

File No.: 04-1000-20-2021-339

August 12, 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 June 29, 2021 for:

All records, including applications and correspondence sent or received by the City relating to Development Permit Application 2020-00786 for permission to operate a Small Scale Pharmacy in conjunction with a Health Care Office at 633 East Hastings Street. Date Range: January 1, 2020 to June 29, 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

Please note, issued permits are routinely available on a fee for service basis from the Property Research section of the By-law and Compliance Administration branch, Development, Building & Licensing Department. To access these records please contact Property Research at property.research@vancouver.ca. Alternatively, permits can be searched online at the following link: www.vancouver.ca/permit-search. Please also see the following link which also provides more information on obtaining property records: <https://vancouver.ca/home-property-development/request-property-research-and-copies-of-permits.aspx>

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

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2021-339); 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

DEDD - 540 - 1

PLANNING & DEVELOPMENT SERVICES

This checklist MUST be completed and submitted with your Development Permit Application. If you have any questions regarding the information requested on this form, please call the Enquiry Centre at 604-873-7611.

Project Address: 633 E HASTINGS ST	Development Application: DP-2020-007816
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Drawings Required - Required scale 1/4" = 1'0" (1:50) unless otherwise specified in Notes, or if plans exceed standard A2 paper (2'x3') at the above-noted scale, then plans at 1/8" = 1'0" (1:100) scale may be acceptable.				Staff Use Only	
Drawing Title	Copies Required	Details	Notes	Copies Attached	Accepted
Site Plan: Scale NOT less than 1/16" or 1/20" to 1' (or metric equivalent)	5	<ul style="list-style-type: none"> Address Legal description Street names Dimensions of site Location and dimensions of buildings Required yards or setback and building lines Size and location of off-street parking and loading, including paving material* Size of manoeuvring aisles* Access to parking and loading* Garbage facilities; and Site plan to indicate all addresses and building entrances and exits 			✓
Floor Plan	5	<ul style="list-style-type: none"> Number of storeys including details of basement and underground parking All uses on each floor and square footage to be listed and parking and loading required for each use indicated Location plan (show where you are located on your floor) All outside dimensions Dimensions of all rooms and areas Layout and uses of all rooms and areas, including the proposed layout of all furniture, shelving, counters, etc. Proposed changes or alterations to existing buildings (areas outlined highlighted in red pen); and Number of square feet of proposed change of use areas Weather protection 			✓
Elevation Plans, if applicable	5				N/A
Title Search	3	Copy of current title search from the Land Title Office			✓
Charge Summary	3	If there are charges on title, a charge summary will also be required.	Written summary by a solicitor, on their company letterhead, describing each charge on title (except financial charges) and advising whether they are affected by the proposal.		N/A

DE Checklist - Change of Use cont'd

*Parking By-law Requirements		
<p>In addition to drawings that clearly indicate the location of these facilities, plans must include a statement that demonstrates compliance to the requirements of the Parking By-law regarding provision of parking, loading, bicycle spaces and passenger spaces (where applicable).</p> <p>Parking By-law No. 6059 can be found online here: http://vancouver.ca/your-government/parking-bylaw.aspx</p>		
Additional Information (Where Applicable)		
<ul style="list-style-type: none"> ■ Survey plan ■ Landscape plan ■ Elevation plans ■ A letter describing the business, including hours of operation, number of staff, number of patrons, name of operator(s) and a statement indicating the services provided 		

Project Address: 633 E Hastings

Permit No: DP-2020-00786

Related to: _____

Target Dates: ER

Intake Date: October 22, 2020

PCM

January 21, 2021

Zone: DEOD

Comments Due: January 7, 2021

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

Project Description:

Interior alterations and to change the use of this existing Laundromat unit to a Small Scale Pharmacy operating in conjunction with a Health Care Office in this existing one-storey Vancouver Heritage "B" building on this site.

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

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

Thanks.

Mary Tuiza, Project Coordinator, 604-873-7772



453 West 12th Avenue
Vancouver, BC V5Y 1V4

Development,
Buildings & Licensing

IMPORTANT INFORMATION Please have this translated

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

重要資料 請找人為你翻譯

これはたいせつなお知らせです。 どなたかに日本語に訳してもらってください。

알려드립니다 이것을 번역해 주십시오

ਗੁਰੂ ਜਾਣਕਾਰੀ ਬਿਰਥਾ ਕਰਨੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਟ੍ਰਾਂਸਲੇਟ ਕਰਵਾਓ



MARY TUIZA
CITY OF VANCOUVER
453 W 12TH AVE
VANCOUVER BC V5Y 1V4

To help expedite submission of your application, please fill out BOTH sides of this information sheet prior to attending the Application Preview counter located in the Development and Building Services Centre, Ground Floor, 515 West 10th Avenue (West Annex, City Hall).

JOB LOCATION (Correct and complete addressing is important. Complete this section carefully.)			
Address: <u>633 Hastings</u>		Specifics: _____	
Floor Level: <u>1</u>	Suite No: _____		
Legal Description:			
Lot(s) <u>27</u>	Block(s) <u>59</u>	District Lot(s) <u>196</u>	Plan Number(s) <u>VAP196</u>
Are you aware of the presence of any contaminated soils on the subject property?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Are you aware of the existence of any contaminated soils studies, reports, soil agreements, or Ministry of Environment orders or letters with respect to the subject property?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the building being converted to strata-title ownership?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Note: If you intend to convert an existing building to strata title ownership, please contact Subdivision and Strata Title staff at 604.871.6627 for information on the strata conversion process in advance of the issuance of any permits.			

This area must be completed by the person <u>signing</u> the application form	
Your Name: <u>Jason Hyare</u>	You are the:
Mailing Address: <u>7069 Wales Street</u>	01 <input type="checkbox"/> Property Owner
City: <u>Vancouver</u> Postal Code: <u>V5S2S2</u>	02 <input checked="" type="checkbox"/> Contractor
E-mail Address: <u>admin@sjrconstructionltd.com</u>	03 <input type="checkbox"/> Certified Professional
Phone Number: <u>7789681491</u> Fax Number: _____	04 <input type="checkbox"/> Design Professional
Company Name: <u>SJR Construction Ltd</u>	05 <input checked="" type="checkbox"/> Tenant
Business License Account Number: <u>20-121547</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: _____
	10 <input type="checkbox"/> Civic Department
	98 <input type="checkbox"/> Other
Note: Contractors/design professionals/consultants <u>MUST</u> have a valid Business License to do work in the City of Vancouver. You may obtain current business license account numbers from the Business License Counter.	

Complete the following for ALL applications

Property Owner's Name: <u>s.22(1)</u>	
Address:	City:
Postal Code:	Phone Number: <u>s.22(1)</u>
Is the owner aware of this application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Contractor's Name: <u>SJR Construction Ltd</u>	
Address: <u>7069 Wales Street</u>	City: <u>Vancouver</u>
Postal Code: <u>V5S2S2</u>	Phone Number: <u>7789681491</u>
Business License Account Number:	
Tenant's Name: <u>1259400 BC Ltd</u>	
Address: <u>6938 Vivian Street</u>	City: <u>Vancouver</u>
Postal Code:	Phone Number: <u>6042183975</u>
Job Contact: <u>SJR Construction</u>	
Address:	City:
Postal Code:	Phone Number: <u>7789681491</u>

Please continue application on reverse

What is the value of the work proposed? (Include cost of plans, material and labour)
\$ 50000

Will any of the following be altered/repaired/installed?
Select all that apply:

☒ Electrical ☐ Gas ☐ Drain Tile
☒ Plumbing ☐ Sprinkler ☐ Fire Alarm

Sprinkler Contractor's Name: _____

Note: If the sprinkler contractor noted on this application changes, please notify the City of Vancouver in writing within 24 hours.

Special Sprinkler Inspection Number SP _____

Complete the following for all residential buildings

	Existing	Proposed
Total number of dwelling units:	_____	_____
Total number of housekeeping units:	_____	_____
Total number of sleeping units:	_____	_____

Complete the following related permit information

Development Permit/Application Number DE _____

Minor Amendment Number DE _____

Building Permit/Application Number BU _____

Board of Variance Appeal Number Z _____

Combined Permit Application Number DB _____

Office Use Only <hr/> <hr/> <hr/> <hr/> <hr/>	
Office Use Only BU _____ DE _____	Invoice # _____ _____
Office Use Only BU (WWOP?) _____ DE _____ DT _____ BG _____ f/m _____ ENV. PROT. Site Profile _____ SUBTOTAL _____ SP _____ TOTAL _____	

SIGNED AT VANCOUVER, B.C. THIS 17 DAY OF September 2020 City of Vancouver FOI 2021-339 - Page 6 of 44
 DOC/2013/057653 (Revised October 2014) SIGNATURE OF APPLICANT

PROJECT DESCRIPTION:
CIVIC ADDRESS: 633 E HASTINGS STREET, VANCOUVER, BC
LEGAL ADDRESS: LOT 27 BLOCK 59 PLAN VAP196 DISTRICT LOT 196 NWD PID 007955031

DOOR SIZE: 3'-0" (W) x 7'-0" (H)
DESCRIPTION: HINGED DOOR
MATERIAL: SOLID CORE WOOD
HARDWARE: GRASPABLE, CAN BE RELEASE IN ONE MOTION AND CAN BE OPERATED WITH A CLOBBED FIST. HINGES, LEVER WITH PRIVACY LOCK, PAINT FINISH

NDI-INTERIOR HINGED DOOR
SCALE: 1/2" = 1'-0"

PASS-THROUGH OPENING

NW1 - OFFICE WINDOW
SCALE: 1/2" = 1'-0"
WINDOW SIZE: 7'-0" (W) x 4'-0" (H)
DESCRIPTION: INTERIOR WINDOW
MATERIAL: METAL & CLEAR GLASS

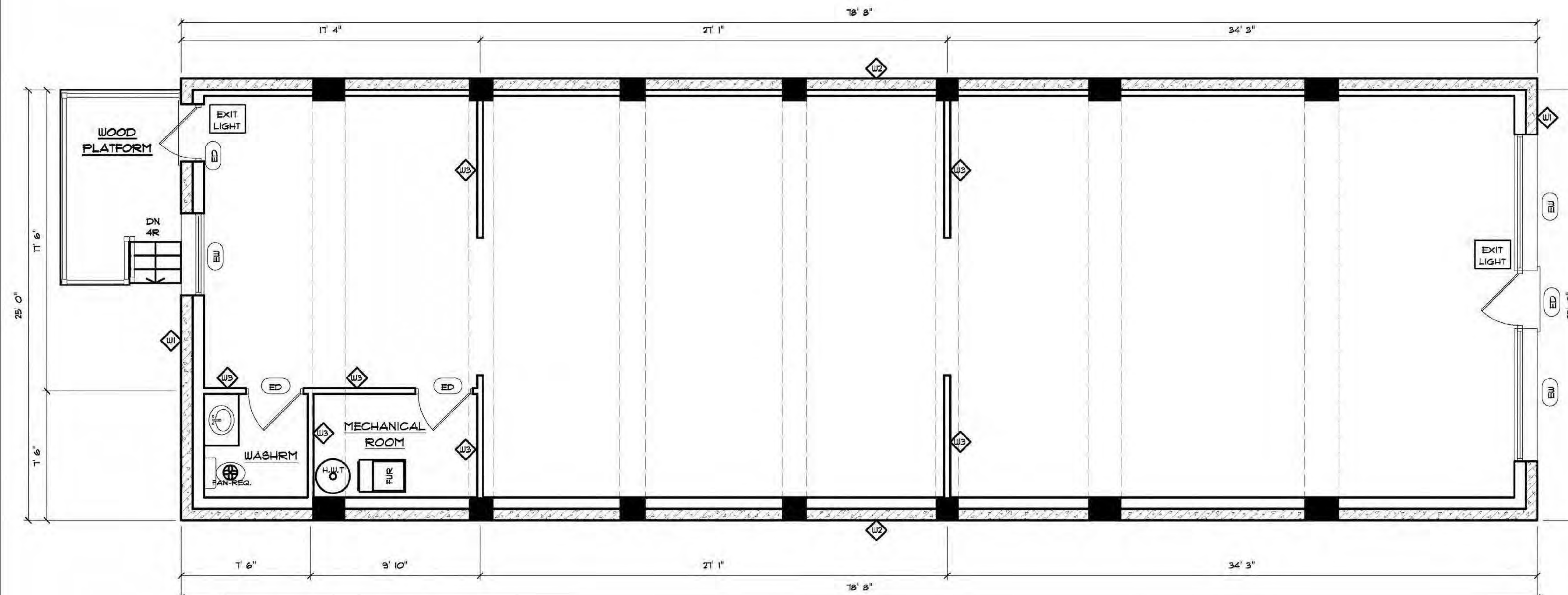
NW2 - OFFICE WINDOW
SCALE: 1/2" = 1'-0"
WINDOW SIZE: 3'-0" (W) x 4'-0" (H)
DESCRIPTION: INTERIOR WINDOW
MATERIAL: METAL & CLEAR GLASS

EXISTING ASSEMBLY TYPES

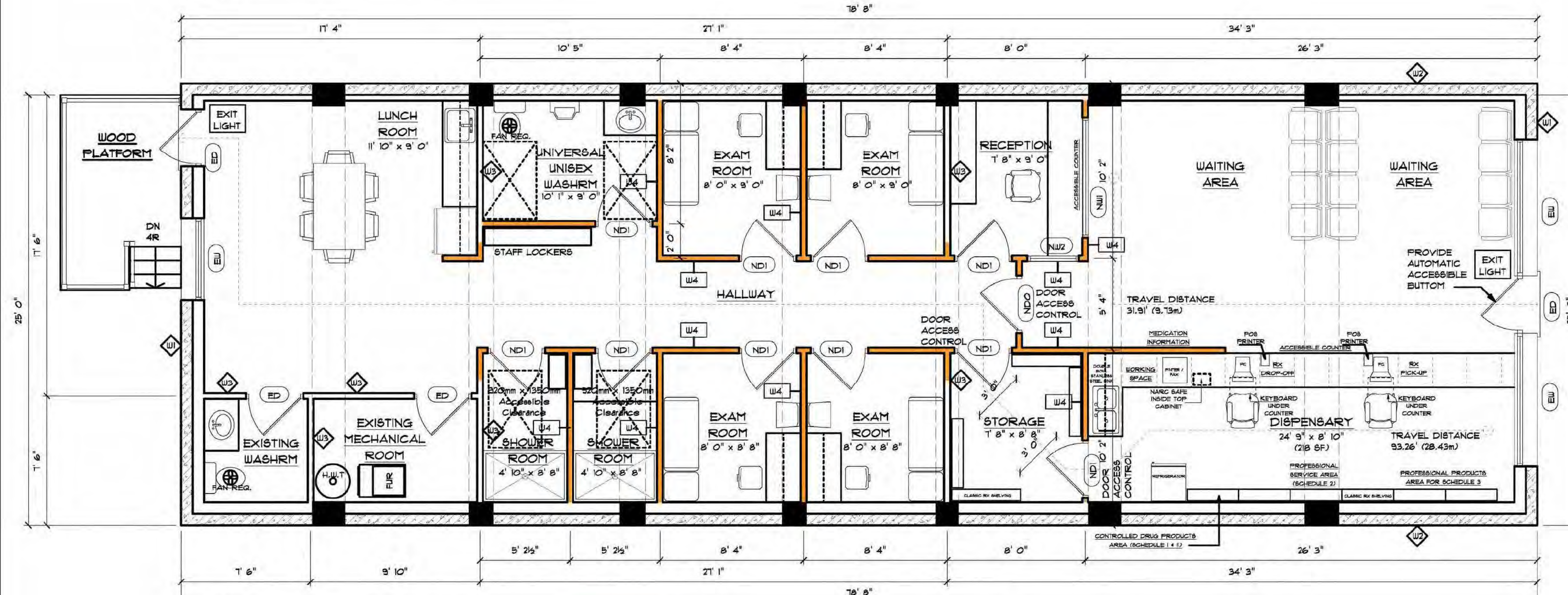
EXISTING EXTERIOR WALL
EXISTING FIRE WALL / DIMBING WALL
5/8" TYPE "X" GYPSUM BOARD
1/2" FLYWOOD
2x4 METAL STUDS @ 16" O.C.
CONCRETE BLOCK WALL
EXISTING FIRE WALL / DIMBING WALL
1/2" GYPSUM BOARD
3-5/8" OF STEEL STUDS @ 16" O.C.
1/2" GYPSUM BOARD

NEW ASSEMBLY TYPES

NEW INTERIOR WALL / UNRATED PARTITION WALL
1/2" GYPSUM BOARD
3-5/8" OF STEEL STUDS @ 16" O.C.
1/2" GYPSUM BOARD

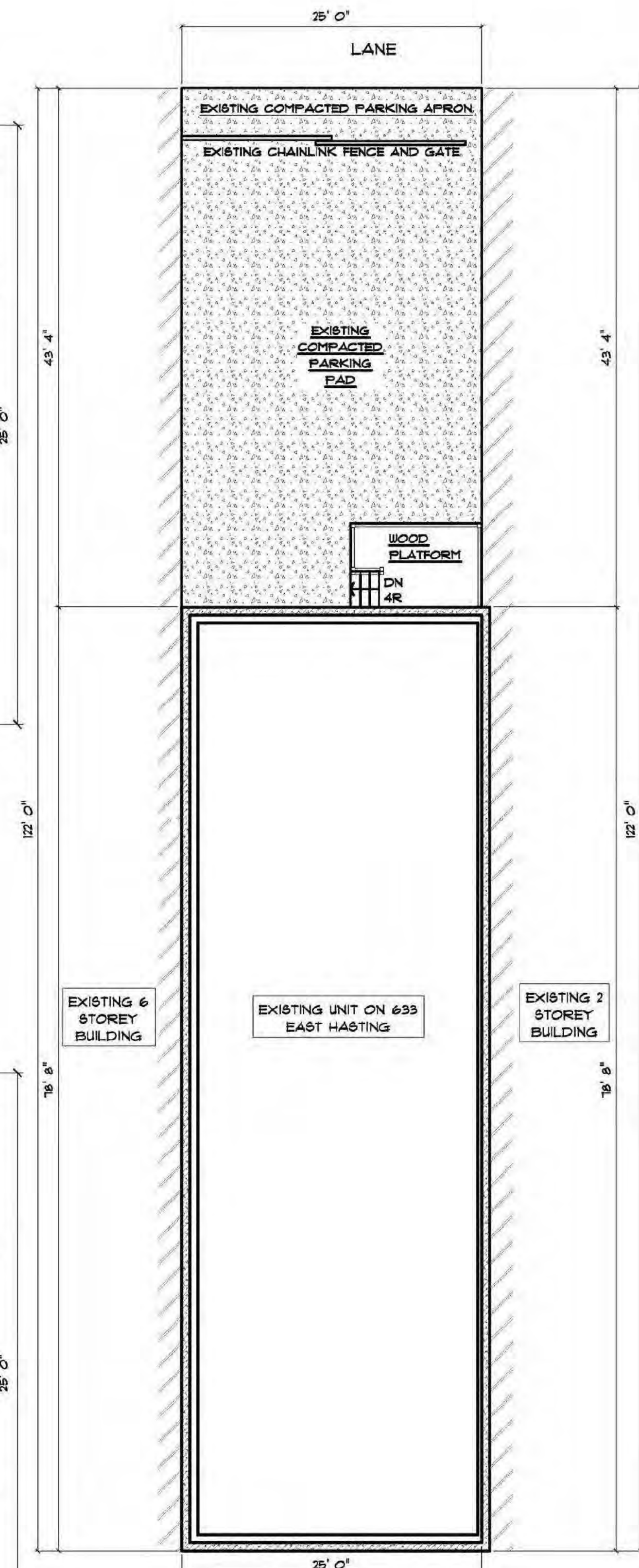


EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0" AREA: 1,966.65 SF
* NO CHANGE TO EXISTING EXTERIOR WINDOW AND DOORS



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0" AREA: 1,966.65 SF
* NO CHANGE TO EXISTING EXTERIOR WINDOW AND DOORS

NEW PARTITION WALL



SITE PLAN
SCALE: 1/8" = 1'-0"

PROPOSED TENANT IMPROVEMENT for SJR CONSTRUCTION
ON 633 EAST HASTINGS ST, VANCOUVER, B.C.

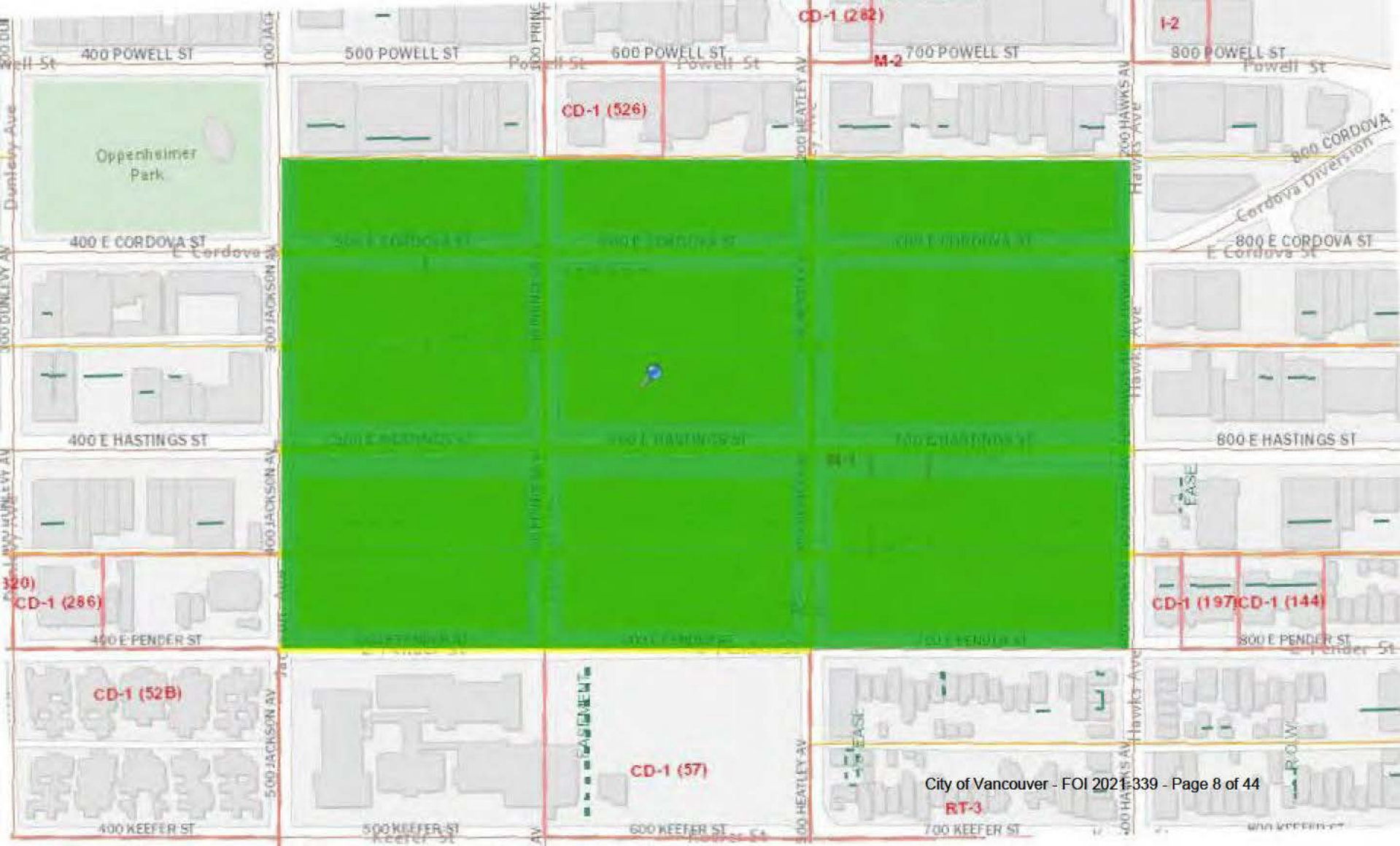
this drawing/design is the exclusive property belongs to
SIMPLEX HOME DESIGN. no body is authorised to use or
reproduce without the written approval from
SIMPLEX HOME DESIGN.

SCALE: 1/4" = 1'-0"
DATE: SEPTEMBER 15, 2020

PLAN: 12-191-20
DRAWN: ZH / BG

1

simplex
home design
#101-12725, 78 ave, surrey, b.c. v3w 2m7
p: 604.597.3508 f: 604.597.3513



NOTICE OF DEVELOPMENT APPLICATION

633 E Hastings Street
DP-2020-00786



November 12, 2020

SJR Construction Ltd. has applied to the City of Vancouver for permission to develop the following on this site:

- Interior alterations and to change the use of this existing Laundromat to a Small Scale Pharmacy operating in conjunction with a Health Care Office
- A floor area approximately 1,966.65 sq. ft.
- Operating hours of Monday to Sunday from 9:00 am – 7:00 pm

Under the site's existing DEOD zoning, the application is "conditional" so it may be permitted. However, it requires the decision of the Director of Planning.

We welcome your written comments on this application by **November 26, 2020**.

For more information and updates, visit: shapeyourcity.ca/development or scan the attached QR code:



Contact **Mary Tuiza**, Project Coordinator at **604.873.7772** or mary.tuiza@vancouver.ca

Tuiza, Mary

From: s.22(1)
Sent: Wednesday, November 25, 2020 12:03 AM
To: Tuiza, Mary
Subject: [EXT] Development Application 633 E. Hastings St. DP-2020-00786

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.

To: Mary Tuiza, Project Coordinator

From: s.22(1) Doc-Side Medical, 678 E. Hastings Street, Vancouver, BC

This is a letter in opposition to the Development Application DP-2020-00786 at 633 E. Hastings Street, Vancouver, BC, to change the existing Laundromat to a Small Scale Pharmacy operating in conjunction with a Health Care Office.

As you may already know, the Zoning and Development By-Law pertaining to Small-Scale Pharmacies provides under Appendix B the distancing guidelines to control the geographical concentration of small-scale pharmacies. It states that new small-scale pharmacies will not be permitted to locate within 400 meters of the property line of an existing pharmacy.

Doc-Side Medical is located only 49 meters directly across the street from 633 E. Hastings.

Doc-Side Medical is a health care office that provides Primary Family Practice Care, Addiction Medicine, Psychiatric, and Infectious Disease services, as well as Drug and Alcohol counselling to the Downtown Eastside community. I have been established in the Downtown Eastside for twenty years as a physician and our patients are very appreciative and supportive of the many services we offer to fulfill their needs and are looking forward to the opening of a pharmacy at our clinic.

On August 12, 2020, the City of Vancouver granted Doc-Side Medical a Development Permit to establish a small-scale pharmacy.

Allowing another pharmacy directly across the street from Doc-Side Medical would in effect defeat the purpose of granting it an exemption to the By-Law due to my special circumstances and it would make it very difficult, if not impossible, to find a pharmacist to rent at Doc-Side Medical.

Furthermore, apart from Doc-Side Medical, there are already four other small-scale pharmacies located within 400 meters of 633 E. Hastings St. that fulfill the needs of the community as follows:

1. 790 E. Hastings St. - Remedy's Rx - 240 meters away
2. 463 E. Hastings St. - New Life Pharmacy - 240 meters away
3. 410 E. Hastings St. - Jeff's IDS Pharmacy - 300 meters away
4. 398 E. Hastings St. - Eastside Pharmacy - 350 meters away

That is a total of five small-scale pharmacies within 400 meters of 633 E. Hastings St.

Allowing another small-scale pharmacy at the proposed location, with five pharmacies in such close proximity and with Doc-Side Medical being directly across the street at 49 meters away, would be in contravention of the existing By-Law and in essence permit another pharmacy virtually next door to Doc-Side Medical.

I am currently in advanced discussions and in the process of securing pharmacists for Doc-Side Pharmacy. By allowing another small-scale pharmacy across the street would make it very difficult if not impossible to find pharmacists who would rent at Doc-Side Medical.

I also note that there are already numerous public and private health care facilities established in this area, providing health care and addiction medicine.

In addition to Doc-Side Medical, there are:

1. Hope to Heath Clinic, which recently opened at 611 Powell St.
2. Heatly Clinic at 330 Heatly Avenue, right around the corner from Doc-Side Medical
3. Downtown Community Health Centre at 569 Powell St.
4. Downtown Eastside Connections Clinic at 623 Powell St.
5. Pender Community Health Centre at 59 W. Pender St.

I am currently in the process of hiring Family Physicians. Doc-Side Medical has the capacity to accept hundreds of new patients both for Primary Care and Addiction Medicine.

If you wish to discuss this further please feel free to contact me by email or by phone at 604-736-9078.

Regards,

s.22(1)



Tuiza, Mary

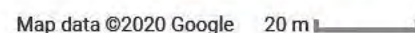
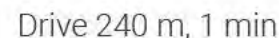
From: s.22(1)
Sent: Wednesday, November 25, 2020 12:13 AM
To: Tuiza, Mary
Subject: [EXT] Development Application 633 E. Hastings Street DP-2020-00786
Attachments: 463.pdf; 410.pdf; 790.pdf; 398.pdf; 678.pdf

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Maps of the pharmacies within 400 meters of 633 E. Hastings St.

s.22(1)



Vancouver, BC V6A 1R2

- 240 m

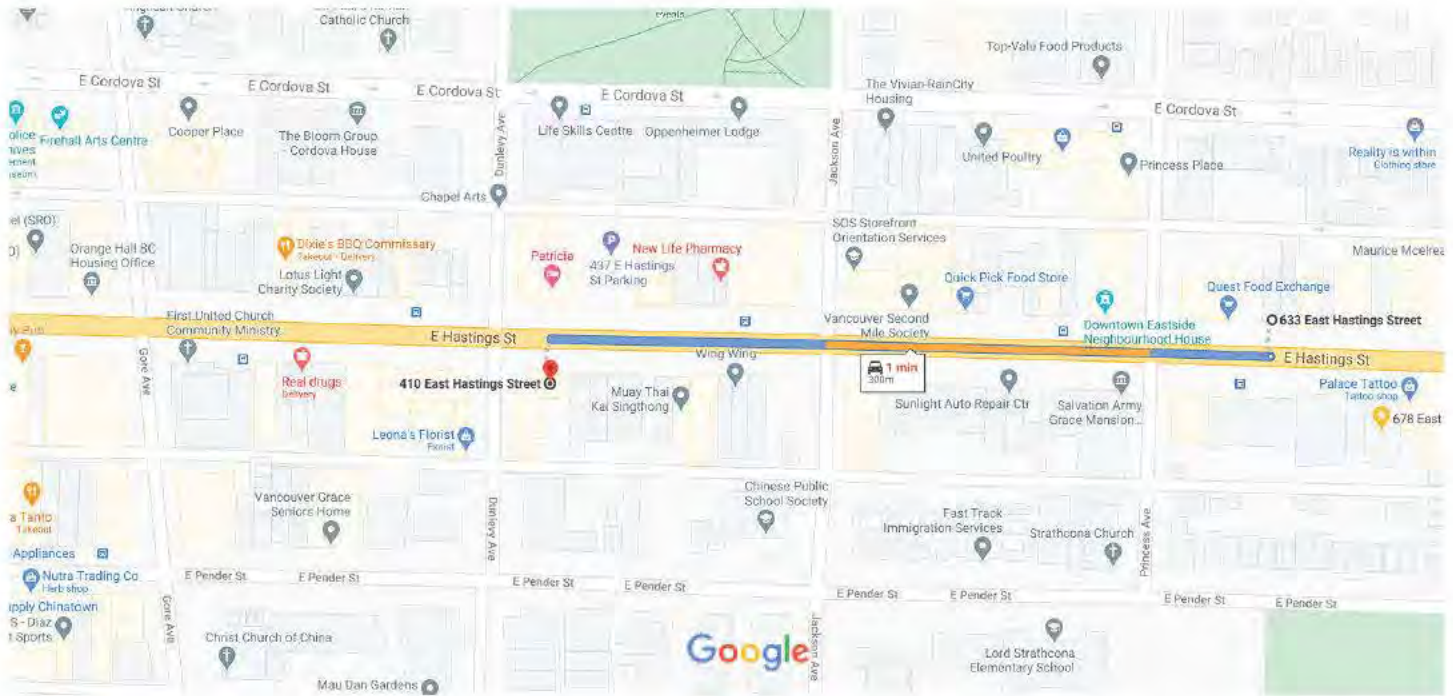
Vancouver, BC V6A 1P7

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.



633 E Hastings St, Vancouver, BC V6A 1R2 to 410 E Hastings St, Vancouver, BC V6A 1P7

Drive 300 m, 1 min



Map data ©2020 Google 20 m

633 E Hastings St

Vancouver, BC V6A 1R2

1. Head west on E Hastings St toward Princess Ave
Destination will be on the left

300 m

410 E Hastings St

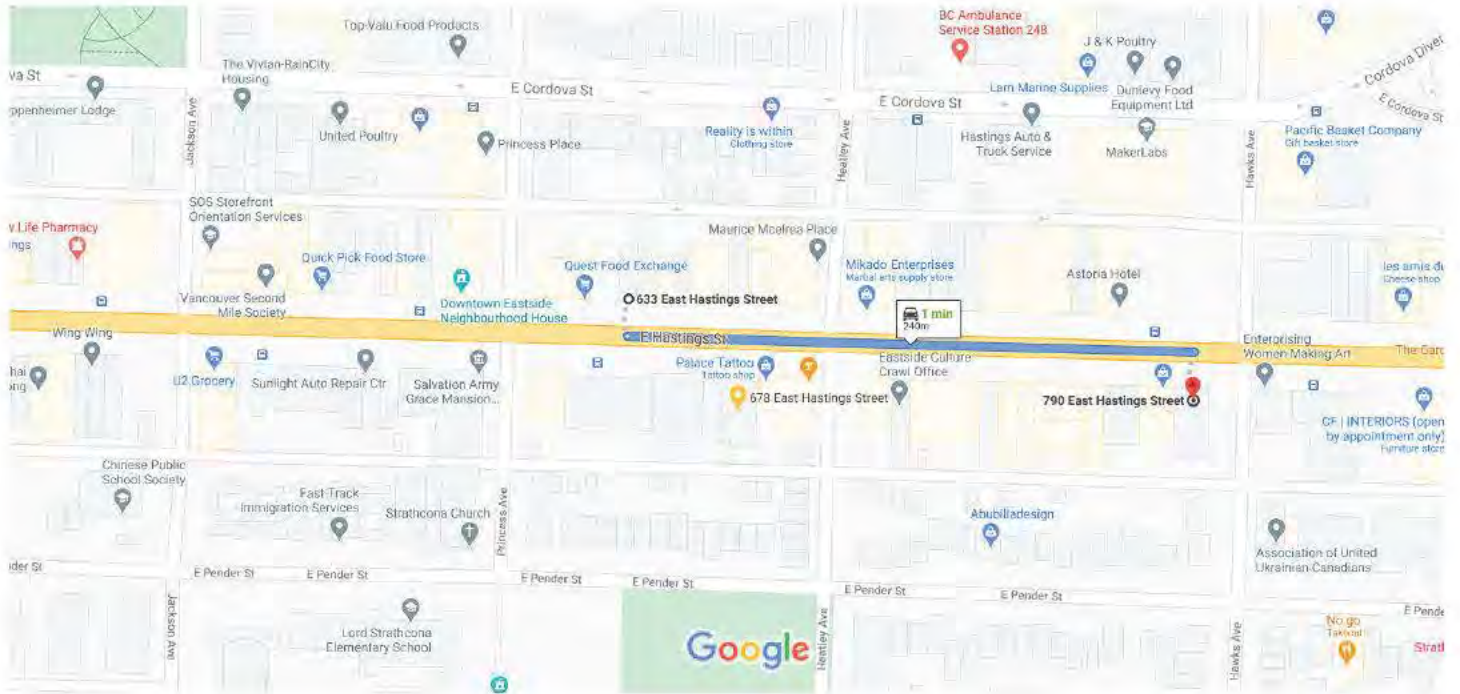
Vancouver, BC V6A 1P7

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.



633 E Hastings St, Vancouver, BC V6A 1R2 to 790 E Hastings St, Vancouver, BC V6A 3H7

Drive 240 m, 1 min



Map data ©2020 Google 20 m

633 E Hastings St

Vancouver, BC V6A 1R2

↑ 1. Head east on E Hastings St toward Heatley Ave

i Destination will be on the right

240 m

790 E Hastings St

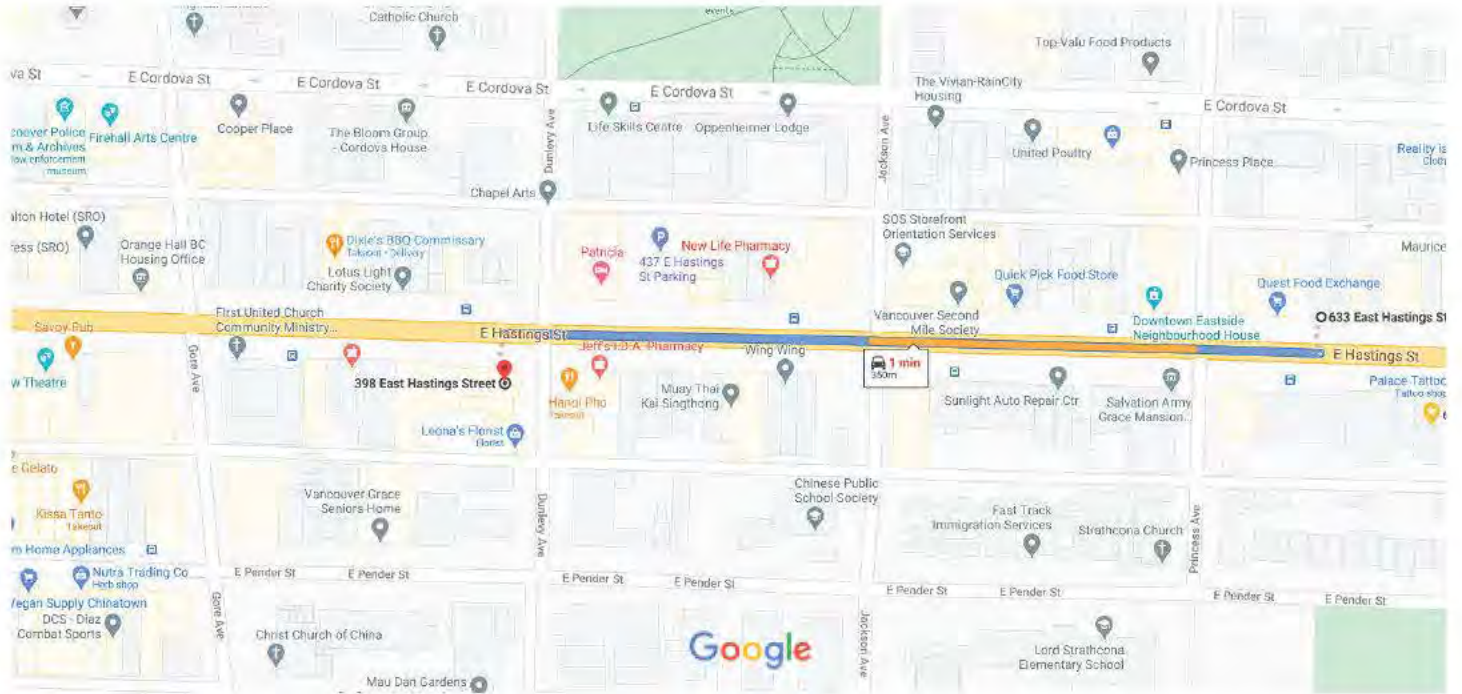
Vancouver, BC V6A 3H7

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.



633 E Hastings St, Vancouver, BC V6A 1R2 to 398 East Hastings Street, Vancouver, BC

Drive 350 m, 1 min



Map data ©2020 Google 20 m

633 E Hastings St

Vancouver, BC V6A 1R2

1. Head west on E Hastings St toward Princess Ave
Destination will be on the left

350 m

398 E Hastings St

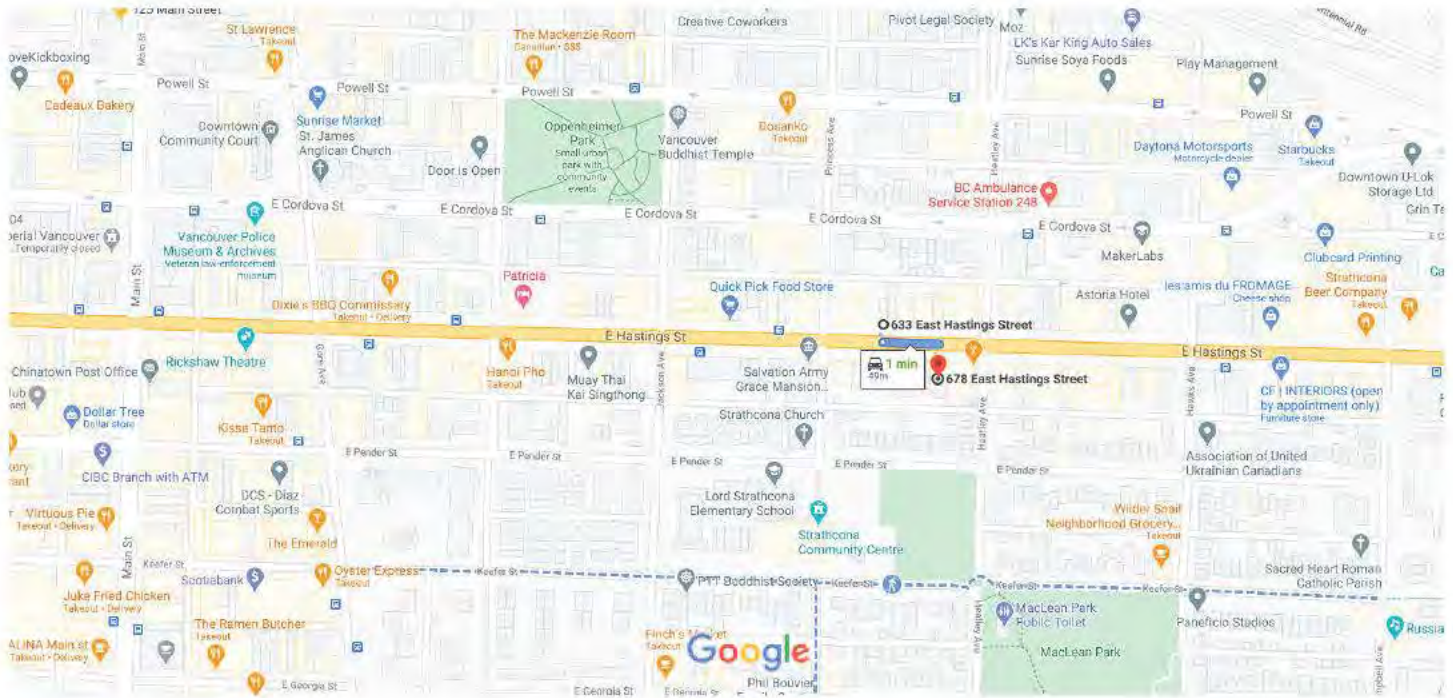
Vancouver, BC V6A 1P4

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.



633 E Hastings St, Vancouver, BC V6A 1R2 to 678 East Hastings Street, Vancouver, BC

Drive 49 m, 1 min



Map data ©2020 Google 50 m

633 E Hastings St

Vancouver, BC V6A 1R2

↑ 1. Head east on E Hastings St toward Heatley Ave

49 m

678 E Hastings St

Vancouver, BC V6A 1R1

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Tuiza, Mary

From: s.22(1)
Sent: Wednesday, November 25, 2020 12:40 AM
To: Tuiza, Mary
Subject: [EXT] FT completed Send your comments for 633 E Hastings St

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

s.22(1) just submitted a comment form for 633 E Hastings St. If you would like to respond, please reply to the individual directly via email.

Your comments:

Happy to see a business hopefully opening in this location.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Support

Proposed Pharmacy and OAT Clinic at 633 E Hastings Street, Vancouver BC

The pharmacy will be a comprehensive, full service pharmacy providing high quality health services and products to residents of the community. We shall promote the health and well-being of the local population by providing accessible, non judgemental service. Proposed business hours are 9:00 am - 7:00pm Monday to Sunday. One pharmacist and one assistant will be on duty during all business hours.

Because the space allows and there is a real need for services due to and related to the opiate pandemic, we are able to dedicate offices for the non profit, Food for the Soul Project Society. They will provide an OAT clinic, psychiatric and counselling services, clothing donations, housing referrals, legal clinic, volunteer to work program, outreach, and fundraisers. The business hours would be the same as the pharmacy and will be staffed by physicians, psychiatrist, counsellor, and volunteers.

The vision for the centre is a team based model where medical, mental health, and social needs can be met in one location.

Thank you,

Kashif Mehmood,
Pharmacist 250-981-1036

Aida Tajbakhesh,
Food for the Soul Project Founder 778-895-7717

From: ["Grant, Erin" <Erin.Grant@vancouver.ca>](mailto:Erin.Grant@vancouver.ca)
To: ["Tuiza, Mary" <Mary.Tuiza@vancouver.ca>](mailto:Mary.Tuiza@vancouver.ca)
Date: 4/1/2021 1:37:52 PM
Subject: RE: DP-2020-00786 / 633 E Hastings St

Hi Mary,

We agree that the location is not within the guidelines due to the location in the DTES and proximity to other pharmacies. However, we support their approach with OAT, counselling, and a team based-model, which is highly needed in the DTES.

Thanks,

Erin

From: Tuiza, Mary <Mary.Tuiza@vancouver.ca>
Sent: Tuesday, March 30, 2021 2:08 PM
To: Grant, Erin <Erin.Grant@vancouver.ca>
Subject: RE: DP-2020-00786 / 633 E Hastings St

Thanks for letting me know.

Regards,

MARY TUIZA | Project Coordinator | Development Review Branch
Development, Buildings and Licensing
City of Vancouver | 515 W 10th Ave
Vancouver | BC V5Z 4A8
604.873.7772
mary.tuiza@vancouver.ca

From: Grant, Erin <Erin.Grant@vancouver.ca>
Sent: Tuesday, March 30, 2021 1:37 PM
To: Tuiza, Mary <Mary.Tuiza@vancouver.ca>
Subject: RE: DP-2020-00786 / 633 E Hastings St

Thanks Mary, and sorry for the delay.

I am just waiting to hear back from someone else on the team to see if they have any comments on this, since I'm pretty new to these reviews. Will let you know asap.

Erin

From: Tuiza, Mary <Mary.Tuiza@vancouver.ca>
Sent: Friday, March 26, 2021 2:50 PM
To: Grant, Erin <Erin.Grant@vancouver.ca>

Subject: RE: DP-2020-00786 / 633 E Hastings St

Hi Erin,

Following up again on my email below.

Please let me know if Social Policy has further comments/concerns, before we Refuse this application.

Thanks,

MARY TUIZA | Project Coordinator |Development Review Branch

Development, Buildings and Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Z 4A8

604.873.7772

mary.tuiza@vancouver.ca

Thank you for your patience and understanding as we work through this challenging and uncertain time. Due to the evolving circumstances resulting from the COVID-19, responses to messages may be delayed. We are working hard to minimize impacts to your Development proposal and application, and appreciate your understanding as we manage this challenging situation.

Please visit the City of Vancouver's COVID-19 Response website at [this link](#) for updates, including information regarding the City's Development and Building Services Centre.

From: Tuiza, Mary

Sent: Wednesday, March 17, 2021 12:52 PM

To: Grant, Erin <erin.grant@vancouver.ca>

Subject: RE: DP-2020-00786 / 633 E Hastings St

Hi Erin,

Just following up on my email below.

Please let me know if Social Policy has further comments/concerns.

Thanks,

MARY TUIZA | Project Coordinator |Development Review Branch

Development, Buildings and Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Z 4A8

604.873.7772

mary.tuiza@vancouver.ca

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From: Tuiza, Mary
Sent: Tuesday, March 9, 2021 11:17 AM
To: Grant, Erin <erin.grant@vancouver.ca>
Subject: DP-2020-00786 / 633 E Hastings St

Hi Erin,

I have discussed the above DP application for a small scale pharmacy in conj. with a health care office yesterday at our Early Review, with Mandy and John.

The property is within 400m of 3 other small scale pharmacy in the area, and we receive 1 response in oppose of the proposed DP during notification.

Decision is more likely to Refuse the application. I was advised to reach out to you to check if Social Policy have further comments/concerns.

Thanks,

MARY TUIZA | Project Coordinator |Development Review Branch
Development, Buildings and Licensing
City of Vancouver | 515 W 10th Ave
Vancouver | BC V5Z 4A8
604.873.7772
mary.tuiza@vancouver.ca



City of Vancouver *Land Use and Development Policies and Guidelines*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

SMALL SCALE PHARMACY - LOCATION AND OPERATION GUIDELINES

Adopted by City Council on September 20, 2005

1 Location Considerations

- (a) A small-scale pharmacy should not be located within 400 metres of the property line of an existing pharmacy or small-scale pharmacy.
- (b) Should a small-scale pharmacy be located in a building containing residential development, there will be an Advisory Committee with the residents of the building that will meet to address any impacts in a timely way on an as needed basis.
- (c) The Director of Planning may, upon advice of the Drug Policy Coordinator, consider an application that does not meet the guideline in (a) above:
 - when it is deemed to be an essential health service; or
 - when it is a relocation of an existing small-scale pharmacy.

2 Patient Consultation Area

- (a) A small-scale pharmacy should have a consultation area, as defined by the College of Pharmacists of British Columbia, which is distinct and separate from the required 25 square metres of publicly accessible space.
- (b) The Director of Planning may, upon advice of the Drug Policy Coordinator, consider an application that does not meet the guideline in (a) above when it is deemed to be an essential health service.

3 Good Neighbour Conditions

The applicant shall be required to sign and agree to “Good Neighbour Conditions” that addresses specific neighbourhood concerns, generally that may include but is not limited to:

- (a) the site shall be maintained in a neat and tidy condition;
- (b) site operations and procedures to ensure safety inside and outside the facility shall be implemented and maintained in accordance with a prescribed policy manual;
- (c) procedures shall be implemented at the facility to address any nuisance issues arising as a result of the operations of the facility, including loitering outside, line-ups, litter, and congregations of people. Specific strategies include minimizing any potential for service line-ups by offering scheduled appointments and targeting clean-up crews first thing in the morning and at repeated intervals throughout the day. Any and all issues must be dealt with quickly and thoroughly;
- (d) garbage storage area shall be designed to minimize nuisances, hazardous waste and litter in the area surrounding the facility;
- (e) the owner/operator must work with the Vancouver Police Department, City staff, and other stakeholders to develop and implement a strategy to minimize the amount of visible drug dealing in the vicinity of the facility;
- (f) the owner/operator will agree not to offer incentives - monetary or otherwise - to attract new clients;
- (g) there must be clearly defined hours of operation approved by the Director of Planning;
- (h) an identified contact person that must be during hours of operation; and
- (i) other conditions as deemed necessary through neighbourhood consultation.

From: "Jason Hyare" <jasonhyare@gmail.com>
To: "Tuiza, Mary" <Mary.Tuiza@vancouver.ca>
Date: 6/21/2021 5:06:12 PM
Subject: [EXT] Re: [EXT] Re: DP-2020-00786 / 633 E Hastings St

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

All good Mary

Lets cancel the not for profit aspect and proceed with the pharmacy/medical clinic

The not for profit part is not that big of a deal

Was everything in regards to the pharmacy/medical clinic good though?

Thanks!

Jason

On Mon, Jun 21, 2021 at 5:04 PM Tuiza, Mary <Mary.Tuiza@vancouver.ca> wrote:

Hi Jason,

Apologies for the delay.

I waited until I can discuss your application with my manager before emailing you.

I discussed your application in our meeting this afternoon, particularly in regards to the part-time non-organization business you mentioned. Per our discussion, this seems like a Social Service Centre use, and typically this will need to be closely compatible with the primary use. There seems to be lots of concerns arising from a proposal like this as well, particularly regarding building code.

At this time we are not prepared to look into an updated proposal to include a Social Service Centre use.

However, you are more than welcome to submit an Operational Letter detailing how this

additional use will be conducted with the Small-scale Pharmacy and HCO. Note that should you decide to proceed with a Social Service Centre use, your application will be re-circulated to other departments for another review and we will have to re-notify the neighbourhood.

Should you require anything further, please let me know.

Thanks,

MARY TUIZA | Project Coordinator | Development Review Branch

Development, Buildings and Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Z 4A8

604.873.7772

mary.tuiza@vancouver.ca

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[\[google.com\]](#)

[\[google.com\]](#)

From: Jason Hyare <jasonhyare@gmail.com>

Sent: Thursday, June 17, 2021 7:37 PM

To: Tuiza, Mary <Mary.Tuiza@vancouver.ca>

Subject: [EXT] Re: DP-2020-00786 / [633 E Hastings St \[google.com\]](#)

[City of Vancouver \[google.com\]](#) security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Mary,

just checking if my previous emails were received?

Thanks!

Jason

On Thu, Jun 10, 2021 at 8:57 PM Jason Hyare <jasonhyare@gmail.com> wrote:
Hi Mary

I forgot to add that we will be running another business from here which will be the non profit organization my partners run which will entail distributing blankets /clothes etc (whatever is donated) plus food every Sunday.

This will obviously be more off a part time thing and mainly utilize the back of the unit

Should I add that to the plans?

Thanks

Jason

On Wed, Jun 9, 2021 at 5:53 PM Jason Hyare <jasonhyare@gmail.com> wrote:
Hi Mary,

please see the following attached plans.

We should have all the items covered.

As for the tenants there will be a pharmacy plus a medical clinic. Both will be owned by the same people so I guess that would make it 1 tenant

If there is anything else missing please let me know right away.

Thanks!

Jason

On Thu, Apr 15, 2021 at 12:20 AM Tuiza, Mary
<Mary.Tuiza@vancouver.ca> wrote:
Hi Jason,

Apologies for the delay. This is to update you with your application.

Please note of these comments from:

Engineering:

1. The Applicant has space at rear of site to accommodate 1 Class A or Class B loading space and one parking space. Proposed parking/ loading spaces should be labelled and dimensioned on the drawings for review.
2. Required Class A bicycle parking could be provided in lockers back of house with stair free access through the site from Hastings. End of trip clothing lockers should also be provided as per Bylaw.

Building Review:

The following comments are based on the preliminary drawings prepared by Simplex home design on October 22, 2020 for the proposed development permit application. This is a preliminary review in order to identify major issues which do not comply with Vancouver Building Bylaw #12511 as amended (VBBL 2019).

* Please note that building permit applications must conform to Vancouver Building Bylaw #12511 (2019) as may be amended from time to time. Please see the following page: <http://vancouver.ca/your-government/vancouver-building-bylaw.aspx> .

The following information should be included at Building Permit Application Stage:

1. Please clarify what type of business it will be. We will send our comments based on type of the

business. Based on the current information, full upgrade is required as per flow chart #2 of VBBL

2019.

2. Please identify if there would be 1 tenant or 2.

3. Provide a building code analysis (may use table 11.5.1.1 of VBBL 2019 in some cases).

4. Please clarify where would be the location of clothes boxes as indicated on operational letter.

5. Provide structural concept review.

6. Alteration shall not increase the non-conformity of the existing building or create non-conformity

with respect to VBBL 2019. All new work shall conform to VBBL 2019.

*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

I have discussed your application with senior staff and we are prepared to approve your DP with a 1 year time limit when Engineering conditions per above are satisfied. Note that you will need to provide revised plans showing the info requested.

Building Review comments are for your information only at this point and will need to be addressed at BP stage – however a written statement from you stating that you have read and has understood the implications of the above noted Building Review comments is required.

Should you require anything further, please let me know.

Thanks,

MARY TUIZA | Project Coordinator |Development Review Branch

Development, Buildings and Licensing

City of Vancouver | 515 W 10th Ave

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mary.tuiza@vancouver.ca

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From: "Jason Hyare" <jasonhyare@gmail.com>
To: "Tuiza, Mary" <Mary.Tuiza@vancouver.ca>
Date: 11/10/2020 12:24:36 PM
Subject: [EXT] Re: [EXT] Updated sign

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Please see posted sign

Thanks

Jason



On Wed, Nov 4, 2020 at 6:30 AM Tuiza, Mary <Mary.Tuiza@vancouver.ca> wrote:

Thanks Jason.

You may manufacture the sign and install.

Please send me a photo once the sign is installed on site.

Should you require anything further, please let me know.

Thanks,

MARY TUIZA | Project Coordinator | Development Review Branch

Development, Buildings and Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Z 4A8

604.873.7772

mary.tuiza@vancouver.ca

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From: Jason Hyare <jasonhyare@gmail.com>

Sent: Tuesday, November 3, 2020 3:10 PM

To: Tuiza, Mary <Mary.Tuiza@vancouver.ca>

Subject: [EXT] Updated sign

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

Hi Mary

Here is the sign with changes

Thanks

Jason

As Of: Jul 12, 2021 16:39:57

Development Permit: DP-2020-00786: In Review

Address Change Requested?	No
Amendment In Progress	
Applicant Role	Contractor
Approval Type	Conditional
Being Converted to Strata Title Ownership	No
Building Permit Required	Yes
Completed Date	
Contaminated Soil information related to property	No
Contaminated Soils on Property	No
Decision Date	
Description	Development Review Branch - Addition / Alteration - Including the Operational Letter, submitted by Kashif Mehmood, to provide interior alterations and to change the use of this existing Laundromat unit to a Small Scale Pharmacy operating in conjunction with a Health Care Office in this existing one-storey Vancouver Heritage "B" building on this site. The approval is for a limited period of time expiring on _____, unless extended in writing by the Director of Planning.
Enforcement Related	N
Expiration Date	
Fee Discount	No Discount
Fee Estimate	N
Fee Items Last Changed Date	Oct 22, 2020 09:43:03
Green Building Flag	No
Green Building Standard Other	
Invoice Due Date	
Issue Date	
Job Location	
Location Type	Addressed
My Reference Number	
Non-Profit Organization Number	
Parent Job (Internal ID)	

PRISM BU Permit Number
 PRISM DB Permit Number
 PRISM DE Permit Number
 Reason for Withdrawal
 Requested Address
 Temporary Use End Date
 Temporary Use Start Date
 Type Of Work
 Work Description

Addition / Alteration

Including the Operational Letter, submitted by Kashif Mehmood, to provide interior alterations and to change the use of this existing Laundromat unit to a Small Scale Pharmacy operating in conjunction with a Health Care Office in this existing one-storey Vancouver Heritage "B" building on this site. The approval is for a limited period of time expiring on _____, unless extended in writing by the Director of Planning.

zzzMetric Discount

Processes

Completeness Check (Completed on Oct 22, 2020 09:51:25 by Mary Tuiza with outcome "Requires More Information")

Actual Start Date

Amendment

Applicant Contacted

N

Date Completed

Oct 22, 2020 09:51:25

Description

Engineering Assistant

N

Not Accepted Reason

Outcome

Requires More Information

Override Review Condition

N

RequiredInformation

pay application fee

Response To Additional Info Request

Scheduled Complete Date

Scheduled Start Date

Oct 22, 2020 09:22:41

Staff Assigned Id List

Traffic & Data Management

N

UMB - Engineering Assistant

N

Assignments

Mary Tuiza

Relationships

Shadow Process: 132460458

Provide Further Information (Completed on Oct 26, 2020 10:13:41 by Mary Tuiza with outcome "Submit")

Actual Start Date	
Comments	
Date Completed	Oct 26, 2020 10:13:41
Description	
Outcome	Submit
Response To Additional Info Request	fee paid
Route Order	
Scheduled Complete Date	
Scheduled Start Date	
Staff Assigned Id List	

Assignments

Mary Tuiza

Suraj Dhariwal

Relationships

Shadow Process: 132464606

Completeness Check (Completed on Oct 26, 2020 10:13:54 by Mary Tuiza with outcome "Checked")

Actual Start Date	
Amendment	
Applicant Contacted	N
Date Completed	Oct 26, 2020 10:13:54
Description	
Engineering Assistant	N
Not Accepted Reason	
Outcome	Checked
Override Review Condition	N
RequiredInformation	
Response To Additional Info Request	fee paid
Scheduled Complete Date	
Scheduled Start Date	Oct 26, 2020 10:13:41

Staff Assigned Id List	
Traffic & Data Management	N
UMB - Engineering Assistant	N

Assignments

Mary Tuiza

Relationships

Shadow Process: 132641757

Select Review Groups (Completed on Oct 26, 2020 11:11:48 by Mary Tuiza with outcome "Selected")

Actual Start Date	
Addressing	N
Archaeological Site	N
Bonus Density Review	N
Building Line	N
Building Permit Project Coordinator	Y
Building Policy	N
Comments	
Community Care Facilities Licensing	N
Cultural Services	N
Date Completed	Oct 26, 2020 11:11:48
Description	
Development Permit Project Coordinator	Y
Development Review Manager	N
ECO Review	N
Electrical Plan Review	N
Energy Utility	N
Engineering	Y
Environmental Review	N
Facilities	N
Fire and Rescue Services	N
Flood Risk	N
Heritage	Y
Housing Policy and Projects	N

Housing Regulation	N
Landscape	N
Landscape Setback	N
Legal Services	N
Licensing	Y
Mechanical	N
Outcome	Selected
Park Board	N
Parks Maintenance	N
Peat Risk	N
Plumbing Plan Review	N
Police	Y
Policy Planner	N
Project Facilitator	N
Real Estate Services	N
Rezoning Planner	N
Scheduled Complete Date	
Scheduled Start Date	Oct 26, 2020 10:13:54
Social Policy and Projects	Y
Soil Liquefaction	N
Sprinkler Plan Review	N
SRA Designation	N
Staff Assigned Id List	
Subdivision	N
Sustainability	N
Unstable Soil	N
Urban Development Planner	N
Urban Forestry	N
Vancouver Coastal Health	N
Weather Protection	N
zzzBonus Density	N
zzzOfficial Development Plan	N

Assignments

Mary Tuiza

Relationships

Shadow Process: 132641810

Perform Notification (Completed on Nov 10, 2020 18:39:32 by Mary Tuiza with outcome "Notified")

Actual Start Date

Comments

Date Completed

Nov 10, 2020 18:39:32

Description

start nov 12/end nov 26

Outcome

Notified

Scheduled Complete Date

Scheduled Start Date

Nov 10, 2020 18:39:21

Staff Assigned Id List

Assignments

Mary Tuiza

Relationships

Shadow Process: 133565705

Draft Recommendation

Actual Start Date

Comments

Date Completed

Description

IN REVIEW (DRB)

Outcome

Scheduled Complete Date

Scheduled Start Date

Oct 26, 2020 11:11:49

Staff Assigned Id List

Assignments

Mary Tuiza

Relationships

Shadow Process: 132648482

Reviews Complete

Actual Start Date

Date Completed

Description

Review Subjob 1 Complete

Outcome

Scheduled Complete Date

Scheduled Start Date

Instance security

Address Maintenance	Read, Modify
Authenticated Web Read	Read
Development Permit Internal Read	Read
Development Permit Internal Update	Read, Modify
PI Read	Read
PI Update	Read, Modify
Public Web	Read
User Admin Read	Read
User Admin Update	Read, Modify www000083360
	Read, Modify

Relationships

Applicant Customer: Suraj Dhariwal DBA: SJR Construction Ltd.
(admin@sjrconstructionltd.com)

Application Document: 132461494

Application Document: 132461495

Application Document: 132461570

Application Document: 132461804

Application Document: 132698054

Application Document: 150012333

Authorization Financial Profile: Development Permit (Permitting and Inspections (PI))

Electronic Document: 132740853

Electronic Document: 133565761

Electronic Document: 133565763

Electronic Document: 133629854

Electronic Document: 133629875

Electronic Document: 133629910

Electronic Document: 133941713

Electronic Document: 138080939

Electronic Document: 138081748

Electronic Document: 138081994

Electronic Document: 138082143

Electronic Document: 145572133

Electronic Document: 150028572

Electronic Document: 150028607

Fee Display: 132460393

Fee Item Code: 04(b) - Alt or Change Use Non 1/2 FD - Conditional

Hours	0
Minutes	0
Value	1966.65

File Owner: Mary Tuiza

Parcel: 007-955-031 - Parcel: 633 E HASTINGS STREET, Vancouver, BC V6A 1R2

Permit Term: (10) All approved street trees shall be completed in accordance with the approved drawings within six (6)

Permit Term: (11) All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces sh

Permit Term: (12) The issuance of this permit does not warrant compliance with the relevant provisions of the Provinci

Permit Term: (14) Please note that additional addresses may be required prior to issuance of the Building Permit. Unit

Permit Term: (16) If Tree protection is required, no work may be done within the critical root zone of any protected t

Permit Term: (17) Applicant shall ensure outdoor lighting is designed and installed to minimize impacts on ecology and

Permit Term: (4) If the development is phased and construction is interrupted, the project will require an amendment,

Permit Term: (5) This site may be affected by a Development Cost Levy By-law. Levies will be required to be paid prio

Permit Term: (6) This Development Permit is valid for a period of 12 months from the date of issuance - unless otherw

Permit Term: (7) Amenity areas/common residential storage spaces excluded from the computation of floor space ratio,

Permit Term: (8) The enclosed balconies are to be maintained at all times in accordance with the balcony enclosure de

Permit Term: (9) In accordance with Protection of Trees By-law Number 9958, the removal and replacement of site trees

Processing Stream: Development Review Branch

Review Application: DP-2020-00786-REVIEW-1: Completed

Use: Office Uses: Health Care Office

Use: Retail Uses: Small-Scale Pharmacy

Use: Service Uses: Laundromat or Dry Cleaning Establ.