no good have increased significantly in our area since we moved to the neighbourhood. I'm not against pot legalization but some people do not behave well when they're high on the streets, sometimes they harass people and can cause s.22(1) s.22(1) anxiety, especially when I'm not there to protect them. I'm not generalizing with all pot smokers but it most of these activities happens at near and around pot shops. As a small business owner myself, I can understand the need for small businesses in Vancouver but how many more marijuana stores do we need? It seems like there's one or two marijuana stores in every block and downtown reeks of it, not just Granville St. anymore.

On another note, s.22(1). Cigarette smoke from people taking a smoke break usually comes s.22(1) in the summer time when it's too hot to keep our windows closed, what will happen if there's a marijuana store s.22(1) We can post as much "no smoking" signs around the building but no one ever listens, do you think that a person under the influence will be more conscientious?

I don't speak for all but I think I speak for all the young families that are living in this complex in saying no to the development of a new Retail Cannabis Store at 86 Smithe St. Thank you for your time.

s.22(1)



Ng, Louis

---

**From:** s.22(1)  
**Sent:** Wednesday, January 20, 2021 4:30 PM  
**To:** Ng, Louis  
**Subject:** [EXT] Appeal No. Z35776

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

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Hello,

I have previously strongly criticized and spoken against a cannabis store in our commercial space. I firmly stand by my previous statements that having a cannabis store in the commercial space of a residential building is unacceptable. The smell alone from folks congregating in front and/or around the store will be out of control. The smells it enter in air intake vents and soon take over the common areas.

There is also a concern a safety and the hours of which the store will operate. We could be subjected to a large amount of people in and around the building at late evening hours. Often legal marijuana distributors also collect disruptive behaviors by patrons and those who may hang around the store. There is also the concern of folks dropping multiple buds, joints, edible and/or marijuana on the sidewalks around our residences. Dogs often pick up these products and eat them, poisoning the dogs resulting in thousands of dollars in vet bills or death.

There is nothing worse then having a dispensary in a residential commercial space.

s.22(1)



*I acknowledge that the land on which I live, work and play on is located on the unceded territory of the Coast Salish peoples—Skwxwú7mesh (Squamish), Stó:lō and Salilwətaʔ/Selilwitulh (Tsleil-Waututh) and xʷməθkʷəy̓əm (Musqueam) Nations.*

*"I was just thinking of you." The six words that have been known to save souls. - Casey-Jo Loos*

Sent from my iPhone on Telus Mobility.

**Ng, Louis**

---

**From:** s.22(1)  
**Sent:** Wednesday, January 20, 2021 6:14 PM  
**To:** Ng, Louis  
**Subject:** [EXT] Cannabis Store - Max I 928 Beatty Street

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---

Hello,

I represent s.22(1) in Max s.22(1) am against granting a permit to open a cannabis store in the building.

It is my opinion that cannabis and so called recreation drugs should not be legalized.

s.22(1)

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

**Ng, Louis**

---

**From:** s.22(1)  
**Sent:** Wednesday, January 20, 2021 7:01 PM  
**To:** Ng, Louis  
**Subject:** [EXT] Re: Appeal No. Z35776 (Retail Cannabis Store at 86 Smith Street)

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

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Hi,

I am an s.22(1) 928 Beatty St, Vancouver, BC V6Z 3G6 and writing to you regarding my concerns of having a Cannabis Retail Store at 86 Smith Street.

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

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

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

I have safety concerns when I'm s.22(1) in the neighbourhood after ~11 PM and am usually facing several people under abnormal conditions (under drug, alcohol) walking around my building. So, I have a high security concern from this type of store getting opened that will attract more of such people to my neighbourhood.

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

(3) In addition, the debris from Cannabis is very dangerous for pets. s.22(1)

s.22(1)

s.22(1)

There are so many owners in our buildings (2 towers + several townhouses) that walk their dogs around the building (including passing around the location of new store) and all dogs will be in health risk from the operation of this type of store with high potential of byproducts and debris thrown around by the users intentionally or accidentally.

(4) Finally, having such a store connected to my building will negatively impact the value of my property, which will be the same for ~540 owners in the same strata.

So, my highest concerns with opening a Cannabis store here, that I believe will be more or less the same for all of our ~540 neighbour families include: escalating the safety/security situation in the neighbourhood, negative impacts on the air quality and health of residents, high health risks to pets, and negative financial impacts on the value of our property.



I would appreciate considering all these factors in making the decision and am requesting avoidance of allowing such Store getting opened in this neighbourhood.

Thank you.



**Ng, Louis**

---

**From:** s.22(1)  
**Sent:** Wednesday, January 20, 2021 7:15 PM  
**To:** Ng, Louis  
**Subject:** [EXT] Appeal No. Z35776

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Attn: Louis Ng, Board Secretary  
Vancouver City Hall

I am s.22(1) Max Complex at s.22(1) Vancouver and I'd like to reach out to you regarding the application for a new Cannabis store at the Max Complex at 86 Smithe street.  
[google.com]

I'd like to take this opportunity and express my opinion s.22(1) of the complex. I believe a new Cannabis store is definitely not the kind of business we need in our neighbourhood. Considering that there is a school right across street and all the kids and young families that live in the complex, a cannabis store regardless how profitable it could be, would not be the right fit for our neighbourhood.

Thank you for your time and taking my comments into consideration.

s.22(1)

---  
s.22(1) Gmail Mobile

Ng, Louis

---

**From:** s.22(1)  
**Sent:** Wednesday, January 20, 2021 8:42 PM  
**To:** Ng, Louis  
**Subject:** [EXT] Appeal No. Z35776 -86 Smithe street

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---

Hello

I am writing this E-mail to express my **deepest concern** about having a Cannabis store in our tower. This is a family oriented area and I am not sure why someone wants to ruin such an amazing community for own personal benefit.

With all respect, I am **strongly against** this proposal and believe that kind of business should be taken somewhere else.

Thank you for your attention.

Sincerely  
s.22(1)  
928 Beatty st

**Ng, Louis**

---

**From:** s.22(1)  
**Sent:** Thursday, January 21, 2021 8:35 AM  
**To:** Ng, Louis  
**Subject:** [EXT] Opposition to Appeal No. Z35776 - 86 Smithe Street

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---

Dear Mr. Ng and Members of the Board,

I am a s.22(1) in "The Max" building located at 929 Beatty Street and opposed to the second appeal to the Board of Variance for a cannabis store to be permitted at the address of 86 Smithe Street. Reasons for my opposition are as follows:

- Proximity to schools. (There is one located kitty-corner at Beatty and Smithe +/- 70m away and another at Beatty and Robson +/- 250m away)
- This is a family oriented neighbour with children around. (There are many families in the surrounding area that use Smithe street as an access path to the seawall and community parks)
- There are playgrounds in the neighbourhood that families use. (One directly in The Max complex directly behind the proposed unit)
- This has already been refused by the Director of Planning twice and once previously by the Board of Variance.
- This is a conditional use which the neighbourhood does not want and there are many other residents that are opposed to this application.

Please contact me should you have any questions or concerns with this objection.

s.22(1)





**Ng, Louis**

---

**From:** s.22(1)  
**Sent:** Thursday, January 21, 2021 7:51 PM  
**To:** Ng, Louis  
**Subject:** [EXT] Cannabis Store on Smithe Street (corner of Smithe and Beatty) - attention Louis Ng and Members of the Board.

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---

Hello,

As as s.22(1) in 928 Beatty Street (Max) complex I would like to let you know that my s.22(1) are against the approval of the permit - there are 2 schools within 300 meters of the store.

Best Regards.  
s.22(1)

## MEMORANDUM

December 22, 2020

TO: Director of Planning

FROM: Mary Tuiza, Project Coordinator

SUBJECT: Recommendation to Director of Planning  
86 Smithe Street  
DP-2020-00843

### Project Description

Zone: CD-1(324)

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

### Recommendation Summary

Following a detailed review of the above noted application, I would recommend REFUSAL for the following reasons:

1. The proposed cannabis store is located within 300m from an in-stream/approved Cannabis Store:
 

|                                |  |          |
|--------------------------------|--|----------|
| - 1080 Mainland St<br>DE419528 | Issued February 03, 2017<br>(exp. February 03, 2021) | 224.33 m |
|--------------------------------|--|----------|
2. The proposed cannabis store is located within 300m of public schools:
 

|                       |            |
|-----------------------|------------|
| - The Westside School | = 188.05 m |
| - Claren Academy      | = 137.64 m |
| - Lowell High School  | = 222.16 m |
3. The City received objections from neighbors indicating concerns.

### Clearances (Departments, Dates, Special Notes)

| Department                       | Date              | Note                     | Condition Reference |
|----------------------------------|-------------------|--------------------------|---------------------|
| Mary Tuiza<br>Development Review | December 09, 2020 | Accepted with Conditions | N/A                 |

**\*\*Note:**

- Re-distribution to other review groups not required per Early Review November 28, 2020
- Refer to DP-2020-00199 for Engineering, Building, Social Policy, Licensing, and Police comments

### Notification Summary

- Re-notification not required per Early Review November 28, 2020
- Refer to DP-2020-00199 for Notification responses

### History + File Notes

Built: 2005  
Heritage: No  
Character: No  
Number of Dwelling Units: N/A  
Approved Use: Beauty Services

Permit / Application Details:

| Permit Number | Status             | Date             | Project Description  |
|---------------|--------------------|------------------|--|
| DP-2020-00199 | Refused            | June 17, 2020    | To perform interior alterations and to change the use of approximately 650 square feet on the main level from Beauty Services to a Retail Cannabis Store.  |
| BOV           | Refused/Disallowed | October 20, 2020 |  |
| DB434423      | Issued             | Nov 04, 2010     | Interior alterations and change of use from retail to service use for a new tanning salon in this existing mixed-use building on this site. The work includes; new interior partition walls, concrete flooring, and upgrading plumbing fixtures. |
| BU435303      | Issued             | April 10, 2006   | Interior alterations to provide improvements for this new retail-limited food service tenant in this existing mixed-use building on this site.   |

### Technical Review

#### By-laws + Guidelines + Policies

- Zoning and Development By-law - CD-1(324) District Schedule
- Section 10 + 11 General/Additional Regulations, applicable sections:
  - 11.6 Cannabis Store (formerly 11.28)
- Guidelines + Policies
  - Guidelines for Youth Facilities near Cannabis Stores
- 2019 Parking By-law 6059 - Sections 3 + 4 + 5 + 6 + 7

#### Legal Agreements:

- None

#### Existing Non-conforming conditions:

- N/A

#### Technical Review:

##### *Section 11.6 Cannabis Store*

##### *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;*

**\*\*proposed location is within 300m from an in-stream/approved Cannabis Store:**



|                                |  |          |
|--------------------------------|--|----------|
| - 1080 Mainland St<br>DE419528 | Issued February 03, 2017<br>(exp. February 03, 2021) | 224.33 m |
|--------------------------------|--|----------|

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

\*\*proposed location is within 300m of public schools:

|                       |   |          |
|-----------------------|---|----------|
| - The Westside School | = | 188.05 m |
| - Claren Academy      | = | 137.64 m |
| - Lowell High School  | = | 222.16 m |

**Relaxations + Discretionary Variances for DOP Decision:**

- N/A

**Parking By-law 6059: 2019 Parking By-law 6059 per Sections 3 + 4 + 5 + 6 + 7**

- No change from previous approval

Please let me know if you have any questions.



Mary Tuiza  
604.873.7772  
[mary.tuiza@vancouver.ca](mailto:mary.tuiza@vancouver.ca)

December 24, 2020

Iman Seifi  
1208 Davie St  
Vancouver, BC V6E1N3

**RE 86 SMITHE STREET, Vancouver, BC V6B 1M7**  
**Development Application Number DP-2020-00843**

Please be advised that the Director of Planning has Refused DP-2020-00843 on December 22, 2020, for the following reason(s):

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

You may be eligible to appeal this decision to the Board of Variance within 30 days of the date of this letter. For more information please contact the writer.

Yours truly,



**Mary Tuiza**  
Mary.Tuiza@vancouver.ca  
(604) 873-7772

## CCMC Support Letters

(Businesses 300m +/-)

Boston Pizza

Red Racer Beer

Georgian Court Hotel

Fanny Bay Oyster Bar

JV Bike

Style Lab

On Yogurt

Lashdoll Studio

The Mayer Hair Salon

Charisma Nails

Tila Flower Boutique

Belgian Chocolate Cafe

COMMUNITY



CCMC

CANADIAN CANNABIS  
MEDICAL COUNCIL

To whom it may concern,

## Yaletown NEEDS Canadian Cannabis Media Corp

I am a resident or do business in the neighbourhood surrounding the proposed CCMC location at 86 Smithe, Vancouver. The proposed location is in a high traffic area, with ample parking and fits well with neighbouring businesses. I feel it would drive even more business to the area, in turn benefiting all the struggling businesses with a push in tourism and foot traffic.

I am writing to express my full support for their Development Application submission and to express my encouragement of the city of Vancouver to grant the Development Permit to them. Permitting the operation of a Non Medical Cannabis Retail Location in Yaletown, Vancouver, BC, provides local community residents with safe and reliable access to high-quality, federally approved recreational cannabis products.

Yaletown is widely known as the independent commercial hub for urban conveniences and bustling with locals and tourists alike, enjoying its special charm. This demographic also brings with them a considerable demand for recreational cannabis. Permitting CCMC to operate in the Yaletown allows for that demand to be met in accordance with new legislation and reduces the economy of the black market in the area. CCMC is committed to promoting and supporting a safer, healthier, and more livable community for all of the citizens of Vancouver.

We, the undersigned ( individual / organization ) SUPPORT Canadian Cannabis Media Corps' application to the City of Vancouver for Retail - Cannabis Store (Non Medical).

s.22(1)

Name

s.22(1)

Signature

*The Belgian chocolate cafe*  
Organization (if applicable)

  
CHOCOLATE CAFE

*30th smithe v6p op5*

Address



CCMC

CANADIAN CANNABIS  
MEDIA CORPORATION

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s.22(1)

Name (please print)

Mayer salon  
Organization (if applicable)

Position: owner

s.22(1)

88 smithe st

Vancouver

Address



CHARISMA

82 Smith, Vancouver BC V6B1M7

To whom it may concern,

Permitting the operation of a licensed Cannabis Retail Location in Yaletown Vancouver, BC, provides local community residents with safe and reliable access to high-quality, federally approved recreational cannabis products.

The False Creek / Yaletown area is widely known and bustling with locals and tourists alike, enjoying its special charm. The area hosts the city's only casino and is surrounded by the stadiums for concerts and events. There is also a vibrant nightlife with late night lounges and outdoor patios. This demographic also brings with them a considerable demand for recreational cannabis.

Canadian Cannabis Media Corp (CCMC) is committed to promoting and supporting a safer, healthier, and more livable community for all of the citizens of this vibrant part of the city.

We, the undersigned ( individual / organization ) **SUPPORT** Canadian Cannabis Media Corps' application to the City of Vancouver for Retail - Cannabis Store (Non Medical).

s.22(1)

s.22(1)

Name (please print)

Manager  
Organization (if applicable)

802 Smith St, VAN  
V6B 1M7

Address





Vippy Sekhon

General Manager  
vsekhon@bostonpizza.com

TEL: 604-681-6170  
CEL: 604-351-7158

BOSTON PIZZA STADIUM DISTRICT  
808 Beatty Street  
Vancouver, BC  
V6B 1C2  
BostonPizza.com



## Yaletown - NEEDS Canadian Cannabis Media Corp

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We, the undersigned ( individual / organization ) SUPPORT Canadian Cannabis Media Corps' application to the City of Vancouver for Retail - Cannabis Store (Non Medical).

s.22(1)

Vippy Sekhon  
Name (please print)

BOSTON PIZZA INTERNATIONAL  
Organization (if applicable)

Position: General Manager

808 Beatty Street

Vancouver  
Address



# CCMC

## CANADIAN CANNABIS MEDIA CORPORATION

To whom it may concern,

# Yaletown NEEDS Canadian Cannabis Media Corp

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s.22(1)

Name (please print)

FANNY BAY OYSTER BAR

Organization (if applicable)

Position:

OWNER/MANAGER

s.22(1)

406 CAMBIE  
STREET  
VANCOUVER, BC

Address





# CCMC

## CANADIAN CANNABIS MEDIA CORPORATION

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We, the undersigned ( individual / organization ) **SUPPORT** Canadian Cannabis Media Corps' application to the City of Vancouver for Retail - Cannabis Store (Non Medical).

*Amy Alexander*  
Name (please print)

s.22(1)

*Georgian Court*  
Organization (if applicable)

Position:

*Manager*

Amy Alexander  
Reservations Manager  
amy@georgiancourt.com

  
**GEORGIAN COURT**  
HOTEL

773 Beatty Street Vancouver,  
British Columbia, Canada V6B 2M4  
Direct: 604.688.2223  
Telephone: 1.800.683.1185  
Fax: 604.682.8890  
georgiancourt.com



To whom it may concern,

## Yaletown NEEDS Canadian Cannabis Media Corp

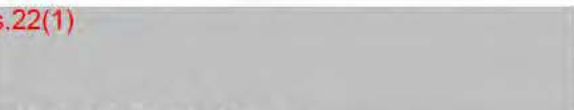
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s.22(1)



Name (please print)

s.22(1)



JV Bike

Organization (if applicable)

Position:

OWNER

929 Expo Blvd.

Vancouver V6Z 1M3

Address



TILA RABRANI

928 Expo Blvd.  
Vancouver BC V6Z 9C2  
Tel: +1 778 316 505  
www.tilaflowerboutique.com  
tila@tilaflowerboutique.com  
http://tilaflowerboutique.com



## Yaletown NEEDS Canadian Cannabis Media Corp

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Tila  
Name (please print)

s.22(1)

Sig

tila flower boutique  
Organization (if applicable)

928 Expo Blvd

Position: owner

Address



CANADIAN CANNABIS  
MEDIA CORPORATION

To whom it may concern,

## Yaletown NEEDS Canadian Cannabis Media Corp

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s.22(1)

Name (please print)

s.22(1)

Organization (if applicable)

Position: *Work*

*1750 Davie St*

Address





CANADIAN CANNABIS  
MEDIA CORPORATION

200-1000 Burrard Street, Suite 1000  
Vancouver, BC V6Z 1G6  
Tel: 604-681-1111

To whom it may concern,

## Yaletown NEEDS Canadian Cannabis Media Corp

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s.22(1)

Name (please print)

Lash Doll Studio

Organization (if applicable)

Position: Lash technician

s.22(1)

Signature

78 Smithe St

Vancouver, BC

Address



CANADIAN CANNABIS  
MEDIA CORPORATION

201-461-0000

info@ccmc.ca

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s.22(1)

Name (please print)

Central city brewers and distillers

Organization (if applicable)

Position:

General Manager

s.22(1)

871 Buntly Street

Vancouver, BC

Address

s.22(1)





CANADIAN CANNABIS  
MEDIA CORPORATION

To whom it may concern,

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s.22(1)

s.22(1)

Name (please print)

Organization (if applicable)

Position:

250 Nelson St

Address



CANADIAN CANNABIS  
MEDIA CORPORATION

To whom it may concern,

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s.22(1)



s.22(1)



Organization (if applicable)

704 Nelson St.

Address





CANADIAN CANNABIS  
MEDIA CORPORATION

www.cannabismedia.com  
1-800-368-2222

To whom it may concern,

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s.22(1)

Name (please print)

s.22(1)

Organization (if applicable)

Position:

Address



# CCMC

## CANADIAN CANNABIS MEDIA CORPORATION

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s.22(1)

Name (please print)

s.22(1)

Signature

Green Terra Development  
Organization (if applicable)

Position:

5119 16857 Surrey

V3S 0L2

Address





CANADIAN CANNABIS  
MEDIA CORPORATION

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s.22(1)

Name (please print)

s.22(1)

SI

On Yorum  
Organization (if applicable)

Position: owner



CCMC

CANADIAN CANNABIS

100-1000-1000-1000

To whom it may concern,

## Yaletown NEEDS Canadian Cannabis Media Corp

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Node in Print

Name (please print)

s.22(1)

Organization (if applicable)

Position:

888 Forty St

Address





CANADIAN CANNABIS  
MEDIA CORPORATION

To whom it may concern,

## Yaletown NEEDS Canadian Cannabis Media Corp

I am a resident or do business in the neighbourhood surrounding the proposed CCMC location at 86 Smithe, Vancouver. The proposed location is in a high traffic area, with ample parking and fits well with neighbouring businesses. I feel it would drive even more business to the area, in turn benefiting all the struggling businesses with a push in tourism and foot traffic.

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We, the undersigned ( individual / organization ) SUPPORT Canadian Cannabis Media Corps' application to the City of Vancouver for Retail - Cannabis Store (Non Medical).

s.22(1)

Name (please print)

STILELLO

Organization (if applicable)

Position:

s.22(1)

851 BEATTY ST.

Address

CCMC

CANADIAN CANNABIS  
MEDIA CORP. (CCMC)

To whom it may concern,

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s.22(1)

We, the undersigned ( individual / organiz  
application to the City of Vancouver for Ret

s.22(1)

WORKIN VAN AREA  
Organization (if applicable)

Position:

VBK 215

Address





Attention CITY OF VANCOUVER  
And / Or BOV

To Whom It May Concern:

**Please note that I SUPPORT the inclusion of CANADIAN CANNABIS MEDIA  
CORP - a responsible, municipally and provincially approved CANNABIS  
RETAIL STORE at the location of 86 SMITHE, in Vancouver.**

Name:

Address: (POSTAL CODE)

Signature:

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Address: (POSTAL CODE)

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NAME

Name:

Address: (POSTAL CODE)

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Signature:

  
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And / Or BOV

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Address (POSTAL CODE)

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We, the undersigned ( individual / organization ) **SUPPORT** Canadian Cannabis Media Corps' application to the City of Vancouver to change the listed use of 86 Smithe St, Vancouver, BC (CCMC) to Retail - Cannabis Store (Non Medical).

Name: PRINT AND SIGN

Address (POSTAL CODE):

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Signed off by: 





CANADIAN CANNABIS  
MEDIA CORPORATION

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Address (POSTAL CODE):

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[Redacted]

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[Redacted]

Signed off by:



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Print

Name:

Address: (POSTAL CODE)

Sign

Signature:

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CANADIAN CANNABIS  
MEDIA CORPORATION

www.canadiancannabismedia.com

(604) 665-2262

To whom it may concern,

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**s.22(1)**

Name (please print)

PASSIONATE GIGATO

Organization (if applicable)

Position:

MANAGER

55 SMITHE ST

VANCOUVER

Address





CANADIAN CANNABIS  
MEDIA CORPORATION

www.canadiancannabis-media.com

(604) 962-2262

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s.22(1)

T-ELEVEN

Organization (if applicable)

Position:

Manager

88 Smithe & Beatty Street

Vancouver BC

Address

VEB 1C3



To whom it may concern,

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s.22(1)

Name (please print)

s.22(1)

MAX DENTAL @ YALETOWN  
Organization (if applicable)

90 SMITHE ST

Position: OFFICE MANAGER

VAN, BC V6B 1M7

Address





CANADIAN CANNABIS  
MEDIA CORPORATION

www.canadiancannabismedia.com

(604) 662-2262

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Reggie Bradshaw

Name (please print)

s.22(1)

Signature

Rize Fitness

Organization (if applicable)

188 Smithe

Position: owner

**RIZ**  
FITNESS

Reggie Bradshaw

Owner, Strength and Conditioning Coach

E: 1 (604) 623-9885

M: 1 (778) 929-8803

cc: reggie@rizefitness.com

41 188 Smithe Street, Vancouver, BC V6B 6A9





CANADIAN CANNABIS  
MEDIA CORPORATION

www.canadiancannabismedia.com

(604) 682-2267

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Bridge Hudson

Name (please print)

s.22(1)

Rumble Boxing Studio

Organization (If applicable)

968 Expo Blvd

Position:

Studio Manager

**[ RUMBLE ]**  
BOXING STUDIO

Bridge Hudson  
Studio Manager

(604) 336-6939

bridge@rumbleboxing.com

City of Vancouver - POI 202-0101 - Page 82 of 91

www.rumbleboxing.com

160 EXPO BLVD VANCOUVER, BC V6E 2W1



CANADIAN CANNABIS  
MEDIA CORPORATION

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

(604) 662-9242

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s.22(1)

Name (please print)

ROCANINI

Organization (if applicable)

Position: **MANAGER**

s.22(1)

Signature

863 BEATTY ST.

Address





Attention CITY OF VANCOUVER  
And / Or BOV

To Whom It May Concern:

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Name:

Address: (POSTAL CODE)

Signature:

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**CANADIAN CANNABIS  
MEDIA CORPORATION**

www.canadiancannabismedia.com

(604) 681-2281

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Name: PRINT AND SIGN

(TAXPAYER IDENTIFICATION CODE):

s.22(1)

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s.22(1)

s.22(1)

s.22(1)

s.22(1)

Signed off by: \_\_\_\_\_

**From:** "Bosnjak, Joe" <joe.bosnjak@vancouver.ca>  
**To:** "Sussmann, Cornelia" <Cornelia.Sussmann@vancouver.ca>  
"Lenkevitch, Eve" <Eve.Lenkevitch@vancouver.ca>  
"Holm, Kathryn" <Kathryn.Holm@vancouver.ca>  
"Hicks, Sarah" <Sarah.Hicks@vancouver.ca>  
"Moody, Juliette" <Juliette.Moody@vancouver.ca>  
"Sandhu, Jag" <Jag.Sandhu@vancouver.ca>  
**CC:** "Greer, John" <john.greer@vancouver.ca>  
"So, Mandy" <mandy.so@vancouver.ca>  
**Date:** 1/26/2021 4:41:15 PM  
**Subject:** RE: Board of Variance Update - January 26, 2020

Hello Team,

Update on the BOV meeting held today:

Item

#6 – 86 Smithe (DP-2020-00843) – Change of Use to Cannabis Store: BOV has STRUCK this appeal from the agenda, 2<sup>nd</sup> Appeal; (Votes 1 – 3);

#7 – 348 Water (DP-2020-00777) – Change of Use to Cannabis Store: BOV has OVERTURNED the DOP decision and allowed the Cannabis Store at this site; Conditions of Approval: Exclusive use to Applicant and Time limit of 1 year; We will be issuing a DP once the applicant has submitted the board stamped drawings; (Votes 2-1)

Please let me know if any questions.

Thanks

Joe

**From:** "Bosnjak, Joe" <joe.bosnjak@vancouver.ca>  
**To:** "Sussmann, Cornelia" <Cornelia.Sussmann@vancouver.ca>  
"Lenkevitch, Eve" <Eve.Lenkevitch@vancouver.ca>  
"Holm, Kathryn" <Kathryn.Holm@vancouver.ca>  
"Hicks, Sarah" <Sarah.Hicks@vancouver.ca>  
"Moody, Juliette" <Juliette.Moody@vancouver.ca>  
"Sandhu, Jag" <Jag.Sandhu@vancouver.ca>  
**CC:** "Greer, John" <john.greer@vancouver.ca>  
"So, Mandy" <mandy.so@vancouver.ca>  
**Date:** 10/20/2020 4:54:59 PM  
**Subject:** RE: Board of Variance Update - October 20, 2020

Hello Team,

Update on the BOV meeting held today:

Item

#7 – 1120 Hamilton (DP-2020-00316) – Change of Use to Cannabis Store: BOV has OVERTURNED the DOP decision and allowed the Cannabis Store at this site; Conditions of Approval: Exclusive use to Applicant and Time limit of 1 year; We will be issuing a DP once the applicant has submitted the board stamped drawings; (Votes 5-0)

#8 – 1232 Burrard (DP-2018-00688) – DP has expired; Appeal was adjourned to a later date; Applicant was asked to reapply for a new DP before the board can see it again; (Votes 5-0);

#9 – 86 Smithe (DP-2020-00199) – Change of Use to Cannabis Store: BOV has UPHELD the decision of the Director of Planning; (Votes 2-3);

Please let me know if any questions.

Thanks

Joe



**From:** "Bosnjak, Joe" <joe.bosnjak@vancouver.ca>  
**To:** "Ng, Louis" <louis.ng@vancouver.ca>  
**Date:** 1/25/2021 10:06:23 AM  
**Subject:** RE: BOV - Agenda and BOV Files (for January 26th, 2021)...

86 Smithe St – This is a 2<sup>nd</sup> Appeal and I will be asking the board to strike this from the agenda. Please let the chair know I would like to speak first.

Thanks

Joe

**From:** Ng, Louis  
**Sent:** Thursday, January 21, 2021 5:20 PM  
**To:** Ng, Louis <louis.ng@vancouver.ca>  
**Subject:** BOV - Agenda and BOV Files (for January 26th, 2021)...  
**Importance:** High

See you all next week – and BOV Agenda and files for your record...

**LINK to the BOV Files:**

<https://www.amazon.ca/clouddrive/share/z8lPHUHZ3Lf150UeewYvdOK6vp1wRTgzzS27pXbPhS>

**Louis Ng, B.A., B.Sc. & Dipl.T.**  
**Secretary to the Board of Variance  
& Freedom of Information Officer**  
Direct Line: (604) 873-7723  
Facsimile: (604) 873-7475  
Email: [louis.ng@vancouver.ca](mailto:louis.ng@vancouver.ca)

**City of Vancouver, Board of Variance**  
<https://vancouver.ca/your-government/board-of-variance.aspx>

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**From:** "Bosnjak, Joe" <joe.bosnjak@vancouver.ca>  
**To:** "Ng, Louis" <louis.ng@vancouver.ca>  
"Erichsen, Sonia" <sonia.erichsen@vancouver.ca>  
"Chen, Tony" <tony.chen@vancouver.ca>  
**Date:** 12/23/2020 1:38:53 PM  
**Subject:** RE: SECOND - BOV Meeting, January 26th Appeals (Please CONFIRM)...

See my comments below:

- Joe

**From:** Ng, Louis  
**Sent:** Tuesday, December 22, 2020 4:36 PM  
**To:** Erichsen, Sonia <sonia.erichsen@vancouver.ca>; Chen, Tony <tony.chen@vancouver.ca>; Bosnjak, Joe <joe.bosnjak@vancouver.ca>  
**Subject:** SECOND - BOV Meeting, January 26th Appeals (Please CONFIRM)...

SECOND - BOV Meeting, January 26th Appeals (Please CONFIRM)...

Here are the first five (5) BOV Meeting dates for 2021...

- January 12<sup>th</sup>, 2021
- January 26<sup>th</sup>, 2021
- February 09<sup>th</sup>, 2021
- February 23<sup>rd</sup>, 2021
- March 09<sup>th</sup>, 2021 (Only 1-meeting in March 2021).

---

BOV - New Appeals for January 26th, 2021...

- (1). 1803 East 1<sup>st</sup> Avenue (BOV Decision expired – extension request) - Joe
- (2). 320 East 43<sup>rd</sup> Avenue (Daycare – Refusal) - Joe/might need Tony help as this is a 1FD in RS-1;
- (3). 322 East 43<sup>rd</sup> Avenue (Daycare – Refusal) - Joe/might need Tony help as this is a 1FD in RS-1;
- (4). 2024 East 13<sup>th</sup> Avenue (DP Refusal)
- (5). 944 Semlin Drive (DP Refusal)
- (6). 173 East 51<sup>st</sup> Avenue (Deck Cover – FSR)
- (7). 2188 West 15<sup>th</sup> Avenue (Garage area conversion to FSR)

---

(8). 86 Smithe Street (Cannabis Appeal – Second Appeal, \*\*New DP refusal) - Joe/This is a 2<sup>nd</sup> appeal and I will ask the BOV strike this from the agenda;

(9). 348 Water Street (Cannabis Appeal) - Joe

**Louis Ng, B.A., B.Sc. & Dipl.T.**

**Secretary to the Board of Variance  
& Freedom of Information Officer**

Direct Line: (604) 873-7723

Facsimile: (604) 873-7475

Email: [louis.ng@vancouver.ca](mailto:louis.ng@vancouver.ca)

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<https://vancouver.ca/your-government/board-of-variance.aspx>

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December 24, 2020

Iman Seifi  
1208 Davie St  
Vancouver, BC V6E1N3

**RE 86 SMITHE STREET, Vancouver, BC V6B 1M7**  
**Development Application Number DP-2020-00843**

Please be advised that the Director of Planning has Refused DP-2020-00843 on December 22, 2020, for the following reason(s):

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

You may be eligible to appeal this decision to the Board of Variance within 30 days of the date of this letter. For more information please contact the writer.

Yours truly,



**Mary Tuiza**  
Mary.Tuiza@vancouver.ca  
(604) 873-7772