

File No.: 04-1000-20-2021-142

June 1, 2021

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of March 8, 2021 for:

Records related to the development permit application for the Cannabis Retail Store/Cannabis Compassion Club at 3357 West 4th Avenue:

- 1) Submissions made by the applicant;**
- 2) Letters of support and objections; and,**
- 3) Notices pertaining to the status of the development permit.**

Date range: December 20, 2016 to March 8, 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 (#04-1000-20-2021142); 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

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

January 3, 2020

c/o Yvette Bikus
Point Grey Cannabis Ltd.
3357 West 4th Avenue
Vancouver, BC V6R 1N6

Dear Ms. Bikus:

RE 3357 West 4th Avenue
Development Permit Number DP-2017-01006

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

On behalf of the Director of Planning, your request is granted, in accordance with Board of Variance appeal No. Z34724, dated April 4, 2016, to retain the use of the cannabis store at the above location for a further period of time **expiring January 3, 2021**, subject to the following conditions:

- No banners, flags, string lighting or similar means of advertising and display shall be permitted at any time.
- No translucent or opaque film, artwork, posters, shelving, display cases or similar elements are to be installed on or directly outside or inside of the approved glazing frontages.
- Hours of operation are limited to 8:00 am to 10:00 pm

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

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

Yours truly,

A handwritten signature in black ink, appearing to read 'Leanne Mueske', with a long, sweeping horizontal stroke extending to the right.

Leanne Mueske
Permit Extension/Renewal Coordinator

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

lnm

Mueske, Leanne

From: KELLER, Jodyne
Sent: Tuesday, November 12, 2019 8:19 AM
To: Mueske, Leanne
Subject: RE: 3357 West 4th Avenue

Hi Leanne,

The VPD does not have any concerns at this time.

Jodyne

From: Mueske, Leanne <leanne.mueske@vancouver.ca>
Sent: Friday, November 08, 2019 10:32 AM
To: Durcan, Colin <Colin.Durcan@vancouver.ca>; KELLER, Jodyne <jodyne.keller@vpd.ca>; Lenkevitch, Eve <Eve.Lenkevitch@vancouver.ca>; Sussmann, Cornelia <Cornelia.Sussmann@vancouver.ca>
Subject: 3357 West 4th Avenue

Good morning.

Yvette Bikus of Point Grey Cannabis Ltd. has requested an extension of time for DP-2017-01006 (formerly DE419340), including Minor Amendment No. DP-2017-01111.

As the result Appeal No. Z34724 approved by the Board of Variance on April 4, 2016, Development Permit No. DE419340 was issued on October 12, 2016 to change the use of approximately 1161 square feet from retail to medical marijuana related use (now cannabis store) for a limited period of time expiring October 12, 2017, unless extended in writing by the Director of Planning.

DP-2017-01006 was issued superseding the above permit to allow for a further extension of time until November 7, 2018 and was further extended until November 7, 2019. Minor Amendment No. DP-2017-01111 was issued on November 8, 2017 approving a change in business name to Point Grey Cannabis Foundation, dba: Lotusland Canada Club.

There are no complaints filed on POSSE and according to our records they are not in operation.

Please advise if you have any comments or concerns with granting a further extension.

Thank you in advance.

Leanne Mueske

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

Mueske, Leanne

From: Durcan, Colin
Sent: Friday, November 08, 2019 10:39 AM
To: Mueske, Leanne
Subject: RE: 3357 West 4th Avenue

No concerns

From: Mueske, Leanne
Sent: Friday, November 08, 2019 10:32 AM
To: Durcan, Colin; KELLER, Jodyne; Lenkevitch, Eve; Sussmann, Cornelia
Subject: 3357 West 4th Avenue

Good morning.

Yvette Bikus of Point Grey Cannabis Ltd. has requested an extension of time for DP-2017-01006 (formerly DE419340), including Minor Amendment No. DP-2017-01111.

As the result Appeal No. Z34724 approved by the Board of Variance on April 4, 2016, Development Permit No. DE419340 was issued on October 12, 2016 to change the use of approximately 1161 square feet from retail to medical marijuana related use (now cannabis store) for a limited period of time expiring October 12, 2017, unless extended in writing by the Director of Planning.

DP-2017-01006 was issued superseding the above permit to allow for a further extension of time until November 7, 2018 and was further extended until November 7, 2019. Minor Amendment No. DP-2017-01111 was issued on November 8, 2017 approving a change in business name to Point Grey Cannabis Foundation, dba: Lotusland Canada Club.

There are no complaints filed on POSSE and according to our records they are not in operation.

Please advise if you have any comments or concerns with granting a further extension.

Thank you in advance.

Leanne Mueske

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



DEVELOPMENT, BUILDINGS, AND LICENSING
Development Services
Development Review Branch

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

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

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

Date: Nov 7 2019

Property Address: 3357 w 4th ave Development Permit #: DP 2017-01006
DP 2017-0100111

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

Considerations or Rationale for Request: Completing provincial application process

Contact Name: yvette bikus

Company Name: point grey cannabis ltd

Mailing Address: 3357 w 4th ave

Address Line 1

Address Line 2

VANCOUVER

BC

V6R 1N6

City

Province

Postal Code

Phone Number: 604-366-4206

Alternate: _____

Email Address: POINTGREYCANNABISLTD@GMAIL.COM

INTERNAL USE ONLY

Date Payment Processed: Nov 6 2019 Receipt Number: 8132447 If applicable, Cheque # ✓

Amount Received: \$ 735 Staff Initials: lmm

Please send original form to Permit Extension & Renewal Coordinator



Contact Person:

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

October 7, 2019

CF-2019-013479
DP-2017-01006

Point Grey Cannabis Foundation Society
c/o Yvette Bikus
DBA: Lotusland Cannabis Club
3357 West 4th Avenue
Vancouver, BC V6R 1N6

RE: 3357 WEST 4TH AVENUE
DEVELOPMENT PERMIT NO. DP-2017-01006 (formerly DE419340) including Minor
Amendment No. DP-2017-01111

Our records indicate that **Development Permit No. DP-2017-01006** approved a portion of the existing building at the above-cited location for the following use: Change of use of approximately 1161 square feet to Cannabis Store as per Board of Variance decision on April 4, 2016 under Appeal No. Z34724. This use is approved in accordance with Zoning and Development By-law No. 3575 (the By-law) for a limited period of time, and **expires on November 7, 2019.**

To extend the validity (time-limit) of Development Permit No. DP-2017-01006 (previously extended on two occasions), it will be necessary for either you or your representative to submit a written request to the Director of Planning and pay the prescribed fee of **\$735.00.**

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

Page 1 of 2

For additional information on extending a development permit and the required documents, please contact the City's Permit Extension/Renewal Coordinator at 604-873-7717.

Our records also indicate the following deficiency:

1. Proof of application for the required Provincial Cannabis Retail Licence must be submitted (not that if this application is successful, you will also be required to obtain a Business Licence at a later date).

Please note that the above outstanding item must be submitted in order to extend the above-cited development permit.

In accordance with the By-law and to avoid further action, you are required to make application for the required development permit extension, **ON OR BEFORE NOVEMBER 7, 2019.**

We thank you in advance for your voluntary compliance.

Yours truly,



Kimberly Li, Property Use Inspector
kimberly.li@vancouver.ca
(604) 871-6091

Copy: Yvette Bikus, #2603 – 198 Aquarius Mews, Vancouver BC V6Z 2Y4

Bobby C. & Susanna Mah, 1355 West 41st Avenue, Vancouver BC V6M 1X4

PLEASE REFER TO:

Ms. J. Blackmore
Permit Extension/Renewal Coordinator
at 604.873.7717
jessica.blackmore@vancouver.ca
CF-2017-011970

September 26, 2017

Yvette Bikus
Point Grey Cannabis
3357 W. 4th Avenue
Vancouver, BC V6R 1N6

Dear Madam:

RE: 3357 W. 4th Avenue

Our records indicate that **Development Permit No. DE419340** approved (in accordance with Board of Variance Appeal No. Z34724 dated April 4, 2016) the change of use of approximately 1,161 square feet from Retail to Medical Marijuana Related Use in the existing building at the above location, for a limited period of time **expiring October 12, 2017**, unless extended in writing by the Director of Planning.

To extend the validity of Development Permit No. DE419340, it will be necessary for *either* you *or* your representative to submit a written request to the Director of Planning and pay the prescribed fee of \$602.00.

To make an application in person, please attend the Development and Building Services Centre (City Hall-West Annex at 515 West 10th Avenue, main floor) with your letter and required payment, **ON OR BEFORE OCTOBER 16, 2017**. You may also mail in your application by sending your letter and cheque, made payable to the City of Vancouver, to the attention of Ms. Jessica Blackmore - Development, Buildings and Licensing Department (City Hall-West Annex, 4th floor, 515 West 10th Avenue, Vancouver BC V5Z 4A8). For your convenience, enclosed is a form letter that may be completed and returned as your written request.

Please also note that your required Business License (Application #17-175737) has not been issued to date. For further information, call 3.1.1. or 604.873.7000. Please note that your Business License must be obtained to facilitate an extension of the above Development Permit.

Yours truly,



N. Liu
Property Use Inspector

NL/gm

cc: Bobby C. Mah, Susanna Mah, 1355 W. 41st Avenue, Vancouver, BC V6M 1X4
Encl.

October 9, 2018

PLEASE REFER TO:

Ms. J. Blackmore
Permit Extension/Renewal Coordinator,
at 604.873.7717
jessica.blackmore@vancouver.ca
CF-2018-013055

Point Grey Cannabis Foundation Society
DBA: Lotusland Cannabis Club
3357 W. 4th Avenue
Vancouver, BC V6R 1N6

Dear Sir/Madam:

RE: 3357 W. 4th Avenue
Development Permit No. DP-2017-01006 (formerly DE419340) including
Minor Amendment DP-2017-01111


Our records indicate that Development Permit No. DP-2017-01006 (formerly DE419340, and including Minor Amendment DP-2017-01111) approved the change of use of approximately 1,161 square feet from Retail to Medical Marijuana-Related Use in the existing building at the above location, for the exclusive use of Yvette Bikus of the Point Grey Cannabis Foundation Society (doing business as Lotusland Cannabis Club), and for a limited period of time. This permit has been extended once by the Director of Planning, to permit this use for a further limited period of time **expiring November 7, 2018**, unless extended in writing by the Director of Planning.

To extend the validity (time-limit) of Development Permit No. DP-2017-01006, it will be necessary for *either* you *or* your representative to submit a written request to the Director of Planning and pay the prescribed fee of **\$656.00**.

To make an application in person, please attend the Development and Building Services Centre (City Hall-West Annex at 515 West 10th Avenue, main floor) with your letter and required payment, **ON OR BEFORE NOVEMBER 7, 2018**. You may also mail in your application by sending your letter and cheque, made payable to the City of Vancouver, to the attention of Ms. Jessica Blackmore, Development, Buildings and Licensing Department (City Hall-West Annex, 515 West 10th Avenue, Vancouver BC V5Z 4A8). For your convenience, enclosed is a form letter that may be completed and returned as your written request.

Please also note that your required **Business Licence** (Application #18-492087) has not been issued to date. For further Licence information, please call 3.1.1. or 604.873.7000.

Yours truly,



C. Durean
Property Use Inspector

CD/gm









Copy: Bobby C. Mah, Susanna Mah, 1355 W. 41st Avenue, Vancouver, BC V6M 1X4

Licence Office		
Business Trade Name: POINT GREY CANNABIS	Business Address: 3357 W 4TH AVE	Business Licence Number: 17-175737 MH 17-140896 AD

Compassion Club: Yes/No

Inspection Items	Applicant Confirmed	Staff Actions
		PUI Confirmed
Approved signage posted for no minors at entrance to premise	<input checked="" type="checkbox"/> Yes / No	<input checked="" type="checkbox"/> Yes / No
Photo taken		
Approved signage posted informing the public of potential health risks associated with medical marijuana use	(a)	(a)
(a) must be posted at each entrance to the building or customer service area	<input checked="" type="checkbox"/> Yes / No	<input checked="" type="checkbox"/> Yes / No
(b) be clearly visible	(b)	(b)
(c) consist of lettering, whether upper case or lower case, that is not less than the following heights based upon the following maximum viewing distances in direct line of sight:		
Viewing Distance Letter Height	<input checked="" type="checkbox"/> Yes / No	<input checked="" type="checkbox"/> Yes / No
Up to 3 m - 1 cm 7.5'		
Up to 6 m - 2 cms 17.5'	(c)	(c)
Up to 12 m - 4 cms 39.5'	<input checked="" type="checkbox"/> Yes / No	<input checked="" type="checkbox"/> Yes / No
(Licence staff to provide copy of approved signage. Photo taken)		
No person shall sell food on the business premises of a Medical Marijuana Related Use, except that this provision does not apply to the sale of tinctures, capsules, or edible oils, in sealed container	Food products available for sale?	Food products available for sale?
	Yes / <input checked="" type="checkbox"/>	Yes / <input checked="" type="checkbox"/>
	Tinctures, capsules or edible oils sold - in sealed containers (Permitted)	Tinctures, capsules or edible oils sold - in sealed containers (Permitted)
	<input checked="" type="checkbox"/> Yes / No	<input checked="" type="checkbox"/> Yes / No
No person shall display items related to the consumption of marijuana in any manner by which the display may reasonably be seen by a minor who is outside the business premises	Display in accordance with By-law?	Photograph if displays are visible from exterior
Photo taken	<input checked="" type="checkbox"/> Yes / No	<input checked="" type="checkbox"/> Yes / No
No person shall advertise or promote the use of marijuana in any manner by which the advertising or promotion may reasonably be seen or heard by a minor who is outside the business premises	Advertisement in accordance with By-law?	Photograph if advertisement(s) are visible from exterior
Photo taken	<input checked="" type="checkbox"/> Yes / No	<input checked="" type="checkbox"/> Yes / No
No person shall block the windows of the business premises - with translucent or opaque material, artwork, posters, shelving display cases or similar elements	Windows clear	Windows clear
	<input checked="" type="checkbox"/> Yes / No	<input checked="" type="checkbox"/> Yes / No
No person shall install, or permit, suffer or allow the installation of an ATM on the business premises	ATM on premise	ATM on premise
	Yes / <input checked="" type="checkbox"/>	Yes / <input checked="" type="checkbox"/>

Dr Taheri-Talab
Chinese Medicine
Holistic Acupuncture

Inspection Items	Applicant Confirmed	Staff Actions
		PUI Confirmed
No person shall install security bars that are located within one meter of the front windows of the business premises	Security Bars	Security Bars
	Yes / No 	Yes / No 
bars installed one+ meters from front window	Yes / No 	Yes / No / NA 
No person shall install roll down shutters on the business premises	Roll down shutters	Roll down shutters
	Yes / No 	Yes / No 
Video surveillance cameras that monitor all entrances/exits and the interior of the business premises at all times	 Yes / No	 Yes / No

Staff Notes:

Applicant Signature: *[Signature]*

Date: 5/3/2017

Property Use Inspector: ALVIN LEUNG 

Date: June 5/17
@ 12:30pm

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

Appeal No. Z34709 – 3357 West 4th Avenue

Appeal Section: 573(1)(b) Appeal of Regulation (Medical Marijuana-related Use)
Legal Description: Lot E, Block 24, District Lot 540 and Plan 4572
Lot Size: 32.00 ft. x 112.87 ft. (Lot Area = 3,611.84 sq. feet)
Zone: C-2
Related By-Law Clause: Section 11.28.2(b)

Appeal Description:

Requesting a relaxation of Section 11.28.2(b) of the Zoning and Development By-law (under Section 11, Additional Regulations) and a request to change the use of the existing space to a Medical Marijuana Related-Use at this site (reviewed under preliminary Development Application No. DE419340).

Name of Appellant(s): Yvette Bikus
Point Grey Cannabis
3357 West 4th Avenue
Vancouver, BC
V6R 1N6

This appeal was heard by the Board of Variance on April 06th, 2016 and was ALLOWED, thereby granting a relaxation of Section 11.28.2(b) of the Zoning and Development By-law (under Section 11, Additional Regulations) and approved a change the use of the existing space to a Medical Marijuana Related-Use at this site (reviewed under preliminary Development Application No. DE419340), subject to the following condition:

(1) that the development shall otherwise comply with the requirements and regulations of the Zoning and Development By-law to the satisfaction of the Director of Planning.

Diary? No. Y
To: PJ 13 A. ABRAHAM-LEA
Date: April 06 Init: LOUIS NG
2017 CE-THS

Additional note to the Appellants:

Please note that all the plans and construction must comply with the requirements of the Building By-law. If there is a question regarding the Board's decision, please contact the Secretary to the Board at (604) 873-7723. The Board's decision recorded in the executive summary Minutes (signed by the Chair of the Board) lies.

No Enforcement - NB

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

Signed: _____

Secretary to the Board of Variance



BOARD OF VARIANCE / PARKING VARIANCE BOARD
453 West 12th Ave., Vancouver, BC V5Y 1V4, (604) 873-7723
Mr. Gilbert Tan, Chair of the Board

April 07th, 2016

To Whom It May Concern,

RE: Appeal No. Z34709 – 3357 West 4th Avenue

PLEASE READ!

The decision made by the Board of Variance in regards to your above-mentioned appeal is recorded on the enclosed form. Please head to Development Services, at the new Development and Building Services Centre on the ground floor at 515 West 10th Avenue (at the NW corner of Cambie Street and West 10th Avenue) **and APPLY for your Development Permit (Stage 2).**

As a consequence of this appeal having been allowed, in order to take advantage of this decision and before proceeding with the work contemplated, the owner must first obtain all necessary City permits. This entails a development permit and may also entail a corresponding building permit and trade permits (e.g., electrical, plumbing/gas, sprinkler).

.....

NOTE: Unless ordered by the Chief Building Official in writing, the decision of the Board of Variance is valid for ONE-YEAR from the date of the Board's decision (see attachment) and a Development Permit must be obtained. Any changes to the plans approved under this appeal may require a new appeal.

Yours truly,

Louis Ng, B.A., B.Sc. & Dipl.T.
Secretary of the Board of Variance
& Freedom of Information Officer
Tel: (604) 873-7723 / Fax: (604) 873-7475



**CITY OF
VANCOUVER**
Development, Buildings & Licensing
Licence Office
453 West 12th Avenue
Vancouver, BC V5Y 1V4
Canada

Yvette Nicole Bikus, Shane Escher & Dominique
3357 W 4th Ave
Vancouver, BC V6R 1N6

Dear Yvette Nicole Bikus, Shane Escher & Dominique

Fong, Christine

From: Fong, Christine
Sent: Tuesday, October 06, 2015 2:41 PM
To: 'Point Grey Cannabis Ltd'; cityawningsigns@yahoo.com
Cc: Grewal, Rahm
Subject: RE: 3357 West 4th Ave permit info

Hi Jeffrey,

In addition, your client has submitted a development permit application on July 20th, 2015 to change the use to medical marijuana related-use. This application is still open and an awning/ sign permit cannot be issued prior to the issuance of the Development, Building and Occupancy Permit.

Furthermore, your client's Vancouver Business License type is 'Retail Dealer' and as per the result of the inspection, there is NO cannabis or marijuana selling at this premise. Therefore, the deficiency list is now updated and the outstanding items are as below.

- Site plan
- Issuance of the Development Permit, Building Permit and Occupancy Permit.
- Approximate weight of sign.

Should you have any question, please feel free to contact me.

Best regards,

Christine Fong

*Project Coordinator
Enquiry Centre – Planning & Development Services
City of Vancouver
Phone: 604-873-7772*

From: Fong, Christine
Sent: Tuesday, October 06, 2015 2:19 PM
To: 'Point Grey Cannabis Ltd'; cityawningsigns@yahoo.com
Cc: Grewal, Rahm
Subject: RE: 3357 West 4th Ave permit info

Hi Jeffrey,

As advised on Jan 30th, 2015, please review the deficiency list again and provide all the outstanding items by Oct, 30th. Original deficiency list is attached for your convenience.

Thanks,

Christine Fong

*Project Coordinator
Enquiry Centre – Planning & Development Services
City of Vancouver
Phone: 604-873-7772*

From: Point Grey Cannabis Ltd [<mailto:pointgreycannabisltd@gmail.com>]
Sent: Monday, October 05, 2015 10:41 PM
To: Fong, Christine
Subject: Fwd: 3357 West 4th Ave permit info

- SITE PLAN
- VEL'
- SIGN WEIGHT?

Grewal, Rahm

From: Grewal, Rahm
Sent: Friday, September 18, 2015 4:12 PM
To: 'City Awning & Signs'
Subject: RE: 3357 W 4th Ave. Sign Permit Application AW402217

Hello,

Please refer to the email Christine Fong sent on January 13, 2015. This email details the deficiencies.

Regards,

Rahm Grewal
Project Coordinator
Enquiry Centre – Planning & Development Services
City of Vancouver
604-873-7599
rahm.grewal@vancouver.ca

From: City Awning & Signs [<mailto:cityawningsigns@yahoo.com>]
Sent: Friday, September 18, 2015 12:37 PM
To: Grewal, Rahm
Subject: Re: 3357 W 4th Ave. Sign Permit Application AW402217

Hi, Mr. Rahm Grewal
What information should we provide for you please let's know OK?

Jeffrey Wang
City Awning & Signs Ltd.
<http://www.cityans.com>
604-273-8827
cityawningsigns@yahoo.com

From: "Grewal, Rahm" <Rahm.Grewal@vancouver.ca>
To: "cityawningsigns@yahoo.com" <cityawningsigns@yahoo.com>; "pointgreycannabisltd@gmail.com" <pointgreycannabisltd@gmail.com>
Sent: Friday, September 18, 2015 10:16 AM
Subject: 3357 W 4th Ave. Sign Permit Application AW402217

Hello Yvette Bikns,

Your sign permit application for Point Grey Cannabis at 3357 W 4th Avenue has expired. You have 30 days to provide an update with the missing and incorrect documents. Otherwise, the application will be refused and closed.

Regards,

Rahm Grewal
Project Coordinator
Enquiry Centre – Planning & Development Services
City of Vancouver
604-873-7599
rahm.grewal@vancouver.ca

Fong, Christine

From: Fong, Christine
Sent: Tuesday, January 13, 2015 1:49 PM
To: cityawningsigns@yahoo.com; 'pointgreycannabisltd@gmail.com'
Subject: Awning sign permit application - Point Grey Cannabis

Hi Yvette,

Your awning sign permit application submitted for Point Grey Cannabis to re-skin the existing awning has been reviewed. Prior to the issuance of this awning permit, please provide the following items as requested below.

- Site plan
- Point Grey Cannabis 2015 Vancouver Business Licence
- Approximate weight of sign.

Should you have any question, please feel free to contact me.

Best regards,

Christine Fong

Project Coordinator

Enquiry Centre – Planning & Development Services

City of Vancouver

Phone: 604-873-7772

689953



CITY OF
VANCOUVER

COMMUNITY SERVICES GROUP
Development Services
Enquiry Centre

AWNING SIGN PERMIT APPLICATION

Applications must include application fee and original signature. Please use ink. Note: different forms for all other types of signs.

Rel to IR / BOV No.:		Application No.: AW402217	
PROPERTY ADDRESS: 3357 West 4th Ave.		Decal No.	Zone: C2
SPECIFICS OF PROPERTY ADDRESS: 3357			
Legal Description: Lot _____ Subdivision _____ Block _____ District Lot _____ Plan _____			
NAME OF SIGN COMPANY: CITY AWNING & SIGNS LTD.		Phone: 604-273-8827	
Address: #150-12868 CLARKE PLACE		Fax: _____	
City: Richmond	Postal Code: V6V 2H1	Email: _____	
Business Lic. Acct. No.: 65697	Provincial Cert. No.:	Cell: 604-961-3886	
NAME OF MANUFACTURER: Same as above		Phone: _____	
Address: _____		Fax: _____	
City: _____	Postal Code: _____	Email: _____	
Business Lic. Acct. No.:	Provincial Cert. No.:	Cell: _____	
NAME OF PROPERTY OWNER: Booth Lang, Inc.		Phone: 604-263-4228	
Address: 1355 W. 41st Ave.		Fax: _____	
City: Vancouver B.C.	Postal Code: V6M 1X4	Email: _____	
NAME OF TENANT OR LESSEE: NETTE BIKUS		Phone: 778-839-1736	
Address: #2603-198 AQUARIUM Mews		Fax: _____	
City: VANCOUVER	Postal Code: V6Z 2Y4	Email: POWTAKEY CANADABIS LTD @Gmail.com	
PLEASE CHECK ALL THAT IS APPLICABLE:			
Awning is: <input type="checkbox"/> illuminated <input checked="" type="checkbox"/> non-illuminated <input type="checkbox"/> exterior illuminated		Type of lighting _____	
<input checked="" type="checkbox"/> photo is attached <input type="checkbox"/> two sets of scaled awning sign drawings are attached		Length of tubing _____	
<input checked="" type="checkbox"/> two sets of structural engineer's drawings are attached <input checked="" type="checkbox"/> artwork for copy area is to scale			
FEES:		Sign Value:	Sign Weight:
Sign Fee: \$ 1155		\$1155	?
Structural: \$ _____			lbs.
Dev. Permit: \$ _____		What is your method of payment?	
Total Fee: \$ 1155		CASH	
<div style="border: 2px solid red; padding: 5px; text-align: center;"> RECEIVED CITY OF VANCOUVER JAN 07 2015 COMMUNITY SERVICES GROUP Receipt No. 646687 </div>			
Note: A separate electrical permit is required to install and connect any lighting attached to the building face that provides illumination of the awning. No electrical wiring, illuminated device, electrical equipment or apparatus shall be attached to or be incorporated in an awning as per Division C - Part 1A.9.7.3 of the Vancouver Building By-law.			
Office Use Only	Approved subject to:		

AW 402217

PROPOSED WORDING ON AWNING SIGN: <u>POINT GREY CANNABIS</u>		
OVER: (check one) <input type="checkbox"/> private property <input type="checkbox"/> City property		PROJECTION over City property: <u>47"</u>
AWNING DIM.: Width <u>197"</u> Height <u>58"</u> Depth <u>47"</u>		PROJECTION from building face: <u>47"</u>
COPY is on how many sides? <u>1</u>	All copy is included on encl. drawings (chk) <input checked="" type="checkbox"/>	HEIGHT from grade to bottom of awning sign frame:
PROPERTY frontage (linear dimension)	SIGN is below line of second floor roof <input checked="" type="checkbox"/>	HEIGHT from grade to top of awning sign frame: <u>9' 10"</u>
What is the awning face material? <u>VINYL</u>		HEIGHT from grade to bottom of soft fringe (if any):
What is the use of these premises? <u>RETAIL</u>		Do your drawings include all copy for all awning sign faces? <u>YES</u>
<p>PLEASE CAREFULLY READ THE FOLLOWING:</p> <p>As owner or owner's agent, I have verified that the information contained within this document and associated applications and plans is correct and that I am acting with the owner's full knowledge and permission. In consideration of the granting of a Sign Permit or Sign Registration I agree to comply with all applicable requirements of the Sign By-law, Zoning and Development By-law, Building By-law and Encroachment By-law, and all other applicable laws, by-laws and regulations, and to indemnify and save harmless the City of Vancouver and its officials, officers, employees and agents ("City Personnel") against all claims, liabilities, judgements, costs and expenses which may accrue against the City of Vancouver in consequence of and incidental to the permissions to place, erect or display the sign. I further certify that the sign and its supports meet the construction requirements in the Sign By-law and the Building By-law.</p>		
<p>ATTACH PHOTO HERE (Please provide a photo indicating the proposed location of the awning sign on the applicable building face.)</p>		
SIGNATURE OF APPLICANT (Authorized Officer of Company) <u>[Signature]</u>		
NAME OF APPLICANT (Please print) <u>YVETTE BIKUS</u>		
COMPANY NAME (Please print) <u>POINT GREY CANNABIS LTD.</u>		
YOU ARE: <input type="checkbox"/> Sign Company <input type="checkbox"/> Manufacturer <input checked="" type="checkbox"/> Other (please explain below) <u>TENANT / LEASEE</u>		
DATE OF APPLICATION		
Please use this space for additional information if required.		
Has this awning been permitted by a previous permit? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no	If yes, please write the previous permit number here: <u> </u>	Date of previous permit: <u> </u>
Office Use Only		

Please note that Applicants wishing to appeal to the Board of Variance are requested to apply for an Awning Sign Permit with the Development Services Enquiry Centre prior to submitting their applications for appeal.

SCHEDULE E-1



Note: To be submitted with the application for a Building Permit

BUILDING BY-LAW "OWNER'S UNDERTAKING"

The Chief Building Official
City of Vancouver
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

January 6 2015
Date (Month Day Year)

Dear Sir:

RE: Property Address 3357 West 4th Ave **AW 402217**
Building Permit Application No. _____

In consideration of the City accepting and processing the above application for a building permit, and as required by the Building By-law, the following representations, warranties and indemnities are given to the City:

1. (a) If an individual is the owner:
(☒) That I am the owner of the above property, or
(b) If a corporation is the owner of the property,
() That _____ is the owner of the above property.
(Name of Corporation)
2. The owner will comply with, and cause those employed for this project to comply with all applicable by-laws of the City of Vancouver and other statutes and regulations in force in the City of Vancouver relating to the development, work, undertaking or permission in respect of which this application is made.
3. The owner fully understands the requirements herein, and acknowledges full responsibility for carrying out the work, or gives assurance that the work will be carried out, in accordance with all by-laws governing the construction of the building. The owner understands and acknowledges that the issuance of any permit, including an Occupancy Permit, or the inspection or approval or passage of work by the City is not a representation or warranty that any by-law has been complied with and the owner remains responsible at all times to assure compliance. The Owner has read and understands Article 1.3.2.1. and Article 1.4.1.5. of Division C Book I and Book II of the Building By-law which are set out on the reverse side hereof.
4. The owner hereby agrees to indemnify and save harmless the City of Vancouver and its employees from all claims, liability, judgments, costs and expenses of every kind including negligence which may result from the failure to comply fully with all by-laws, statutes and regulations relating to any work or undertaking in respect of which this application is made.
5. Where used herein the words "work" or "undertaking" in respect of which this application is made, the owner understands this to include all electrical, plumbing, mechanical, gas and other works necessary to complete the contemplated construction.

Owner's Undertaking (continued)

Property Address: 3357 West 4th Ave.

Building Permit No. _____

AW 402217

6. I am authorized to give these representations, warranties, assurances and indemnities to the City of Vancouver.

This Owners' Undertaking is executed by the owner this 6 day of January 2015
(Day) (Month) (Year)

1. Where owner is an individual:

Owner's Signature Bobby C. Smith

Owner's Name Bobby C. Smith
(PRINT)

Signed and delivered in the presence of:

Witness's Signature Yvette Bikus

Witness's Name Yvette Bikus
(PRINT)

Witness's Address #2603-198 AQUARIUS MENT
VANCOUVER BC

2. Where owner is a corporation:

Name of Corporation _____

Per:

Authorized Signatory _____

Name _____

(PRINT)

Signed, sealed and delivered in the presence of:

Witness's Signature _____

Witness's Name _____

(PRINT)

Witness's Address _____

3. Where owner is a partnership:

Name of Partnership SUSANNA MAIL

Per:

Authorized Signatory _____

Name _____

(PRINT)

Signed, sealed and delivered in the presence of:

Witness's Signature _____

Witness's Name _____

(PRINT)

Witness's Address _____

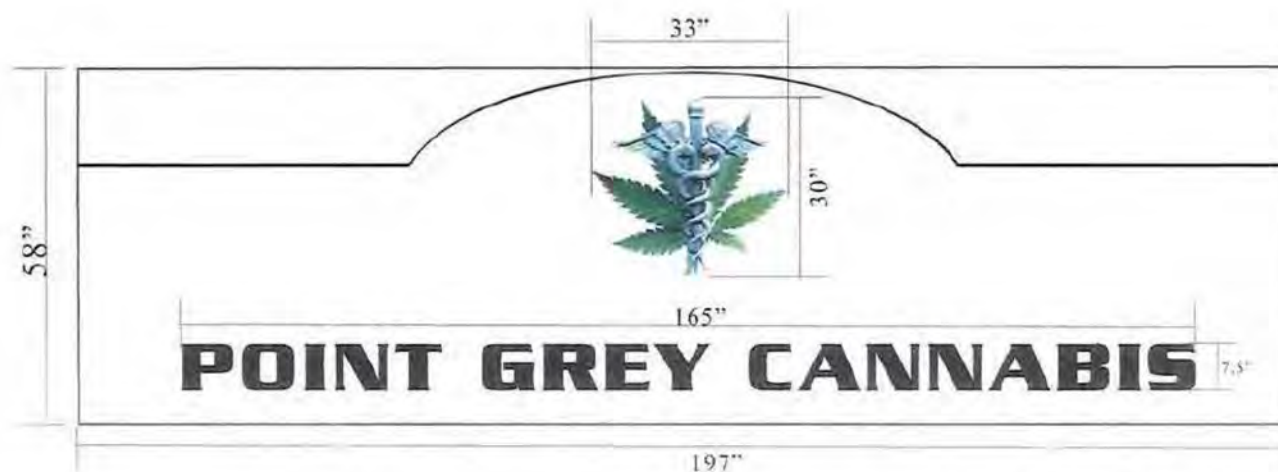
Building By-law, Division C, Article 1.3.2.1. Intent

- 1) This By-Law sets standards in the general public interest. It is enacted and retained on the understanding and specifically expressed condition that it creates no duty whatsoever on the city, the Chief Building Official or any employee of the city to enforce its provisions, and on the further condition that a failure to administer or enforce its provisions, or the incomplete or inadequate administration or enforcement of its provisions, shall not give rise to a cause of action in favour of any person whatsoever. The issuance of any permit, including an occupancy permit, is not a representation, warranty or statement that this By-Law or any other enactment has been complied with, and the issuance thereof in error shall not give rise to a cause of action. Accordingly, words in this By-law defining the responsibilities and authority of the Chief Building Official shall be construed as internal administrative directions which do not create a duty.

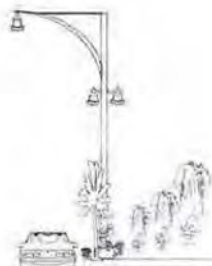
Building By-law, Division C, Article 1.4.1.5. Compliance with By-law and Other Enactments

- 1) The owner shall comply with this By-law and all other applicable enactments.
- 2) The owner shall ensure that all work, construction, or occupancy is carried out in accordance with this By-law and all other applicable enactments.
- 3) The owner shall ensure that the occupancy of a building or part of a building complies with the occupancy permit.
- 4) The issuance of a permit, the acceptance of plans and supporting documents submitted for a permit, or the making of inspections by the Chief Building Official shall not relieve the owner of a building from the full responsibility for carrying out the work or having the work carried out in accordance with this By-law and all other applicable enactments.

Attn To: Dear Eve.
Fm: Jeffrey and David.



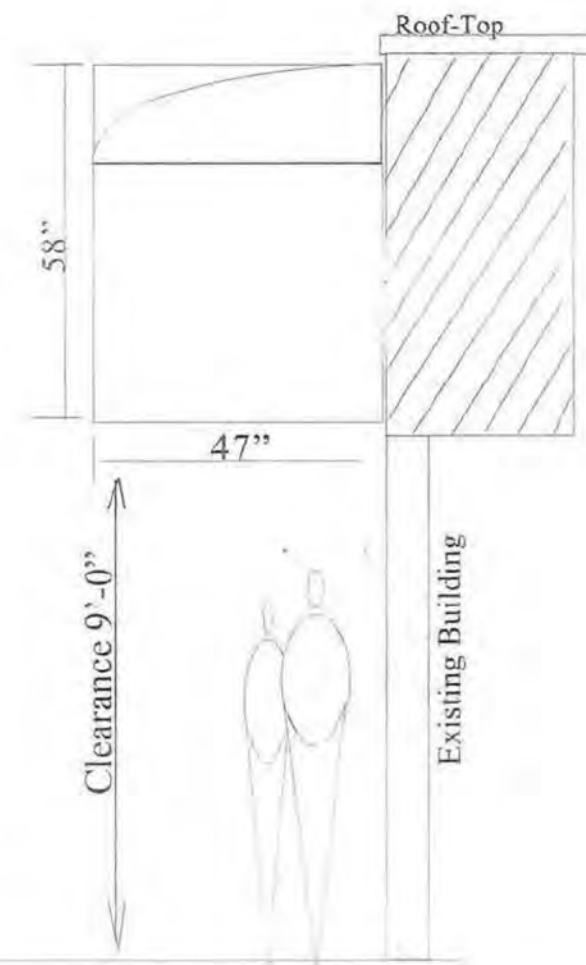
Scale=1:30



City awning & Signs Ltd.
#150-12868 Clarke Place, Richmond, BC.
Tel:(604)273-8827 Cell :(604)961-3886
cityawningsigns@yahoo.com www.cityans.com

Sign - Copy

Re: Replace An awning sign for you at
Job-Site: # 3357 West Broadway, Vancouver, BC.



Attn To: Dear Eve.
Fm: Jeffrey and David.



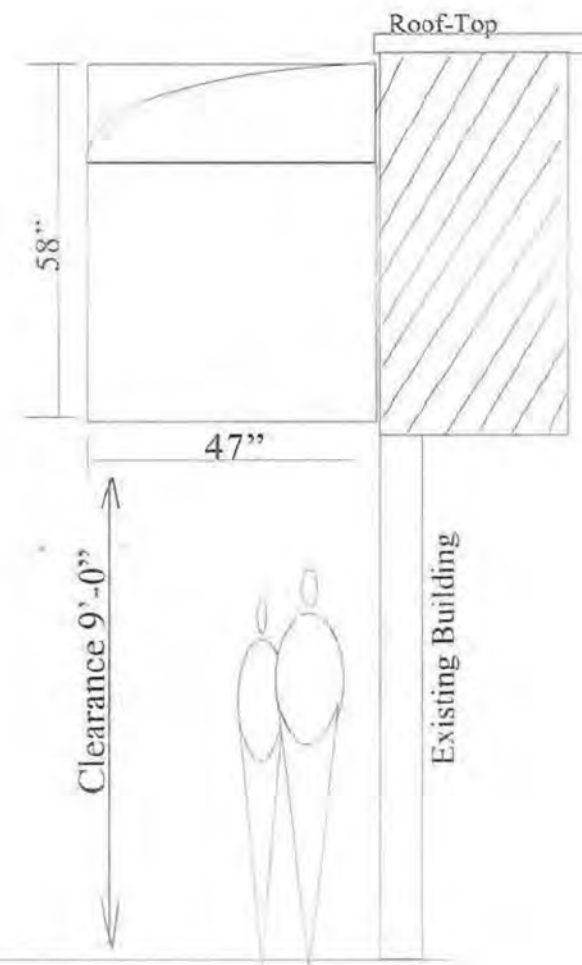
Scale=1:30



City awning & Signs Ltd.
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Sign - Copy

Re: Replace An awning sign for you at
Job-Site: # 3357 West Broadway, Vancouver, BC.







DEVELOPMENT, BUILDINGS, AND LICENSING
Development Services
Development Review Branch

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

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

RECEIVED

DEC 1 2020

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

Date: Dec 1 2020

Property Address: 3357 W 4th AVE Development Permit #: DP-2017-01006

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

Considerations or Rationale for Request: Time needed for Provincial LICENSING APPLICATION.
Thank you.

Contact Name: YVETTE BIKUS

Company Name: Point Grey Cannabis Foundation

Mailing Address: 3357 W 4th AVE
Address Line 1

Address Line 2

VANCOUVER
City

B.C
Province

V6R 1N6
Postal Code

Phone Number: 604-366-4206

Alternate: _____

Email Address: PointGreyCannabisLTD@gmail.com

INTERNAL USE ONLY

Date Payment Processed: Dec 1/20

Receipt Number: 119509/40

If applicable,
Cheque # ↓

Amount Received: \$ 757.00

Staff Initials: EC

Please send original form to Permit Extension & Renewal Coordinator

Senechal, Samantha

From: Li, Kimberly
Sent: Wednesday, December 9, 2020 4:24 PM
To: Senechal, Samantha
Subject: RE: 3357 W 4TH AVENUE - DP-2017-01006 Extension request

Hi Samantha,

No comments from us.

Regards and stay safe,

Kimberly Li - 86091

From: Senechal, Samantha <Samantha.Senechal@vancouver.ca>
Sent: Wednesday, December 09, 2020 3:47 PM
To: Lenkevitch, Eve <Eve.Lenkevitch@vancouver.ca>; Sussmann, Cornelia <Cornelia.Sussmann@vancouver.ca>; Li, Kimberly <Kimberly.Li@vancouver.ca>; CHRISTIE, John <john.christie@vpd.ca>
Subject: 3357 W 4TH AVENUE - DP-2017-01006 Extension request

Hi All,

Yvette Bikus of Point Grey Cannabis Ltd. has requested an extension of time for DP-2017-01006 (formerly DE419340), including Minor Amendment DP-2017-01111, to retain the Cannabis Retail use at the above location, for a further period of time.

As a result of Appeal No. Z34724, approved by the Board of Variance on April 4, 2016, DE419340 (now transferred to DP-2017-01006 in POSSE) was issued on October 12, 2016, to change the use from Retail to Cannabis Store (formerly Medical Marijuana Retail use), for a 1-year period.

Minor Amendment DP-2017-01111 was issued on November 8, 2017, approving a change in business name to Point Grey Cannabis Foundation Society, DBA: LotusLand Cannabis Club.

This is the 4th extension for this establishment, most recently expiring January 3, 2021.

There are no complaints filed in POSSE and our last records indicate they are not yet in operation.

Conditions of the permit include:

- No banners, flags, string lighting or similar means of advertising and display shall be permitted at any time.
- No translucent or opaque film, artwork, posters, shelving, display cases or similar elements are to be installed on or directly outside or inside of the approved glazing frontages.

Please advise if you have any comments or concerns with granting a further extension of time.

Thank you in advance.

Samantha Senechal
Permit Extension & Renewal Coordinator | Development Services |
Development, Buildings, and Licensing | City of Vancouver |
samantha.senechal@vancouver.ca
(Ph) [604-873-7717]

COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.

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Senechal, Samantha

From: Lenkevitch, Eve
Sent: Wednesday, December 16, 2020 11:49 AM
To: Senechal, Samantha
Cc: Sandhu, Jag
Subject: RE: 3357 W 4TH AVENUE - DP-2017-01006 Extension request

Hi Sam,
I checked with our licensing cannabis retail group and there are no issues with extension.

Thanks,
Eve

From: Lenkevitch, Eve
Sent: Monday, December 14, 2020 12:04 PM
To: Senechal, Samantha <samantha.senechal@vancouver.ca>
Cc: Sandhu, Jag <jag.sandhu@vancouver.ca>
Subject: RE: 3357 W 4TH AVENUE - DP-2017-01006 Extension request

Thanks, Sam. I will make a note of that for their file on our end.

Eve

From: Senechal, Samantha
Sent: Monday, December 14, 2020 11:07 AM
To: Lenkevitch, Eve <Eve.Lenkevitch@vancouver.ca>
Cc: Sandhu, Jag <Jag.Sandhu@vancouver.ca>
Subject: RE: 3357 W 4TH AVENUE - DP-2017-01006 Extension request

Hi Eve,

Yes, they will need a Building Permit and Occupancy. After some research, it looks like this was missed in past extensions, however I will be reaching out to the applicant to advise them of this requirement.

Thank,
Sam

From: Lenkevitch, Eve <Eve.Lenkevitch@vancouver.ca>
Sent: Thursday, December 10, 2020 1:14 PM
To: Senechal, Samantha <Samantha.Senechal@vancouver.ca>
Cc: Sandhu, Jag <Jag.Sandhu@vancouver.ca>
Subject: RE: 3357 W 4TH AVENUE - DP-2017-01006 Extension request

Hi Sam,
Could you please confirm that they do not have any outstanding/open permits? Do they need an OC?

Thanks!
Eve

From: Senechal, Samantha

Sent: Wednesday, December 9, 2020 3:47 PM

To: Lenkevitch, Eve <Eve.Lenkevitch@vancouver.ca>; Sussmann, Cornelia <Cornelia.Sussmann@vancouver.ca>; Li, Kimberly <Kimberly.Li@vancouver.ca>; CHRISTIE, John <john.christie@vpd.ca>

Subject: 3357 W 4TH AVENUE - DP-2017-01006 Extension request

Hi All,

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Thank you in advance.

Samantha Senechal

Permit Extension & Renewal Coordinator | Development Services |

Development, Buildings, and Licensing | City of Vancouver |

samantha.senechal@vancouver.ca

(Ph) [604-873-7717]

COVID-19 in Vancouver

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Senechal, Samantha

From: CHRISTIE, John <john.christie@vpd.ca>
Sent: Thursday, December 17, 2020 7:53 AM
To: Senechal, Samantha
Subject: RE: 3357 W 4TH AVENUE - DP-2017-01006 Extension request

Hi Samantha....the VPD does not have any concerns at this time.

John

PC 2004 John Christie
Problem Premises Coordinator
Vancouver Police Department
Desk 604-717-3138

VANCOUVER POLICE DEPARTMENT | *Beyond the Call*

CONFIDENTIAL COMMUNICATION:

This transmission may contain confidential or privileged communications, and the sender does not waive any related rights and obligations. If you are not the intended recipient and have received this in error, you must immediately destroy it. Unauthorized copying or distribution of any information herein is strictly prohibited and may constitute a criminal offence, a breach of Provincial or Federal privacy laws, or may otherwise result in legal sanctions. We ask that you notify the Vancouver Police Department immediately of any transmission received in error, by reply email to the sender.

From: Senechal, Samantha <Samantha.Senechal@vancouver.ca>
Sent: Wednesday, December 16, 2020 3:50 PM
To: CHRISTIE, John <john.christie@vpd.ca>
Subject: FW: 3357 W 4TH AVENUE - DP-2017-01006 Extension request

Hi John,

I'm just following up with you for any comments or concerns with a further extension of time for this DP?

Thanks,
Sam

From: Senechal, Samantha
Sent: Wednesday, December 9, 2020 3:46 PM
To: Lenkevitch, Eve <eve.lenkevitch@vancouver.ca>; Sussmann, Cornelia <Cornelia.Sussmann@vancouver.ca>; Li, Kimberly <kimberly.li@vancouver.ca>; CHRISTIE, John (john.christie@vpd.ca) <john.christie@vpd.ca>
Subject: 3357 W 4TH AVENUE - DP-2017-01006 Extension request

Hi All,

Yvette Bikus of Point Grey Cannabis Ltd. has requested an extension of time for DP-2017-01006 (formerly DE419340), including Minor Amendment DP-2017-01111, to retain the Cannabis Retail use at the above location, for a further period of time.

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Conditions of the permit include:

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Please advise if you have any comments or concerns with granting a further extension of time.

Thank you in advance.

Samantha Senechal
Permit Extension & Renewal Coordinator | Development Services |
Development, Buildings, and Licensing | City of Vancouver |
samantha.senechal@vancouver.ca
(Ph) [604-873-7717]

COVID-19 in Vancouver

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December 22, 2020

c/o Yvette Bikus
Point Grey Cannabis Foundation
3357 West 4th Avenue
Vancouver, BC V6R 1N6

Dear Ms. Bikus:

RE 3357 W 4TH AVENUE
Development Permit Number DP-2017-01006 (formerly DE419340) and including Minor
Amendment Number DP-2017-01111

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

On behalf of the Director of Planning, your request is granted, in accordance with Board of
Variance Appeal No. Z34724, dated April 4, 2016, to retain the use of the Cannabis Retail Store
use at the above location, for a further period of time, **expiring January 3, 2022**, unless
extended in writing by the Director of Planning and subject to the following:

- No banners, flags, string lighting or similar means of advertising and display shall be permitted at any time;
- No translucent or opaque film, artwork, posters, shelving, display cases or similar elements are to be installed on or directly outside or inside of the approved glazing frontages;
- Hours of operation are limited to 8:00 a.m. to 10:00 p.m.; and
- The approval is for the exclusive use of Yvette Bikus, of the Point Grey Cannabis Foundation Society, DBA: LotusLand Cannabis Club.

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

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

Yours truly,

A handwritten signature in cursive script, appearing to read 'Senechal', is positioned above the printed name and title.

Samantha Senechal
Permit Extension/Renewal Coordinator
Development Review Branch

samantha.senechal@vancouver.ca
604-873-7717
ss

From: "Point Grey Cannabis Ltd" <pointgreycannabisltd@gmail.com>
To: "Hicks, Claudia" <claudia.hicks@vancouver.ca>
Date: 11/1/2017 11:39:36 PM
Subject: Re: Title search for 3357 w 4th Ave
Attachments: Operational Letter update.docx

Hi Claudia,

Here is the revised operational letter you requested.
I will come by to pay the fee tomorrow.

Regards,
Yvette Bikus

On Fri, Oct 27, 2017 at 2:12 PM, Point Grey Cannabis Ltd <pointgreycannabisltd@gmail.com> wrote:
Hi Claudia,

Here is the title search as per our conversation.

Regards,
Yvette Bikus

Operational Letter

1. Description of Operation

Location: 3357 w 4th Ave, Vancouver BC

The proposed operation at 3357 w 4th Ave will be a Retail Medical Marijuana Related Use. Clients must be 19 years or older. We require a prescription from given health care provider and two pieces of valid Government I.D.

Only Medical Marijuana related products that comply within the given by-law will be available at this location.

There will be no Medical Marijuana Edibles available at this business.

2. Hours of Operation

The business will be in operation Monday to Sunday 10am to 10pm.

3. Name of Operator

Previous: Point Grey Cannabis LTD DBA Point grey Cannabis

Current: Point Grey Cannabis Foundation Society DBA LotusLand Cannabis Club

4. Relaxation Rationale

Non applicable.

5. Number of Staff

Minimum of two staff working at all times.

6. Parking and Loading Strategy

Street parking is available out front of the location with 2hr parking available.

7. Noise Mitigation

There will not be any noise pertaining from business outside the building.

8. Line ups

There will not be any line ups outside the building.

DP-2017-01111

Date: Oct 26th / 17

City of Vancouver
Community Services Group
Development Services - Development
453 West 12th Avenue
Vancouver BC V5Y 1V4
t: 604.873.7611

INTERNAL USE ONLY	
Date Received: _____	PCT: _____
Receipt Number: _____	Development Planner: _____
Amount Received: _____	LAT: _____
Initial: _____	(DAG) 20____/____/____
D.E. No.: _____	(TECH) 20____/____/____
c.c. Central Property File	

Dear Sir or Madam:

Re: Request for Minor Amendment to Property Address : 3357 W 4th AVE

I am requesting a Minor Amendment to the Development Permit number DE 419340 to
(Please describe changes in detail):

WE ARE CHANGING THE PERMIT NAME TO BE
REGISTERED UNDER "POINT GREY CANNABIS
FOUNDATION" SOCIETY. PLEASE

Yours Truly,


Signature of the Applicant

Applicant: (please print clearly)	You are the:	01 <input type="checkbox"/> Property Owner
Name: <u>YVETTE BIKUS</u>		02 <input type="checkbox"/> Contractor
Company Name: <u>POINT GREY CANNABIS</u>		03 <input type="checkbox"/> Certified Professional
Mailing Address: <u>3357 W 4th AVE</u>		04 <input type="checkbox"/> Design Professional
City, Province: <u>VANCOUVER</u>	Postal Code: <u>V6R 1N6</u>	05 <input type="checkbox"/> Tenant
Phone Number: <u>778-320 6155</u>		06 <input type="checkbox"/> Agent for Owner
		07 <input type="checkbox"/> Agent for Tenant
		08 <input type="checkbox"/> Consultant
		09 <input type="checkbox"/> Non-Profit Association
		Cert No:
		09 <input type="checkbox"/> Civic Department
		98 <input type="checkbox"/> Other

Target Dates:

ER 2017 / 10 / 30 /
 PCM 2018 / 01 / 16 /
 PCT 2018 / 01 / 09 /
 TECH 2018 / 01 / 02 /

COMMENTS DUE BY 2017 / 01 / 02 /

Special Instructions for PC:

Related to DE 419340

Change the operator name for this existing
 MMRU which was approved by the BOV

Zone:

C-2

Check Box when applicable	PRISM Code		To		Documents Required	
	Action Code	Review Group			# Set of Plans	
<input checked="" type="checkbox"/>	CGDE	06	Project Coordinator	C Hicks	1	
<input type="checkbox"/>	CGDP	20	Development Planner		1	
<input type="checkbox"/>	CGHE	25	Heritage Planner		0	
<input type="checkbox"/>	CGLA	27	Landscape Review		0	
<input type="checkbox"/>	CGBL	08	Building Code Review	K Anderson (for assignment)	0	Give # of plans if indicated in box
<input type="checkbox"/>	EN	30	Engineering Services	Al Zacharias	0	
<input type="checkbox"/>				Kevin Cavell	1	2 sets if new construction
<input type="checkbox"/>	CGPF	PF	Project Facilitator		0	
<input type="checkbox"/>			Fire Review	(other than 1 & 2 FD) Garry Ayre	0	
<input type="checkbox"/>	CGEP	EP	Environmental Protection	James Smith	0	PC to email only
<input type="checkbox"/>	CGHC	35	Social Policy		0	Email only. cc Debbie Anderson Eng
<input type="checkbox"/>			Senior Childcare Licensing Officer (VCH)	Kitty Minions	0	
<input type="checkbox"/>	PA	18	Park Board	Dave Hutch	0	
<input checked="" type="checkbox"/>	CGPU	63	Licensing	Lucia Camarillo (Liquor)	0	Reference Application Copy
<input type="checkbox"/>	PO	31	Police		0	PC to Email only
<input type="checkbox"/>	CC		Seniors Housing Advisory Committee of Council	City Clerks Office	0	
<input type="checkbox"/>	ADUR	91	Urban Design	Jane Bateman	0	
<input type="checkbox"/>	CGCE	SA	SRA Group c/o Housing Centre	Jesse Tarbotton	0	(shares plans with Hsg Ctr when there aren't enough)
<input type="checkbox"/>			Cultural Services	Kristen Lambert	0	PC to Email only
<input type="checkbox"/>			Downtown East Side Planning Group	Wesley Joe	0	PC to Email only
<input type="checkbox"/>	CGHC	35	Housing Policy & Projects	Andrea Gillman	0	PC to Email only
<input type="checkbox"/>	CGEL		Electrical	Bunsen Leung	0	Completed BC Hydro Letter
<input type="checkbox"/>					0	
<input type="checkbox"/>					0	

Special Delivery Instructions:

Processed Through Code:

CRT:

October 23, 2017

MAJOR:

PRELIMINARY ☐COMPLETE ☒PRELIMINARY ☐COMPLETE ☐MINOR Amendment ☐

Blackmore, Jessica

From: Hicks, Sarah
Sent: Monday, October 16, 2017 2:15 PM
To: Blackmore, Jessica; KELLER, Jodyne; Liu, Nicholas
Cc: Somers, Susana
Subject: HPRM: RE: 3357 W 4th Av - DE419340 (DP-2017-01006) - Extension Request

HP Records Manager Record Number:
DOC/2017/322844

My understanding is that they will be changing from a sole proprietor to a society, so their DP may need to change. They have still not paid for their licence.

Sarah Hicks | Deputy Chief Licence Inspector, Licence Office Manager, Licence Office
Development, Buildings, & Licensing
City of Vancouver | 515 W 10th Ave
Vancouver | B.C. V5Z 4A8
(O) [604.873.7546]
sarah.hicks@vancouver.ca



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From: Blackmore, Jessica
Sent: Monday, October 16, 2017 11:29 AM
To: Hicks, Sarah; KELLER, Jodyne; Liu, Nicholas
Cc: Somers, Susana
Subject: 3357 W 4th Av - DE419340 (DP-2017-01006) - Extension Request

Hi all,

Yvette Bikus of Point Grey Cannabis has requested an extension of the permit time-limitation for DE419340, to retain the use of a Medical Marijuana-related Use in this existing commercial building (as approved with BOV Appeal No. Z34724 dated April 4, 2016), for a further period of time.

DE419340 (now transferred to POSSE as DP-2017-01006) was originally issued on October 12, 2016, for a period of one-year. This is the first extension request.

Conditions of the permit include:

- No banners, flags, string lighting or similar means of advertising and display shall be permitted at any time;

- No translucent or opaque film, artwork, posters, shelving, display cases or similar elements are to be installed;
- Hours of operation are from 8:00 a.m. to 10:00 p.m., every day of the week;

Business License #17-175737 is currently pending issuance – awaiting the signing of the Good Neighbour Agreement as well as payment. Permit will not be issued until the Business License is issued.

There are no complaints filed in POSSE since operations commenced. Are there any concerns with a further extension for this MMRU?

Jessica Blackmore

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

E: jessica.blackmore@vancouver.ca | T: 604.873.7717 |



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November 8, 2017

c/o Yvette Bikus
Point Grey Cannabis Foundation Society,
DBA: LotusLand Cannabis Club
3357 West 4th Avenue
Vancouver, BC V6R 1N6

Dear Yvette:

RE: 3357 West 4th Avenue
Development Permit Number DP-2017-01006 (formerly DE419340) including Minor
Amendment Number DP-2017-01111

Thank you for your letter of October 18, 2017, requesting an extension of the Permit time limitation.

As a result of our internal administrative procedures, Development Permit Number DE419340 has been superseded by Development Permit Number DP-2017-01006.

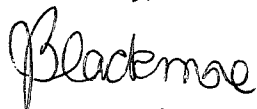
On behalf of the Director of Planning, your request is granted, including the Letter of Operation received on November 1, 2017, from Yvette Bikus, to retain the use of a Medical Marijuana-Related Use for Point Grey Cannabis Foundation Society (DBA: LotusLand Cannabis Club), for a further period of time, **expiring on November 7, 2018**, unless extended in writing by the Director of Planning and subject to the following conditions:

- This approval is for the exclusive use of Yvette Bikus, of the Point Grey Cannabis Foundation Society, DBA: Lotusland Cannabis Club;
- No banners, flags, string lighting or similar means of advertising and display shall be permitted at any time;
- No translucent or opaque film, artwork, posters, shelving, display cases or similar elements are to be installed on or directly outside or inside of the approved glazing frontages;
- Hours of operation are limited to 8:00 a.m. to 10:00 p.m.; and
- This permit approval is for a limited period of time unless extended in writing by the Director of Planning.

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

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

Yours truly,



Jessica Blackmore
Permit Extension & Renewal Coordinator
Development Review Branch

T: 604.873.7717 & E: jessica.blackmore@vancouver.ca

cc: Manager, Enquiry Centre
Manager, Property Use Inspections
Central Property File



Attn: Jessica Blackmore

PLANNING AND DEVELOPMENT SERVICES
Development Services

Mail to: Director of Planning
c/o Permit Extension & Renewals Clerk
Development Services, West Annex
City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

To pay in person, please submit this form and payment to the Development and Building Services Centre, Ground Floor, 515 West 10th Avenue (West Annex, City Hall).

Date: Oct 13th / 17

DP-2017-01006.

Re: Property Address: 3357 W 4th AVE Development Permit No.: DE419340

I am requesting: ☐ a renewal ☐ an extension ☒ an extension to the time limitation to the above-noted Development Permit for a further period of time.

Requests or Considerations:

FOR EXTENSION.

Applicant/Contact Name: YVETTE BIKUS

Company Name: POINT GREY CANNABIS

Mailing Address: 3357 W 4th AVE
Address Line 1

Address Line 2

VANCOUVER
City

B.C
Province

V6R 4N6
Postal Code

Phone Number: 604 732 5144 Cell: 604 338-9886

Email Address: PointGreyCannabis LTD@Gmail.com.

INTERNAL USE ONLY

Date Payment Processed: Oct 13 2017 Receipt Number: _____

If Chq. Rec'd
Cheque No. ↓

Amount Received: \$ 602.00 Staff Initials: RA

☐ Original To: Permit Extension & Renewal Clerk

☐ Copy To: Central Property File

From: "Hicks, Claudia" <claudia.hicks@vancouver.ca>
To: "Blackmore, Jessica" <Jessica.Blackmore@vancouver.ca>
Date: 11/3/2017 10:04:06 AM
Subject: FW: Operational Letter update - 3357 w 4th - change of registered business name

Hi Jessica,
Licensing Clearance as below.

Thanks,

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: Hicks, Sarah
Sent: Friday, November 03, 2017 9:41 AM
To: Hicks, Claudia
Subject: RE: Operational Letter update - 3357 w 4th - change of registered business name

As discussed ☐so long as this is the same operator ☐Yvette Bikus ☐ I am ok with the change as she is changing from a sole proprietor to a society.

Thank you

Sarah Hicks | Deputy Chief Licence Inspector, Licence Office Manager, Licence Office
Development, Buildings, & Licensing
City of Vancouver | 515 W 10th Ave
Vancouver | B.C. V5Z 4A8
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From: Hicks, Claudia
Sent: Friday, November 03, 2017 9:38 AM
To: Hicks, Sarah
Subject: FW: Operational Letter update - 3357 w 4th - change of registered business name

Hi Sarah,
Could you send me a quick e-mail clearance?

Thanks,

Claudia Hicks

Project Coordinator - Development Review Branch



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From: Hicks, Claudia
Sent: Friday, November 03, 2017 8:52 AM
To: Hicks, Sarah
Subject: Operational Letter update - 3357 w 4th - change of registered business name

*Hi Sarah,
Any issues with the Point Grey Cannabis changing their registered business name as attached?
With thanks,
Claudia Hicks
Project Coordinator
Development Services
604.871.6083*

Operational Letter

1. Description of Operation

Location: 3357 w 4th Ave, Vancouver BC

The proposed operation at 3357 w 4th Ave will be a Retail Medical Marijuana Related Use. Clients must be 19 years or older. We require a prescription from given health care provider and two pieces of valid Government I.D.

Only Medical Marijuana related products that comply within the given by-law will be available at this location.

There will be no Medical Marijuana Edibles available at this business.

2. Hours of Operation

The business will be in operation Monday to Sunday 10am to 10pm.

3. Name of Operator

Previous: Point Grey Cannabis LTD DBA Point grey Cannabis

Current: Point Grey Cannabis Foundation Society DBA LotusLand Cannabis Club

4. Relaxation Rationale

Non applicable.

5. Number of Staff

Minimum of two staff working at all times.

6. Parking and Loading Strategy

Street parking is available out front of the location with 2hr parking available.

7. Noise Mitigation

There will not be any noise pertaining from business outside the building.

8. Line ups

There will not be any line ups outside the building.

Blackmore, Jessica

From: Hicks, Sarah
Sent: Thursday, January 10, 2019 1:47 PM
To: Blackmore, Jessica
Subject: HPE CM: RE: 3357 W 4th Av - DE419340 (DP-2017-01006) - Extension Request

Record Number: DOC/2019/011653

No comment

Sarah Hicks | Deputy Chief Licence Inspector, Licence Office Manager, Licence Office
Development, Buildings, & Licensing
City of Vancouver | 515 W 10th Ave
Vancouver | B.C. V5Z 4A8
(O) [604.873.7546]
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From: Blackmore, Jessica
Sent: Thursday, January 10, 2019 10:58 AM
To: Hicks, Sarah; Durcan, Colin; KELLER, Jodyne
Subject: 3357 W 4th Av - DE419340 (DP-2017-01006) - Extension Request

Hi all,

Yvette Bikus of Point Grey Cannabis has requested an extension of the permit time-limitation for DE419340, to retain the use of a Cannabis Store in this existing commercial building (as approved with BOV Appeal No. Z34724 dated April 4, 2016), for a further period of time.

DE419340 (now transferred to POSSE as DP-2017-01006) was originally issued on October 12, 2016, for a period of one-year, and has been extended once since then.

Conditions of the permit include:

- No banners, flags, string lighting or similar means of advertising and display shall be permitted at any time.

There are no complaints filed in POSSE since operations commenced. Are there any concerns with a further extension for this MMRU?

Jessica Blackmore

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

E: jessica.blackmore@vancouver.ca | T: 604.873.7717 |



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January 10, 2019

c/o Yvette Bikus
Point Grey Cannabis Ltd.
3357 West 4th Avenue
Vancouver, BC V6R 1N6

Dear Ms. Bikus:

**RE: 3357 West 4th Avenue
Development Permit Number DP-2017-01006 (formerly DE419340)**

Thank you for your letter of January 8, 2019, requesting an extension of the Permit time limitation. As a result of our internal administrative procedures, Development Permit Number DE419340 has been superseded by DP-2017-01006.

On behalf of the Director of Planning, your request is granted, to retain the use of a Cannabis Store (formerly Medical Marijuana-Related use), in this existing commercial building, per Board of Variance Appeal No. Z34724 heard on April 4, 2016, for a further period of time, **expiring on November 7, 2019**, unless extended in writing by the Director of Planning and subject to the following conditions:

- No banners, flags, string lighting or similar means of advertising and display shall be permitted at any time.

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

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

Yours truly,



Jessica Blackmore
Permit Extension & Renewal Coordinator
Development Review Branch

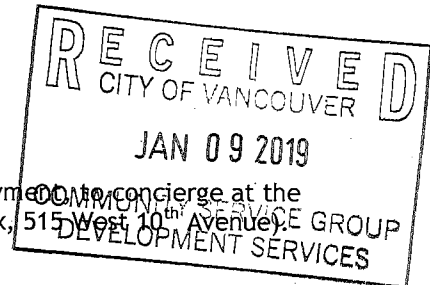
T: 604.873.7717 & E: jessica.blackmore@vancouver.ca



DEVELOPMENT, BUILDINGS, AND LICENSING
Development Services
Development Review Branch

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

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



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

Date: January 8, 2019

Property Address: 3357 W 4th Ave

Development Permit #: DP-2017-01006

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

Considerations
or Rationale
for Request:

Extension of time to allow
for proper licensing

Contact Name: Yvette Bikus

Company Name: Point grey Cannabis LTD

Mailing Address: 3357 W 4th Ave

Address Line 1

Address Line 2

Vancouver

City

BC

Province

Text

Postal Code

Phone Number: 6047325144

Alternate: 604-366-4206

Email Address: Pointgreycannabisltd@gmail.com

INTERNAL USE ONLY

Date Payment Processed: NOV 6/19

Receipt Number: R191927

If applicable,
Cheque # ↓

Amount Received: \$ 656.00

Staff Initials: JB

Please send original form to Permit Extension & Renewal Coordinator

Blackmore, Jessica

From: Durcan, Colin
Sent: Thursday, January 10, 2019 11:00 AM
To: Blackmore, Jessica
Subject: RE: 3357 W 4th Av - DE419340 (DP-2017-01006) - Extension Request

No concerns

From: Blackmore, Jessica
Sent: Thursday, January 10, 2019 10:58 AM
To: Hicks, Sarah; Durcan, Colin; KELLER, Jodyne
Subject: 3357 W 4th Av - DE419340 (DP-2017-01006) - Extension Request

Hi all,

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Property Use Complaint

Case number: 101014783126

Case created: 2021-02-09, 09:25:00 AM

Channel: WEB

Incident Location

Address: 3357 W 4TH AV, Vancouver, V6R 1N6

Address2:

Location name:

Original Address: 3357 west 4th avenue

Request Details

1. **Type of concern (if multiple concerns, select primary and provide details in question 2):**
BusinessComplaintMarijuanarelatedissue
3. **Name of business and details of concern:***
there appears to be a recently approved DP for 3357 West 4th Avenue. i am concerned it is way to close to the parks directly across the street where families congregate. it is also very close to the community assisted living home located at 2046 Dunbar Street managed by Coastal Health called "The Crossroads". does not seem appropriate to be so close to both these uses.
13. **Address of business:***
3357 west 4th avenue
15. **Name:***
s.22(1)
16. **Phone:***
s.22(1)
18. **Email address:**

Additional Details

Contact Details

Name: s.22(1)

Address:

Address2:

Phone:

Alt. Phone:

Email:

Preferred contact method: Either

Case Notes

Photo

- no picture -

From: "Hicks, Sarah" <Sarah.Hicks@vancouver.ca>
To: "Hicks, Claudia" <claudia.hicks@vancouver.ca>
Date: 11/3/2017 9:40:46 AM
Subject: RE: Operational Letter update - 3357 w 4th - change of registered business name

As discussed – so long as this is the same operator – Yvette Bikus – I am ok with the change as she is changing from a sole proprietor to a society.

Thank you

Sarah Hicks | Deputy Chief Licence Inspector, Licence Office Manager, Licence Office
Development, Buildings, & Licensing
City of Vancouver | 515 W 10th Ave
Vancouver | B.C. V5Z 4A8
(O) [604.873.7546]
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From: Hicks, Claudia
Sent: Friday, November 03, 2017 9:38 AM
To: Hicks, Sarah
Subject: FW: Operational Letter update - 3357 w 4th - change of registered business name

Hi Sarah,
Could you send me a quick e-mail clearance?
Thanks,
Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: Hicks, Claudia
Sent: Friday, November 03, 2017 8:52 AM
To: Hicks, Sarah
Subject: Operational Letter update - 3357 w 4th - change of registered business name

Hi Sarah,
Any issues with the Point Grey Cannabis changing their registered business name as attached?
With thanks,
Claudia Hicks
Project Coordinator

CITY OF VANCOUVER

75

DATE ISSUED OCTOBER 12, 2016		PERMIT TYPE DEVELOPMENT PERMIT				PERMIT NUMBER P DE 419340	
LEGAL DESCRIPTION LT E BLK 24 DL 540 PLAN 4572					ADDRESS 3357 W 4TH AV		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE JUL 20, 2015	PURPOSE CHANGE USE	PROJECT VALUE	ASSESSED VALUE \$10,200	PLANS 5	METRIC NO	PLACE NAME	
TEMPORARY BUILDING DATES		TEMPORARY USE DATES OCT 12, 2016 to OCT 12, 2017		SUBTYPE			
COMPLEXITY 020 C/E/R/S CHG USE					CO-ORDINATE 640-045-37-0000		
APPLICANT TENANT YVETTE BIKUS 3357 W 4TH AVE VANCOUVER BC V6R 1N6			CONTACT 2		CONTACT 3		
TEL 604-732-5144 FAX	BUS.LICENSE CERTIFICATE	TEL FAX	BUS.LICENSE CERTIFICATE	TEL FAX	BUS.LICENSE CERTIFICATE		

THIS DEVELOPMENT PERMIT WHICH INCLUDES THE PLANS MARKED AS FORMING PART THEREOF IS FOR THE FOLLOWING ONLY:

In accordance with Board of Variance appeal No. Z34724, dated April 4, 2016, thereby permitting:

- the Change of Use of approximately 1161 sq. ft. from Retail to Medical Marijuana Related Use in this existing commercial building for a limited period of time expiring October 12, 2017 unless extended in writing by the Director of Planning; thereby overturning the decision of the Director of Planning, subject to the following:
- that the development shall otherwise comply with the requirements and regulations of the Zoning & Development Bylaw to the satisfaction of the Director of Planning.

Letter of Operation submitted by Yvette Bikus on May 16, 2016.

AND IS SUBJECT TO THE FOLLOWING CONDITIONS AND NOTES:

007 No banners, flags, string lighting or similar means of advertising and display shall be permitted at any time.

490 (A) No translucent or opaque film, artwork, posters, shelving, display cases or similar elements are to be installed on or directly outside or inside of the approved glazing frontages and windows.

(B) This development permit is approved for a limited period of time, expiring October 12, 2017 unless extended in writing by the Director of Planning.

(C) Hours of Operation are limited from 8:00 to 22:00 every day of the week.

PERMITTED USE R55 MED MARIJUNA-REL	SPECIFICS/LOCATION	AREA (SF) 1161.0	OCC	PERMITTED USE	SPECIFICS/LOCATION	AREA (SF)	OCC
ITEM 0040 PROCESSED THROUGH 0041 BY-LAW PROVISION	SPECIFICS/REFERENCE 32 PROC CTR -MGR DE C CONDITIONAL	QTY/AMT		ITEM 0080 ZONE	SPECIFICS/REFERENCE 2031 C-2	QTY/AMT	

AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.

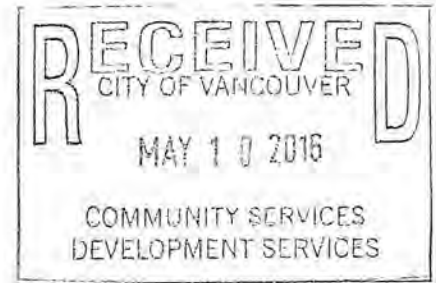
FEE 200 DEV SCHED 9	AMOUNT 100.00	FEE	AMOUNT	SIGNED BY YVETTE BIKUS
				DATE SEE INFORMATION SHEET
				ISSUED BY K PRINGLE
				FOR THE DIRECTOR OF PLANNING & DEV
INVOICE : 784152		TOTAL		\$100.00

PSD200.01 REVISED FEB/08

Operational Letter

DP. 000071

DP. 000071



1. Description of Operation

Location: 3357 w 4th Ave, Vancouver BC

The proposed operation at 3357 w 4th Ave will be a Retail Medical Marijuana Related Use. Clients must be 19 years or older. We require a prescription from given health care provider and two pieces of valid Government I.D.

Only Medical Marijuana related products that comply within the given by-law will be available at this location.

There will be no Medical Marijuana Edibles available at this business.

We strictly enforce a No smoking policy in and around our establishment.

2. Hours of Operation

The business will be in operation Monday to Sunday 10am to 10pm

3. Name of Operator

The business will do business as Point Grey Cannabis.

Yvette Bikus

Contact information; C: 604-732-5144 E: PointGreyCannabisLTD@gmail.com



4. Relaxation Rationale

Non-applicable.

5. Number of Staff

Minimum of two staff working at all times.

6. Parking and Loading Strategy

Ample street parking is available out front of the location with 2hr parking available.

7. Noise Mitigation

There will not be any noise pertaining from business outside the building.

8. Line ups

There will not be any line ups outside the building.

February 15, 2019

Yvette Nicole Bikus, Shane Escher & Dominique Nelson
3357 W 4th Ave.
Vancouver, BC V6R 1N6

Dear Yvette Nicole Bikus, Shane Escher & Dominique Nelson

RE: 3357 W 4th Avenue Vancouver, BC

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

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

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

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

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

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

Yours truly,



Kathryn Holm, P.Eng.
Chief Licence Inspector

February 15, 2019

Yvette Bikus
2603-198 Aquariaus Mews
Vancouver, BC V6Z 2Y4

Dear Yvette Bikus

RE: 3357 W 4th Avenue Vancouver, BC

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

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

Yours truly,



Kathryn Holm, P.Eng.
Chief Licence Inspector

From: "KELLER, Jodyne" <jodyne.keller@vpd.ca>
To: "Blackmore, Jessica" <Jessica.Blackmore@vancouver.ca>
Date: 1/14/2019 12:50:15 PM
Subject: HPE CM: RE: 3357 W 4th Av - DE419340 (DP-2017-01006) - Extension Request

Hi Jessica,

s.22(1)

s.22(1)

We would support a shorter extension.

Jodyne

From: Blackmore, Jessica <Jessica.Blackmore@vancouver.ca>
Sent: Thursday, January 10, 2019 10:58 AM
To: Hicks, Sarah <Sarah.Hicks@vancouver.ca>; Durcan, Colin <Colin.Durcan@vancouver.ca>; KELLER, Jodyne <jodyne.keller@vpd.ca>
Subject: 3357 W 4th Av - DE419340 (DP-2017-01006) - Extension Request

Hi all,

Yvette Bikus of Point Grey Cannabis has requested an extension of the permit time-limitation for DE419340, to retain the use of a Cannabis Store in this existing commercial building (as approved with BOV Appeal No. Z34724 dated April 4, 2016), for a further period of time.

DE419340 (now transferred to POSSE as DP-2017-01006) was originally issued on October 12, 2016, for a period of one-year, and has been extended once since then.

Conditions of the permit include:

- No banners, flags, string lighting or similar means of advertising and display shall be permitted at any time.

There are no complaints filed in POSSE since operations commenced. Are there any concerns with a further extension for this MMRU?

Jessica Blackmore

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

E: jessica.blackmore@vancouver.ca | T: 604.873.7717 |



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Blackmore, Jessica

From: KELLER, Jodyne
Sent: Wednesday, October 18, 2017 12:42 PM
To: Blackmore, Jessica
Subject: HPRM: RE: 3357 W 4th Av - DE419340 (DP-2017-01006) - Extension Request

HP Records Manager Record Number:
DOC/2017/328566

Hi Jessica,

The address has not been a concern at this point

~~s.22(1)~~

Jodyne

From: Blackmore, Jessica [mailto:Jessica.Blackmore@vancouver.ca]
Sent: Monday, October 16, 2017 11:29 AM
To: Hicks, Sarah <Sarah.Hicks@vancouver.ca>; KELLER, Jodyne <jodyne.keller@vpd.ca>; Liu, Nicholas <nicholas.liu@vancouver.ca>
Cc: Somers, Susana <Susana.Somers@vancouver.ca>
Subject: 3357 W 4th Av - DE419340 (DP-2017-01006) - Extension Request

Hi all,

Yvette Bikus of Point Grey Cannabis has requested an extension of the permit time-limitation for DE419340, to retain the use of a Medical Marijuana-related Use in this existing commercial building (as approved with BOV Appeal No. Z34724 dated April 4, 2016), for a further period of time.

DE419340 (now transferred to POSSE as DP-2017-01006) was originally issued on October 12, 2016, for a period of one-year. This is the first extension request.

Conditions of the permit include:

- No banners, flags, string lighting or similar means of advertising and display shall be permitted at any time;
- No translucent or opaque film, artwork, posters, shelving, display cases or similar elements are to be installed;
- Hours of operation are from 8:00 a.m. to 10:00 p.m., every day of the week;

Business License #17-175737 is currently pending issuance – awaiting the signing of the Good Neighbour Agreement as well as payment. Permit will not be issued until the Business License is issued.

There are no complaints filed in POSSE since operations commenced. Are there any concerns with a further extension for this MMRU?

Jessica Blackmore

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

E: jessica.blackmore@vancouver.ca | T: 604.873.7717 |



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