

File No.: 04-1000-20-2021-449

January 27, 2022

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 August 24, 2021 under the *Freedom of Information and Protection of Privacy Act, (the Act),* for:

All correspondence, reports, memoranda, file notes, meeting notes, and transcribed notes relating to Development Permit DP2019-00673. Date Range: January 1, 2019 to August 24, 2021.

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download this section here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

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

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2021-449); 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,

[Signed by Cobi Falconer]

Cobi Falconer, MAS, MLIS, CIPP/C Director, Access to Information & Privacy *cobi.falconer@vancouver.ca* 453 W. 12th Avenue Vancouver BC V5Y 1V4 If you have any questions, please email us at <u>foi@vancouver.ca</u> and we will respond to you as soon as possible. Or you can call the Acting FOI Case Manager at 604-873-7407.

Encl. (Response package)

:ku

William Shakespeare - wrote "Something is rotten in the state of Denmark" - but also here in Canada. How true the quotation is about all levels of government in their need for money for past indiscretions and greed. One example is the application to change our local Health Clinic and pharmacy to a Retail cannabis totore - operating 7 days a week from IO am. to 10 pm. "Power tends to corrupt and absolute power corrupts absolutely" Lord Acton

To : Project Coordinator Ms & Sneddon From: 5.22(1) Subject: Cannabis Store what I stated about our current government, does not apply to you But please do your due diligence in handling this request.



13/08/2019

This note is to convey my support for the approval of 4060 Cambie Street, for use as a retail cannabis storefront by Eden Empire Inc.

Given Eden's history of award winning customer service and regulatory compliance in the cannabis industry, I believe they are suited to operate a retail cannabis store in the area. I trust that Eden will ensure that the best interests of their neighbours are taken into account, and that time and attention will be paid to managing the impacts of the addition of a high traffic business to the area.

I believe that Eden Empire's introduction to the South Cambie neighborhood will bring additional business to existing neighbors, and responsibly meet the needs of both local residents and those passing through a busy transit hub. I can confirm that I have been notified of this Development Permit application via the site sign and/or the notification card.

Additional Com	ments:			
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Should you have any questions with regards to this statement, please reach out to info@myeden.ca.

Sincerely,





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Additional Comments: I look forward to having a store close to my house.

Should you have any questions with regards to this statement, please reach out to info@myeden.ca.

Sincerely,

s.22(1) 5.22(1)ancouver, BC (First, Last Name) (Address, Postal Code) 5.22(1) s.22(1) (Signature)

s.22(1) September 20/19. Hirector of Planing ity of Varecuver Development application for 4060 Cambie Street. " Q E. Medical Chine" where we are ca e are cared for professionally by DR- Elinda the and DR. Crang Jacobsen a "Retail Canadis Store" is to be opened 7 days perweek from 10: AM to 10: p.M. Recelly ? We already have five lave house nour block with octra care plus double cars for almost every - Home we don't really need more traffic down our lares in search of parking with many youngsters al play. Areasure the use of the " Canada hive with the stop at thing Schward - 25th fuence. Beening a I would not feel conjectable to pess by an undered "Retail Carnabia Store" on my way to my have liky is it so important to have a lor AM. - 10 p.M. opening & daysported Swenica break!! This is redicitores. Who contain with these ideas?

= We abready Rowe the "West Coast Medilan" Outlet at 3187-16# freme and Cambie Street waiting for Noi't approval. plus = The newly opened 2931 "Lucky 8 Vapes" Venue between 13# \$14# Avenue on Cambie Street. Soon Cambrie Theet will become Camabis Row." Is that what City Hall wants? I don't Thanks for keeping the neighbours in the loop but such news is not really Conforting. Regards, P.S. Hopefully this "Peteril Canabia Hose" at 4060 Cambre Street will not be permitted with your kind Consideration Nork-you for your thrie.

 From:
 S.22(1)

 To:
 Sneddon, Giselle

 Subject:
 4060 Cambie Street (DP-2019-00673)

 Date:
 September 10, 2019 1:12:51 PM

 Attachments:
 DP-2019-00673 - Ltr Sept 10 2019.pdf

Dear Mr. Sneddon,

Please see attached letter regarding 4060 Cambie Street (DP-2019-00673).

Regards, <mark>s.22(1)</mark> September 10, 2019

VIA EMAIL

City of Vancouver Attention: Giselle Sneddon, Project Coordinator

Dear Mr. Sneddon,

Re: Notice of Development Application 4060 Cambie Street (DP-2019-00673)

We refer to the Notice of Development Application (DP-2019-00673) regarding a proposed change of use to a retail cannabis store at 4060 Cambie Street, Vancouver. We have the following comments:

1. In the event that the proposed change of use is to be accepted by the City of Vancouver (which we disagree with), we object to the proposed late closing hour of the cannabis store (currently set at 10 p.m.) and also object to the opening of the cannabis store on Sunday, for the following reasons:

(a) This is a family neighborhood with increasing family density and the later hours and Sunday operations will increase noise from customers in the neighborhood.

(b) This is a family neighborhood with increasing family density and the later hours and Sunday operations will increase people smoking cannabis in the neighborhood (including not enough distance away from entrances), which has occurred with another cannabis retailer in Cambie Village. How will their staff be able to enforce the existing no smoking rules (e.g. - distance away from entrances) as customers exit their store?

(c) Their Community Impact and Public Consultation relied on letters of support, however, there were no letters of support from residents of Cambie Village, just businesses and the majority of these other businesses currently operate at closing times much earlier than the proposed late closing hour of the cannabis store (currently set at 10 p.m.) and several do close on Sundays:

- Muse Salon 5 to 7 pm closing;
- Piast Bakery 7 pm closing (also closed Sunday and Monday);
- Woofgang Pet Supplies 5 to 7 pm closing (also closed on Monday);
- Lucky 8 Vapes 8 pm closing;
- Combat Club Fitness 2 to 8 pm closing (also closed on Sunday); and
- Velo Star Café 5 to 6 pm closing.

(d) Cambie Village is a community village and many stores close earlier than 10 p.m. and do not operate 7 days a week and that community sense should be preserved for both the residents, customers and employees.

However, in the event that the proposed change of use is to be accepted by the City of Vancouver (which we disagree with), the closing hour should be reduced to a more

reasonable hour, such as 8 pm or earlier, for example, and it should be closed on Sunday to greater blend in with the neighborhood characteristics, reduce noise and reduce the incidents of smoking cannabis where customers should not and are not allowed to smoke.

2. We object to the change of use to a retail cannabis store at 4060 Cambie Street, Vancouver for the following reasons:

(a) This is a family neighborhood with increasing family density and this change of use will increase noise from customers in the neighborhood.

(b) This is a family neighborhood with increasing family density and this change of use will increase people smoking cannabis in the neighborhood (including not enough distance away from entrances), which has occurred with another cannabis retailer in Cambie Village.

(c) How will their staff be able to enforce the existing no smoking rules (e.g. - distance away from entrances) as customers exit their store?

(d) Right across the street is the West King Edward station of the Canada Line subway and there is a bus stop right near the entrance of the proposed store which are used by underage children to commute to the neighborhood schools and day care centers, in addition to children who will walk past the store location every day. Accordingly, this change of use will allow the retail store and its products (which are illegal for children) and its using customers to be in close proximity to children.

Thank you for your consideration and assistance with this Notice of Development Application. If you have any questions, you can reach this very concerned local resident at s.22(1)

Sincerely,

s.22(1)

From:	s.22(1)
То:	Sneddon, Giselle
Subject:	4060 Cambie
Date:	September 23, 2019 9:57:05 PM

Here is my support for Eden Empire Inc.

Thanks s.22(1)

From:	Brayden Taekema
To:	Sneddon Giselle
Subject:	DP-2019-00673, 4060 Cambie Street
Date:	September 23, 2019 4:19:42 PM
Attachments:	Landlord Support Letter (4060 Cambie Street).pdf
	Cambie Business Support pdf

Good afternoon Giselle,

Hope you are doing well! Please find attached 10 letters of support from local businesses in the area. We have started a growing relationship with these businesses as well as many other businesses in the area.

We are currently engaging with the Pharmasave, Authentic Rugs and Art and the INSYNC Physio as these businesses will be influenced by our operations. Although they were unable to support our submission in writing up to this point, we are working with them to have a letter of recommendation submitted before the Director's decision.

Along with the 10 letters from the businesses, I have included the landlord's letter that he has submitted.

Thanks for your time,



This email and any files transmitted with it are confidential and intended solely for t use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.



I. CRAIG JACOBSER as the landlord of 4060 Cambie Street, wish to convey my full support of Eden Empire in their application to operate a retail cannabis storefront in the proposed unit.

This note is to indicate my consent and permission for this use, as well as my understanding of the nature and operations of Eden Empire's business model. I trust their services will be conducted according to regulatory standards, and that time and attention will be spent to ensure a positive impact on the neighborhood's businesses and residents.

Sincerely,

CRACH JALOBSA (Rrinted Name) (Signature)

4060 Cambrie St, Vancouver, B.C. (Address) Aug. 14/19



13/08/2019

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Given Eden's history of award winning customer service and regulatory compliance in the cannabis industry, I believe they are suited to operate a retail cannabis store in the area. I trust that Eden will ensure that the best interests of their neighbours are taken into account, and that time and attention will be paid to managing the impacts of the addition of a high traffic business to the area.

I believe that Eden Empire's introduction to the South Cambie neighborhood will bring additional business to existing neighbors, and responsibly meet the needs of both local residents and those passing through a busy transit hub.

Additional Comments:

Should you have any questions with regards to this statement, please reach out to info@myeden.ca.

Sincerely,

an Holomur (First, Last Name)

hature'

2857 Cambre St (Address) Firefly fine Wines & Ales



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Sincerely,

(First, Last Name)

Combine

(Address)

RI-(Store Name)



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Sincerely,

(First, Last Name)

(Signature)

2931 CAMBIE (Address) LUCKY & VARES

(Store Name)



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Sincerely,

MOU (First, Last Name)

(Signature)

356 Combie SI (Address) (Address)

(Store Name)

City of Vancouver - FOI 2021-449 - Page 16 of 350



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Sincerely,

Chup (First, Last Name)

(Signature)

(Address)



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Sincerely,

DESLEWSKA

(First, Last Name)

(Signature)

3280 (AMPSIE So (Address) <u>MIAST MAKERY</u> (Store Name)



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Additional Comments:

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Sincerely,

123912 None

(First, Last Name)

(Signature)

3020 DAMPIE

(Address)

Salon muse

(Store Name)



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Sincerely. First, Last Name) Signature)

(Address)



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Additional Comments:

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Sincerely,

rg pyterman

(First, Last Name)

(Signature)

3315 ASh St (Address)

velo star lafe

(Store Name)



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Additional Comments:

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Sincerely, Jinscok CHOI

(First Last Name)

(Signature)

4018 Cambie St. (Address) Tonton Sushi

Giselle Sneddon:

On behalf of many that live in the area of the proposed marijuana retail shop, I would ask that the City of Vancouver NOT PROCEED WITH THIS DEVELOPMENT APPLICATION.

I live in the area and regularly walk and shop in the neighbourhood. It is already very disturbing to see many (mainly younger people) smoking openly and freely on the streets, and in the alleys.

I am not an anti-marijuana advocate but my main concern is in the young persons, especially school age children. This is not good, especially as there is at least one public school and I believe private school closeby, not to mention the growing number of young families. The number of green spaces, parks community centre, while a little further would also be affected.

Having a marijuana retailer closeby would only increase the number of smokers. which will have a terrible impact on young minds.

I urge you to reject this application.

A copy of this is sent to Mayor Kennedy Stewart.

s.22(1)

Good evening Giselle,

Please find attached a document containing signatures of support for your consideration.

Thank you very much,





This email and any files transmitted with it are confidential and intended solely for t use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.



To the Attention of Giselle Sneddon and the City of Vancouver,

As a resident of Vancouver who lives, works or shops in the South Cambie neighbourhood, I welcome the proposed services of a retail cannabis store and trust Eden Empire Inc. to be a regulatory compliant operator. By signing this petition, I acknowledge that I have seen the notification card sent out by the City of Vancouver, or have seen the Development Permit sign located on the site.

My signature below is to convey my support for the approval of 4060 Cambie Street, for use as a retail cannabis store, operated by Eden Empire Inc.

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From:	s.22(1)
To:	Sneddon, Giselle
Subject:	DP-2019-00673, Notice of Development Application
Date:	September 10, 2019 5:11:32 PM

Dear Madam,

I need to voice my strong objection to changing the QE Park Medical Office to something else. With all the residential developments around this area, we desperately need this medical clinic to stay where it is. I, for one, admit to that one of the main reasons for choosing to live in this area was the proximity to medical service provided by this medical clinic. You can understand the number of residents around here depending on this medical service office. We don't need any retail cannabis store here. Cannabis is better made available at a more commercialized location such as downtown.

Please reconsider this attempt.

s.22(1)

Vancouver, BC.

Hi, Ms Sneddon

Please find attached our comments on the application to convert 4060 Cambie Street into a Retail cannabis store.

Regards

Anna Woo for JJ & G Holdings Ltd, 466 West 26th Avenue, Vancouver (Sent to Giselle.snedddon@vancouver.ca)

Giselle Sneddon Project Coordinator Development, Buildings and Licensing City of Vancouver

September 23, 2019

DEVELOPMENT APPLICATION 4060 CAMBIE STREET DP-2019-00673

Thank you for inviting public comments on the above-mentioned development application. I am the president of JJ&G Holdings Ltd, which owns the property at 466 West 26th Avenue, Vancouver and I speak for the company.

We object to change of use from a healthcare office to a retail cannabis store on this site.

We object not because we have an inherent bias towards the recreational use of cannabis. Rather, our view has been arrived at after studying the concerns acknowledged even by Canada's cannabis laws, the characteristics of the King Edward and Cambie neighbourhood and the hours of sale of the proposed store.

1. First reason for our objection

The proposed store should not be located within a predominantly residential neighbourhood due to a combination of the following factors:

a. Real concerns about recreational cannabis

While it is a fact that recreational cannabis has been legalized in Canada since 2018, it is also a fact that there are genuine concerns about this substance as acknowledged in the federal Cannabis Act and the British Columbia's Cannabis Control and Licensing Act passed in 2018. These laws acknowledge that recreational cannabis is not the kind of stuff that is necessarily right for everyone or for all circumstances because it can affect the mental and behavioural state of a person. So the federal and British

Columbia laws have imposed limits on the distribution and use of this substance, including the following:

- no cannabis smoking is allowed in provincial, regional and municipal parks
- * no one may consume cannabis within 6 meters of bus stops, transit shelters, train stations and similar places
- * no one may consume cannabis in vehicles, boats, etc
- no one below 19 years of age may possess, sell, purchase or consume cannabis
- no cannabis may be consumed in or near schools, beaches and in areas frequented by children
- * no one may drive while under the influence of cannabis

b. Characteristics of the King Edward and Cambie neighbourhood

Apart from some shops along the main roads of King Edward Avenue and Cambie Street, the area is mainly a quiet residential neighbourhood populated by houses and apartment buildings lined up along side streets. In addition, there are several popular parks such as Douglas Park, Hillcrest and Riley Parks and, of course, Queen Elizabeth Park.

With the exception of King Edward and Cambie, the side streets are not brightly lit although one would not call them dark. Also, there are enough dark corners, back alleys, hedges, shrubs and trees for anyone to hide in or behind so as to do bad things. At night, these streets are mostly quiet and pedestrian and vehicular traffic is scant.

c. Hours of sale of the retails store

According to page 16 of the July 2019 publication released by the province of British Columbia:

"Cannabis Retail Store – Terms and Condition A handbook for the sale of non-medical cannabis in British Columbia" the standard hours of sale for cannabis stores are "between the hours of 9 a.m. and 11 p.m. unless their hours are further restricted by the local government for the area in which the store is located".

We do not know if the City would follow the above standard hours it grants a permit to the applicant of the store, but the late closing hour of 11:00 pm surely poses a risk to the King Edward and Cambie neighbourhood particularly at night.

d. Pulling the above facts together

When we look at the above facts together, we have strong grounds to believe that the City should not grant a permit to the retail cannabis store, which would sell a product that may impair the mental state of a person in a residential neighbourhood, and to allow it to operate as late as 11:00 p.m.

2. Proximity of the proposed store to bus stops and a Skytrain station

The law states that no one may consume cannabis within 6 meters of bus stops, transit shelters, etc, or in vehicles.

As it happens, perhaps less than 6 meters outside the proposed store on Cambie Street is a bus stop. And not far from the proposed store is another bus stop, on the side of house, 4110 Cambie Street, at the King Edward Avenue and Cambie Street intersection. The store is also just opposite the King Edward Skytrain station.

While the law does not prohibit a retail cannabis store to be near these transit stops, some people who have bought cannabis at the store may consume the substance in a hurry at or near these places after it was bought. This leads us to ask the following questions:

* Will the City require the proposed store to post signs within the store or put a label on the product to caution its customers not to consume cannabis near the above-mentioned bus stops and train station?

One may argue that what the stores customers do outside the store is not the store's business. However, page 8 of the July 2019 version of "Cannabis
Retail Store Terms and Conditions, A Handbook for the sale of non-medical cannabis in British Columbia" includes a term that directs store operators to take reasonable measures to prevent disturbances in the vicinity of the store. The same can be done to alert customers of the store to not smoke cannabis at or near the transit stops.

* Has the City assessed the probability that customers of the store may not comply with the rule about not smoking near these transit stops?

* Will the City have a system or procedures to monitor and enforce compliance?

* If the City relies on the public to file complaints, how effective would it be?

So, we believe it is unwise for the City to allow a cannabis store to operate at 4060 Cambie Street.

3. It is ironic to convert a healthcare clinic into a retail cannabis store

It is ironic to have a healthcare office, which has a mission to look after people's health, replaced by a retail store which sells a substance that may affect human health.

QE Park Medical Clinic has been serving the King Edward / Cambie community for years. It provides a necessary and essential service for everyone, young and old, who come to seek its help. The value it and other healthcare offices provide to keep people healthy, make them well again when they fall sick, improve their quality of life and extend their longevity is unquestionable.

So, it would be highly ironic if the City allows King Edward and Cambie Operations Ltd to change the use of the property from a healthcare clinic which provides an unquestionably valuable service to a store which sells a substance which may do harm to people's health, safety and behaviour.

Summary

In light of the reasons we have given above, we request the City not to allow the proposed change of use at 4060 Cambie Street.

If you have any questions require clarification, I can be reached at s.22(1) or by phone at s.22(1)

Anna Woo for JJ&G Holdings Ltd 466 26th Avenue West Vancouver BC V5Y 2K2

From:	Sneddon, Giselle
To:	s.22(1)
Subject:	RE: Development Application 4060 Cambie Street.
Date:	September 24, 2019 10:44:49 AM
Attachments:	ref DistrSched C-2.pdf
	Sec11.pdf
	ref Cannabis Guidelines.pdf
	image001 ppg

Good morning S.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Since this is a conditional application, your comments and concerns hold great weight in my evaluation and review. I have compiled your comments and will be using them in conjunction with my technical review.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



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

Adopted by City Council on June 24, 2015

Application and Intent

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

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

3 Uses

3.1 Retail Uses

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

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

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

C-2 District Schedule

1 Intent

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

2 Outright Approval Uses

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

2.2 Uses

- 2.2.A Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:
 - (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
 - (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane;
 - (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 15 percent of the total area of the site;
 - (d) not applicable; [Maximum width]
 - (e) not applicable; [Proximity to residential dwelling]
 - (f) no accessory building obstructs the horizontal daylight access prescribed in this Schedule for residential use.
 - Accessory Uses customarily ancillary to any of the uses listed in this section, provided that unless permitted as an outright approval use pursuant to section 2 of this Schedule, the total floor area of all accessory uses is not greater than 25 percent of the gross floor area of the principal use.

2.2.C [Cultural and Recreational]

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

2.2.0 [Office]

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

2.2.R [Retail]

- Grocery or Drug Store except for Small-scale Pharmacy.
- Retail Store.

2.2.S [Service]

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

2.3 Conditions of Use

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

3 Conditional Approval Uses

- **3.1** Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:
 - (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (b) the submission of any advisory group, property owner or tenant.

3.2 Uses

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

3.2.AG [Agricultural]

- Urban Farm Class B.
- 3.2.C [Cultural and Recreational]
 - Arcade.
 - Artist Studio.
 - Billiard Hall.
 - Club.
 - Community Centre or Neighbourhood House.
 - Hall.
 - Park or Playground.
 - Theatre.
 - Zoo or Botanical Garden.
- **3.2.D** Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

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

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church.
- Detoxification Centre.
- Hospital.
- Public Authority Use.
- School Elementary or Secondary.
- School University or College.
- Social Service Centre.
- Community Care Facility Class B.
- Group Residence.

3.2.M [Manufacturing]

- Jewellery Manufacturing.
- Printing and Publishing.

3.2.0 [Office]

• Health Enhancement Centre.

3.2.P [Parking]

- Parking Uses.
- 3.2.R [Retail]
 - Adult Retail Store.

- Cannabis Store.
- Farmers' Market. Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.
- Furniture or Appliance Store.
- Gasoline Station Full Serve.
- Gasoline Station Split Island.
- Grocery Store with Liquor Store.
- Liquor Store.
- Pawnshop.
- Public Bike Share.
- Secondhand Store.
- Small-scale Pharmacy.
- Vehicle Dealer.

3.2.S [Service]

- Animal Clinic.
- Bed and Breakfast Accommodation.
- Cabaret.
- Drive-through Service.
- Funeral Home.
- Hotel.
- Motor Vehicle Repair Shop.
- Motor Vehicle Wash.
- Neighbourhood Public House.
- Photofinishing or Photography Laboratory.
- Repair Shop Class A.
- Restaurant Class 2.
- Restaurant Drive-in.
- School Arts or Self-Improvement.
- School Vocational or Trade.
- Short Term Rental Accommodation.
- Sign Painting Shop.
- Wedding Chapel.
- 3.2.T [Transportation and Storage]
 - Taxicab or Limousine Station.
- 3.2.U [Utility and Communication]
 - Public Utility.
 - Radiocommunication Station.
 - Recycling Depot.
- 3.2.W [Wholesale]
 - Lumber and Building Materials Establishment.
 - Wholesaling Class A.
 - Wholesaling Class B.
- 3.2.Z Any other use which is not specifically listed and defined as a use in section 2 of this By-law but which Director of Planning considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this Schedule.

3.3 Conditions of Use

- 3.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building, except for the following:
 - (a) parking and loading facilities;
 - (b) full serve and split island gasoline station, except that section 11.13.2 of this By-law continues to apply;
 - (c) vehicle dealer;
 - (d) drive-in restaurant;
 - (e) drive-through service;
 - (f) lumber store;
 - (g) taxicab or limousine station;
 - (h) neighbourhood public house;
 - (i) farmers' market;
 - (j) public bike share; and
 - (k) Urban Farm Class B.

4 Regulations

All uses approved under sections 2 and 3 of this Schedule shall be subject to the following regulations.

4.1 Site Area -- Not Applicable.

4.2 Frontage

- 4.2.1 For buildings located in the area shown on the map in Figure 1, the maximum frontage for any commercial use is 15.3 m.
- 4.2.2 The Director of Planning may increase the maximum frontage regulation in section 4.2.1 provided consideration is first given to the intent of this Schedule and all applicable policies and guidelines adopted by Council.

Figure 1. Nanaimo Street C-2 Areas with Maximum Commercial Frontages and Land Dedications





4.3 Height

- 4.3.1 The maximum height of a building shall be as follows, and as illustrated in Figure 2:
 - (a) for 6.1 m measured from the ultimate rear property line, the height of a building, measured from base surface, shall not exceed 4.6 m;
 - (b) for the next 4.6 m, the height of a building, measured from base surface, shall not exceed 10.7 m; and
 - (c) for the balance of the site, the height of a building, measured from a plane formed by lines extending horizontally back from the officially established building grades at front property line, shall not exceed 13.8 m.
- 4.3.2 Despite section 4.3.1, the Director of Planning or Development Permit Board, as the case may be, may permit an increase in the maximum height provided the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.



Figure 2. Height

4.4 Front Yard and Setback

- 4.4.1 The front yard and front setback shall be as follows, and as illustrated in Figure 3:
 - (a) for portions of a building not containing dwelling uses or community care facilities or group residences, other than just entrances, within 2.0 m above the officially established building grades at the front property line:
 - (i) subject to clause (ii), the depth of the yard shall be 0.6 m, and
 - (ii) above a height of 10.7 m, measured from a plane formed by lines extending horizontally back from the front property line at grade, the minimum depth of the front setback shall be 2.4 m except that open roof gardens may intrude into the setback;
 - (b) for portions of a building containing dwelling uses or community care facilities or group residences, other than just entrances, within 2.0 m above street grade, the minimum depth of the front yard shall be .6 m and the minimum average depth shall be 3.7 m;
 - (c) despite subsection (a), if the side of the site adjoins, without the intervention of a lane, the front yard of a site located in an R District, the minimum depth of the front yard shall be 3.7 m for a minimum distance of 3.7 m measured from the adjoining site; and
 - (d) despite subsection (a), the minimum front setback, measured from the front property line, of any parking area shall be 1.2 m.

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

Figure 3. Front Yard and Setback



4.5 Side Yards and Setback

- 4.5.1 The side yards and side setback shall be as follows, and as illustrated in Figure 4:
 - (a) except as otherwise required by this section 4.5.1, no side yard is necessary but if there is a side yard the minimum width shall be .9 m;
 - (b) if the side of the site adjoins, without the intervention of a lane, the side yard of a site located in an R district, the minimum width of a side yard:
 - (i) for portions of a building below the fourth storey, shall be 3.7 m, and
 - (ii) for portions of a building at or above the fourth storey, shall be 10.7 m;

except that the Director of Planning may permit a reduced side yard or side setback provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

(c) on a corner site, the exterior side yard and side setback requirements shall be the same as the front yard and front setback requirements in section 4.4.1 and 4.4.2.





4.6 Rear Yard and Setback

- 4.6.1 The rear yard and rear setback, measured from the ultimate rear property line, shall be as follows, and as illustrated in Figures 5:
 - (a) for portions of a building not containing dwelling uses, the minimum depth of the rear yard shall be 0.6 m;
 - (b) for portions of a building containing dwelling uses, the minimum depth of the rear setback shall be 6.1 m, except that open roof gardens may intrude into the setback;
 - (c) despite subsections (a) and (b), if the rear of the site adjoins, without the intervention of a lane, the side yard of a site located in an R District:
 - (i) for portions of a building not containing dwelling uses, the minimum depth of the rear yard shall be 3.1 m, and
 - (ii) for portions of a building containing dwelling uses, the minimum depth of the rear setback behind those portions of the building shall be 6.1 m, except that open roof gardens may intrude into the setback.

4.6.2 Despite section 4.6.1, the Director of Planning may permit a reduced rear yard or rear setback provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

Figure 5. Rear Yard Setback



4.7 Floor Space Ratio

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

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

- 4.7.2 The following shall be included in the computation of floor space ratio:
 - (a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.
- 4.7.3 The following shall be excluded in the computation of floor space ratio:
 - (a) open residential balconies and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;

- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
- (d) amenity areas, including child day care facilities, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 percent of the total permitted floor area, provided that for child day care facilities the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and
- (e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.
- 4.7.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:
 - (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided, and
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.

4.8 Site Coverage -- Not Applicable.

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

4.10 Horizontal Angle of Daylight

- 4.10.1 Each habitable room must have at least one window on an exterior wall of a building.
- 4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.
- 4.10.4 The Director of Planning may relax the horizontal angle of daylight requirement, if:
 - (a) the Director of Planning first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 4.10.5 An obstruction referred to in section 4.10.2 means:
 - (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any adjoining site.

- 4.10.6 A habitable room referred to in section 4.10.1 does not mean:
 - (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m^2 .

4.11 Dedication of Land for Lane Purposes

- 4.11.1 For development sites located in the area shown in Figure 1, where a site does not abut a lane, or abuts a lane which is less than 6.1 m in width, a portion of the site, as determined by the City Engineer, to a maximum of 3.1 m, must be dedicated for lane purposes.
- 4.11.2 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

4.12 (Reserved)

4.13 (Reserved)

4.14 Dedication of Land for Sidewalk and Boulevard Purposes

- 4.14.1 For development sites located in the area shown in Figure 1 which adjoin the streets set forth below, a portion of the site must be dedicated for sidewalk and boulevard improvements to achieve a distance from the centerline of the street to the property line of the development site, measured at right angles, of the distance set out below:
 - (i) Nanaimo Street, from from William Street to Graveley Street 15.1 m; or
 - (ii) Nanaimo Street, from East 6th Avenue to East 11th Avenue 16.1 m.
- 4.14.2 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

4.15 Acoustics

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

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

5 Relaxation of Regulations

- **5.1** The Director of Planning may relax the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the relaxed height shall not, in any event, exceed the maximum prescribed in section 4.3.1 nor the floor space exceed 33¹/₃ percent of the gross floor area of the principal use.
- **5.2** The Director of Planning may relax the use conditions of sections 2.3.1 and 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.

C-3A District Schedule

1 Intent

The intent of this Schedule is to provide for a wide range of goods and services, to maintain commercial activities, specialized services and some light manufacturing enterprises while preserving the character and general amenity of the area and its immediate surroundings, and to provide for dwelling uses designed compatibly with commercial uses.

2 Outright Approval Uses

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

2.2 Uses

- 2.2.A Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:
 - (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
 - (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the utimate centre line of any rear or flanking lane;
 - (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 15 percent of the total area of the site;
 - (d) not applicable; [Maximum width]
 - (e) not applicable; [Proximity to residential dwelling]
 - (f) no accessory building obstructs the horizontal daylight access prescribed in this Schedule for residential use.
 - Accessory Uses customarily ancillary to any of the uses listed in this section, provided that unless permitted as an outright approval use pursuant to section 2 of this Schedule, the total floor area of all accessory uses is not greater than 25 percent of the gross floor area of the principal use.

2.2.C [Cultural and Recreational]

- Arts and Culture Indoor Event.
- Bowling Alley.
- Club.
- Community Centre or Neighbourhood House.
- Fitness Centre.
- Hall.
- Library.
- Museum or Archives.
- Rink.
- Swimming Pool.
- Theatre.
- 2.2.I [Institutional]
 - School University or College.

2.2.0 [Office]

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

2.2.R [Retail]

- Furniture or Appliance Store.
- Grocery or Drug Store except for Small-scale Pharmacy.
- Retail Store.

2.2.S [Service]

- Auction Hall.
- Barber Shop or Beauty Salon.
- Beauty and Wellness Čentre.
- Catering Establishment.
- Laboratory.
- Laundromat or Dry Cleaning Establishment.
- Photofinishing or Photography Studio.
- Print Shop.
- Repair Shop Class B.
- Restaurant Class 1.
- School Business.
- School Vocational or Trade.
- Sign Painting Shop.

2.3 Conditions of Use

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

3 Conditional Approval Uses

- **3.1** Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:
 - (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (b) the submission of any advisory group, property owner or tenant.

3.2 Uses

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

3.2.AG [Agricultural]

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

3.2.C [Cultural and Recreational]

- Arcade.
- Artist Studio, subject to the provisions of section 11.18 of this By-law.
- Billiard Hall.
- Bingo Hall.
- Casino Class 1.
- Park or Playground.
- Zoo or Botanical Garden.
- **3.2.D** Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling units in conjunction with any of the uses listed in this schedule except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion and provided that before making a decision the Director of Planning shall consider the design and livability of the dwelling units.
- Multiple Dwelling, provided that the Director of Planning is of the opinion that the site is suitable for residential use.
- Multiple Conversion Dwelling, resulting from the conversion of a building which was in existence prior to June 18, 1956, provided that:
 - (a) before making a decision the Director of Planning shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area; and
 - (b) building additions shall not be permitted.
- Principal Dwelling Unit combined with a Lock-off Unit in conjunction with any of the uses listed in this schedule, except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width may be used for residential purposes unless the purpose is for entrances to the residential portion, and, with respect only to the C-3A District Schedule, the Director of Planning, before making a decision, considers the design and livability of the dwelling units.
- Principal Dwelling Unit combined with a Lock-off Unit in a Multiple Dwelling if the Director of Planning is of the opinion that the site is suitable for residential use.
- Residential Unit associated with and forming an integral part of an artist studio, subject to the provisions of section 11.19 of this By-law.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.I [Institutional]

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

3.2.M [Manufacturing]

- Clothing Manufacturing.
- Dairy Products Manufacturing.
- Food or Beverage Products Manufacturing Class B.
- Ice Manufacturing.
- Jewellery Manufacturing.
- Miscellaneous Products Manufacturing Class B.
- Printing or Publishing.
- Textiles or Knit Goods Manufacturing.

3.2.0 [Office]

• Health Enhancement Centre.

3.2.P [Parking]

• Parking Uses.

3.2.R [Retail]

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

3.2.S [Service]

- Animal Clinic.
- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.
- Cabaret.
- Drive-through Service.
- Funeral Home.
- Hotel.
- Motor Vehicle Repair Shop.
- Motor Vehicle Wash.
- Neighbourhood Public House.
- Photofinishing or Photography Laboratory.
- Production or Rehearsal Studio.
- Repair Shop Class A.
- Restaurant Class 2.
- Restaurant Drive-in.
- School Arts or Self-Improvement.
- Short Term Rental Accommodation, subject to the provisions of section 11.32 of this By-law.
- Wedding Chapel, subject to section 11.20 of this By-law.

- 3.2.T [Transportation and Storage]
 - Mini-storage Warehouse.
 - Storage Warehouse.
 - Taxicab or Limousine Station.
- 3.2.U [Utility and Communication]
 - Public Utility.
 - Radiocommunication Station.
 - Recycling Depot.
- 3.2.W [Wholesale]
 - Lumber and Building Materials Establishment.
 - Wholesaling Class A.
 - Wholesaling Class B.
- Any other use which is not specifically listed and defined as a use in section 2 of this By-law but which the Director of Planning considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this District Schedule.

3.3 Conditions of Use

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

4 Regulations

All uses approved under sections 2 and 3 of this District Schedule shall be subject to the following regulations.

- **4.1 Site Area --** Not Applicable.
- **4.2 Frontage --** Not Applicable.
- 4.3 Height
- 4.3.1 The maximum height of a building shall be 9.2 m.
- 4.3.2 The Director of Planning or the Development Permit Board may permit an increase in the maximum height of a building with respect to any development, provided that the Director of Planning or the Development Permit Board first considers:

- (a) the intent of this Schedule, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas;
- (b) the height, bulk, location and overall design of the building and its effect on the site, surrounding buildings and streets and existing views;
- (c) the amount of open space, including plazas, and the effects of overall design on the general amenity of the area;
- (d) the provision for pedestrian needs;
- (e) the preservation of the character and general amenity desired for the area; and
- (f) the submission of any advisory group, property owner or tenant.

4.4 Front Yard and Setback

- 4.4.1 No front yard shall be required.
- 4.4.2 A setback of 1.2 m from the front property line shall be required for any parking area.

4.5 Side Yards and Setback

- 4.5.1 No side yard shall be required, except that where the site adjoins, without the intervention of a lane, a site located in an R district, in which case the following side yard requirements apply:
 - (a) where the adjoining site is in an RM district, a side yard with a minimum width of 1.5 m shall be provided adjoining the RM district;
 - (b) in all other cases, a side yard with a minimum width of .9 m shall be provided, except in the case of a corner site in which case an exterior side yard need not be provided.
- 4.5.2 Where a side yard is provided, although not required, the minimum provisions of section 4.5.1 shall apply.
- 4.5.3 In the case of a corner lot, a setback of 1.2 m from the side property line abutting the flanking street shall be required for any parking area.

4.6 Rear Yard and Setback

- 4.6.1 A rear yard with a minimum depth of 3.1 m shall be provided, except that where the rear of the site abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.
- 4.6.2 Where any portion of a building contains residential uses, that portion shall be set back a minimum of 7.6 m from the rear property line across the full width of the building, except that where the rear of the site abuts a lane, this required minimum setback shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

4.7 Floor Space Ratio

- 4.7.1 The floor space ratio shall not exceed 1.00, except that:
 - (a) the Director of Planning or the Development Permit Board may permit an increase in floor space ratio to a maximum of 3.00, if the Director of Planning or the Development Permit Board first considers:
 - (i) the intent of this Schedule, all applicable Council policies and guidelines and the relationship of the development with nearby residential areas,
 - (ii) the height, bulk, location and overall design of the building and its effect on the site, surrounding buildings and streets, and existing views,
 - (iii) the amount of open space, including plazas, and the effects of overall design on the general amenity of the area,

- (iv) the effect of the development on traffic in the area,
- (v) the provision for pedestrian needs, and
- (vi) the design and livability of any dwelling uses; and
- (b) despite the provisions of subsection 4.7.1(a), if the Director of Planning or the Development Permit Board first considers the intent of this district schedule, all applicable Council policies and guidelines and the submissions of any advisory groups, property owners or tenants, and there is no heritage density available for transfer, the Director of Planning or the Development Permit Board may permit an additional increase in permitted floor area of one m² for each amenity share provided to the city at no cost to the city, to a maximum increase of 10% above the maximum permitted floor space ratio.
- 4.7.2 In this district schedule, amenity means conservation of protected heritage property.
- 4.7.3 For the purposes of this district schedule, the cost of an amenity share is the amount specified per m^2 in the Heritage Amenity Share Cost Schedule G.
- 4.7.4 Notwithstanding the provisions of subsection 4.7.1, the maximum floor space ratio achievable as a result of the provision of amenity shares must otherwise comply in all respects with this district schedule and this by-law.
- 4.7.5 The following shall be included in the computation of floor space ratio:
 - (a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building; and
 - (b) in dwelling units and artists studios, where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof rafters or deck, exceeds 3.7 m, an additional amount equal to the area of the floor below the excess height, except that the Director of Planning may exclude additional height in combination with:
 - (i) an undeveloped floor area beneath roof elements which are, in the opinion of the Director of Planning, solely for decorative purposes and to which the only means of access is a hatch, residential lobby or mechanical penthouse, or
 - (ii) venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation.
- 4.7.6 The following shall be excluded in the computation of floor space ratio:
 - (a) open residential balconies and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
 - (b) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, provided that:
 - (i) the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor space or 1 000 m²; and
 - (ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied of the need for the facility in the immediate neighbourhood.
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or

- (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; and
- (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.
- 4.7.7 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:
 - (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed;
 - (b) interior public space, including atria and other similar spaces, provided that:
 - (i) the excluded area shall not exceed the lesser of 10 percent of the permitted floor area or 600 m²;
 - (ii) the excluded area shall be secured by covenant and right of way in favour of the City of Vancouver which set out public access and use; and
 - (iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council.
- 4.7.8 The Development Permit Board may increase the allowable floor space ratio by a maximum of 10 percent where the increase results from a transfer of heritage density, except that this provision shall not apply to a development where there has been an increase in floor space ratio pursuant to section 4.7.1(b).

For the purposes of this section "heritage density" means density provided as compensation for a heritage designation, which is transferred from the site of the designated heritage property to another site in accordance with Council's Transfer of Density Policy and Procedure.

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

4.10 Horizontal Angle of Daylight

- 4.10.1 Each habitable room must have at least one window on an exterior wall of a building.
- 4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.
- 4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
 - (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 4.10.5 An obstruction referred to in section 4.10.2 means:
 - (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any adjoining site.

- 4.10.6 A habitable room referred to in section 4.10.1 does not mean:
 - (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m^2 .

4.15 Acoustics

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

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

5 Relaxation of Regulations

- **5.1** The Director of Planning may relax the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the relaxed height shall not, in any event, exceed the maximum prescribed in section 4.3.1 nor the floor space exceed 33-1/3 percent of the gross floor area of the principal use.
- **5.2** Where a need for any public, social, cultural or recreational facility has been demonstrated to the satisfaction of the Development Permit Board, the Board may permit for any one building, which includes one or more of such facilities, an increase in the maximum floor space ratio or density of a building and may require that any such facility be preserved in the public domain by way of a registered agreement and operated by the City or its delegates.

In determining the amount of the increase in floor area or density that may be permitted, the Development Permit Board shall consider:

- (a) the construction cost of the facility;
- (b) any costs to the developer of continuing maintenance required for the facility;
- (c) the rental value of the increased floor area;
- (d) the value of any authorized relaxation of other restrictions; and
- (e) the opinion of City Council.
- **5.3** The Director of Planning may relax the use conditions of sections 2.3.1 and 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.

C-3A District Schedule

1 Intent

The intent of this Schedule is to provide for a wide range of goods and services, to maintain commercial activities, specialized services and some light manufacturing enterprises while preserving the character and general amenity of the area and its immediate surroundings, and to provide for dwelling uses designed compatibly with commercial uses.

2 Outright Approval Uses

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

2.2 Uses

- 2.2.A Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:
 - (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
 - (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the utimate centre line of any rear or flanking lane;
 - (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 15 percent of the total area of the site;
 - (d) not applicable; [Maximum width]
 - (e) not applicable; [Proximity to residential dwelling]
 - (f) no accessory building obstructs the horizontal daylight access prescribed in this Schedule for residential use.
 - Accessory Uses customarily ancillary to any of the uses listed in this section, provided that unless permitted as an outright approval use pursuant to section 2 of this Schedule, the total floor area of all accessory uses is not greater than 25 percent of the gross floor area of the principal use.

2.2.C [Cultural and Recreational]

- Arts and Culture Indoor Event.
- Bowling Alley.
- Club.
- Community Centre or Neighbourhood House.
- Fitness Centre.
- Hall.
- Library.
- Museum or Archives.
- Rink.
- Swimming Pool.
- Theatre.
- 2.2.I [Institutional]
 - School University or College.

2.2.0 [Office]

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

2.2.R [Retail]

- Furniture or Appliance Store.
- Grocery or Drug Store except for Small-scale Pharmacy.
- Retail Store.

2.2.S [Service]

- Auction Hall.
- Barber Shop or Beauty Salon.
- Beauty and Wellness Čentre.
- Catering Establishment.
- Laboratory.
- Laundromat or Dry Cleaning Establishment.
- Photofinishing or Photography Studio.
- Print Shop.
- Repair Shop Class B.
- Restaurant Class 1.
- School Business.
- School Vocational or Trade.
- Sign Painting Shop.

2.3 Conditions of Use

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

3 Conditional Approval Uses

- **3.1** Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:
 - (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (b) the submission of any advisory group, property owner or tenant.

3.2 Uses

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

3.2.AG [Agricultural]

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

3.2.C [Cultural and Recreational]

- Arcade.
- Artist Studio, subject to the provisions of section 11.18 of this By-law.
- Billiard Hall.
- Bingo Hall.
- Casino Class 1.
- Park or Playground.
- Zoo or Botanical Garden.
- **3.2.D** Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling units in conjunction with any of the uses listed in this schedule except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion and provided that before making a decision the Director of Planning shall consider the design and livability of the dwelling units.
- Multiple Dwelling, provided that the Director of Planning is of the opinion that the site is suitable for residential use.
- Multiple Conversion Dwelling, resulting from the conversion of a building which was in existence prior to June 18, 1956, provided that:
 - (a) before making a decision the Director of Planning shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area; and
 - (b) building additions shall not be permitted.
- Principal Dwelling Unit combined with a Lock-off Unit in conjunction with any of the uses listed in this schedule, except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width may be used for residential purposes unless the purpose is for entrances to the residential portion, and, with respect only to the C-3A District Schedule, the Director of Planning, before making a decision, considers the design and livability of the dwelling units.
- Principal Dwelling Unit combined with a Lock-off Unit in a Multiple Dwelling if the Director of Planning is of the opinion that the site is suitable for residential use.
- Residential Unit associated with and forming an integral part of an artist studio, subject to the provisions of section 11.19 of this By-law.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.I [Institutional]

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

3.2.M [Manufacturing]

- Clothing Manufacturing.
- Dairy Products Manufacturing.
- Food or Beverage Products Manufacturing Class B.
- Ice Manufacturing.
- Jewellery Manufacturing.
- Miscellaneous Products Manufacturing Class B.
- Printing or Publishing.
- Textiles or Knit Goods Manufacturing.

3.2.0 [Office]

• Health Enhancement Centre.

3.2.P [Parking]

• Parking Uses.

3.2.R [Retail]

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

3.2.S [Service]

- Animal Clinic.
- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.
- Cabaret.
- Drive-through Service.
- Funeral Home.
- Hotel.
- Motor Vehicle Repair Shop.
- Motor Vehicle Wash.
- Neighbourhood Public House.
- Photofinishing or Photography Laboratory.
- Production or Rehearsal Studio.
- Repair Shop Class A.
- Restaurant Class 2.
- Restaurant Drive-in.
- School Arts or Self-Improvement.
- Short Term Rental Accommodation, subject to the provisions of section 11.32 of this By-law.
- Wedding Chapel, subject to section 11.20 of this By-law.

- 3.2.T [Transportation and Storage]
 - Mini-storage Warehouse.
 - Storage Warehouse.
 - Taxicab or Limousine Station.
- 3.2.U [Utility and Communication]
 - Public Utility.
 - Radiocommunication Station.
 - Recycling Depot.
- 3.2.W [Wholesale]
 - Lumber and Building Materials Establishment.
 - Wholesaling Class A.
 - Wholesaling Class B.
- Any other use which is not specifically listed and defined as a use in section 2 of this By-law but which the Director of Planning considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this District Schedule.

3.3 Conditions of Use

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

4 Regulations

All uses approved under sections 2 and 3 of this District Schedule shall be subject to the following regulations.

- **4.1 Site Area --** Not Applicable.
- **4.2 Frontage --** Not Applicable.
- 4.3 Height
- 4.3.1 The maximum height of a building shall be 9.2 m.
- 4.3.2 The Director of Planning or the Development Permit Board may permit an increase in the maximum height of a building with respect to any development, provided that the Director of Planning or the Development Permit Board first considers:

- (a) the intent of this Schedule, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas;
- (b) the height, bulk, location and overall design of the building and its effect on the site, surrounding buildings and streets and existing views;
- (c) the amount of open space, including plazas, and the effects of overall design on the general amenity of the area;
- (d) the provision for pedestrian needs;
- (e) the preservation of the character and general amenity desired for the area; and
- (f) the submission of any advisory group, property owner or tenant.

4.4 Front Yard and Setback

- 4.4.1 No front yard shall be required.
- 4.4.2 A setback of 1.2 m from the front property line shall be required for any parking area.

4.5 Side Yards and Setback

- 4.5.1 No side yard shall be required, except that where the site adjoins, without the intervention of a lane, a site located in an R district, in which case the following side yard requirements apply:
 - (a) where the adjoining site is in an RM district, a side yard with a minimum width of 1.5 m shall be provided adjoining the RM district;
 - (b) in all other cases, a side yard with a minimum width of .9 m shall be provided, except in the case of a corner site in which case an exterior side yard need not be provided.
- 4.5.2 Where a side yard is provided, although not required, the minimum provisions of section 4.5.1 shall apply.
- 4.5.3 In the case of a corner lot, a setback of 1.2 m from the side property line abutting the flanking street shall be required for any parking area.

4.6 Rear Yard and Setback

- 4.6.1 A rear yard with a minimum depth of 3.1 m shall be provided, except that where the rear of the site abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.
- 4.6.2 Where any portion of a building contains residential uses, that portion shall be set back a minimum of 7.6 m from the rear property line across the full width of the building, except that where the rear of the site abuts a lane, this required minimum setback shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

4.7 Floor Space Ratio

- 4.7.1 The floor space ratio shall not exceed 1.00, except that:
 - (a) the Director of Planning or the Development Permit Board may permit an increase in floor space ratio to a maximum of 3.00, if the Director of Planning or the Development Permit Board first considers:
 - (i) the intent of this Schedule, all applicable Council policies and guidelines and the relationship of the development with nearby residential areas,
 - (ii) the height, bulk, location and overall design of the building and its effect on the site, surrounding buildings and streets, and existing views,
 - (iii) the amount of open space, including plazas, and the effects of overall design on the general amenity of the area,

- (iv) the effect of the development on traffic in the area,
- (v) the provision for pedestrian needs, and
- (vi) the design and livability of any dwelling uses; and
- (b) despite the provisions of subsection 4.7.1(a), if the Director of Planning or the Development Permit Board first considers the intent of this district schedule, all applicable Council policies and guidelines and the submissions of any advisory groups, property owners or tenants, and there is no heritage density available for transfer, the Director of Planning or the Development Permit Board may permit an additional increase in permitted floor area of one m² for each amenity share provided to the city at no cost to the city, to a maximum increase of 10% above the maximum permitted floor space ratio.
- 4.7.2 In this district schedule, amenity means conservation of protected heritage property.
- 4.7.3 For the purposes of this district schedule, the cost of an amenity share is the amount specified per m^2 in the Heritage Amenity Share Cost Schedule G.
- 4.7.4 Notwithstanding the provisions of subsection 4.7.1, the maximum floor space ratio achievable as a result of the provision of amenity shares must otherwise comply in all respects with this district schedule and this by-law.
- 4.7.5 The following shall be included in the computation of floor space ratio:
 - (a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building; and
 - (b) in dwelling units and artists studios, where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof rafters or deck, exceeds 3.7 m, an additional amount equal to the area of the floor below the excess height, except that the Director of Planning may exclude additional height in combination with:
 - (i) an undeveloped floor area beneath roof elements which are, in the opinion of the Director of Planning, solely for decorative purposes and to which the only means of access is a hatch, residential lobby or mechanical penthouse, or
 - (ii) venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation.
- 4.7.6 The following shall be excluded in the computation of floor space ratio:
 - (a) open residential balconies and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
 - (b) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, provided that:
 - (i) the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor space or 1 000 m²; and
 - (ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied of the need for the facility in the immediate neighbourhood.
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or

- (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; and
- (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.
- 4.7.7 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:
 - (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed;
 - (b) interior public space, including atria and other similar spaces, provided that:
 - the excluded area shall not exceed the lesser of 10 percent of the permitted floor area or 600 m²;
 - (ii) the excluded area shall be secured by covenant and right of way in favour of the City of Vancouver which set out public access and use; and
 - (iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council.
- 4.7.8 The Development Permit Board may increase the allowable floor space ratio by a maximum of 10 percent where the increase results from a transfer of heritage density, except that this provision shall not apply to a development where there has been an increase in floor space ratio pursuant to section 4.7.1(b).

For the purposes of this section "heritage density" means density provided as compensation for a heritage designation, which is transferred from the site of the designated heritage property to another site in accordance with Council's Transfer of Density Policy and Procedure.

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

4.10 Horizontal Angle of Daylight

- 4.10.1 Each habitable room must have at least one window on an exterior wall of a building.
- 4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.
- 4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
 - (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 4.10.5 An obstruction referred to in section 4.10.2 means:
 - (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any adjoining site.

- 4.10.6 A habitable room referred to in section 4.10.1 does not mean:
 - (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m^2 .

4.15 Acoustics

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

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

5 Relaxation of Regulations

- **5.1** The Director of Planning may relax the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the relaxed height shall not, in any event, exceed the maximum prescribed in section 4.3.1 nor the floor space exceed 33-1/3 percent of the gross floor area of the principal use.
- **5.2** Where a need for any public, social, cultural or recreational facility has been demonstrated to the satisfaction of the Development Permit Board, the Board may permit for any one building, which includes one or more of such facilities, an increase in the maximum floor space ratio or density of a building and may require that any such facility be preserved in the public domain by way of a registered agreement and operated by the City or its delegates.

In determining the amount of the increase in floor area or density that may be permitted, the Development Permit Board shall consider:

- (a) the construction cost of the facility;
- (b) any costs to the developer of continuing maintenance required for the facility;
- (c) the rental value of the increased floor area;
- (d) the value of any authorized relaxation of other restrictions; and
- (e) the opinion of City Council.
- **5.3** The Director of Planning may relax the use conditions of sections 2.3.1 and 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.
Section 11

Additional Regulations

Whenever any of the following uses are permitted in any district pursuant to any provision of this By-law, the following additional regulations shall apply:

- **11.1 Development in an RA, RS, RT or C-1 District**, on a corner site which has located at its rear, with or without the intervention of a lane, a site which fronts on the street flanking the corner site, shall provide:
 - (a) in the case of the principal building, a setback from the flanking street of a distance not less than one half of the depth of the required front yard of the rear site, but which need not exceed the greater of 3.7 m or the minimum side yard of the District Schedule, or result in the reduction of the building width on the corner lot to less than 7.9 m so long as the minimum side yards of the district schedule are provided; and
 - (b) in the case of any accessory building, a setback of 7.3 m from the flanking street or as otherwise approved by the Director of Planning.
- **11.2 Development in an RS, RT or C-1 District** on a site which is less than 36.6 m deep may reduce the required depths as follows:
 - (a) the front yard to 20 percent of the average depth of the site, except that the front yard shall in no case have a depth of less than 5.5 m;
 - (b) the rear yard to 30 percent of the average depth of the site, except that the rear yard shall in no case have a depth of less than 8.2 m or, where it abuts a lane, 8.2 m less the lane width between the rear property line and the ultimate centre line of the lane.
- **11.3 Development in an M or I (Industrial) District or a CD-1 (Comprehensive Development) District** where the site abuts any portion of the streets, lanes or other areas set forth in Schedule C to this By-law, shall be subject to the following:
- 11.3.1 A setback shall be provided and maintained at a depth as set forth in Schedule C.
- 11.3.2 No building or structure of any kind, or area for manoeuvring aisles, parking, loading or any other like purpose, shall be permitted within the setback area.
- 11.3.3 Except as provided for elsewhere in this section, the setback area shall be fully graded and landscaped with trees, shrubs and lawn to the satisfaction of the Director of Planning.
- 11.3.4 The following may be permitted within the landscaped setback area by the Director of Planning:
 - (a) statuary, fountains and other objects of art;
 - (b) open ornamental fences if necessary for the protection and preservation of landscaping or permitted objects of art;
 - (c) walks or driveways which in the opinion of the Director of Planning may be required to provide direct access to any building or use on the site.
- **11.4** Bed and Breakfast Accommodation -- subject to the following:
- 11.4.1 A maximum of two bedrooms accommodating a maximum of four bed and breakfast guests may be permitted in a dwelling unit.

- 11.4.2 The provision of bed and breakfast accommodation shall not be permitted coincidentally with the keeping of boarders and lodgers.
- 11.4.3 The operator of the bed and breakfast accommodation shall reside in the dwelling unit.
- **11.5 Riding Ring** -- subject to the following:
- 11.5.1 No riding ring shall be used for the sale, whether by auction or otherwise, of horses or other animals.
- 11.5.2 In the granting of a development permit, the Director of Planning shall have regard to the size, siting and location of the proposed development, the type and hours of operation, whether operated privately or open to the public with or without payment, generation of traffic, parking facilities and any effect upon adjacent property and the amenity of the neighbourhood, and shall notify such owners of adjoining property as he deems necessary.
- **11.6 Homecraft** -- subject to the following:
- 11.6.1 No person other than one resident member of the family occupying the dwelling shall be engaged in the homecraft on the premises;
- 11.6.2 Where located in an R district, there shall be nothing to indicate from the exterior of the dwelling unit or building that it is being used for any purpose other than its principal or approved use;
- 11.6.3 No products or material shall be sold from or within the dwelling unit;
- 11.6.4 No products or materials shall be stored outside of the dwelling unit, building or accessory building;
- 11.6.5 No offensive noise, odour, vibration, smoke, heat or other objectionable effect shall be produced.
- **11.7 Church** -- subject to the following:
- 11.7.1 The site shall have a minimum frontage of 20.1 m.
- 11.7.2 The Director of Planning may permit a greater height than permitted by the district schedule, provided he first considers the effect of the additional height on the amenity of the neighbourhood.
- 11.7.3 Yards shall be provided in accordance with the district schedule except that interior side yards shall have a minimum width of 4.5 m plus an additional .3 m for every .6 m by which the height of the building exceeds 10.7 m.
- **11.8** School Elementary or Secondary -- subject to the following:
- 11.8.1 The site shall have a minimum frontage of 20.1 m.
- 11.8.2 The Director of Planning may permit a greater height than permitted by the district schedule, provided he first considers the effect of the additional height on the amenity of the neighbourhood.

- 11.8.3 Yards shall be provided in accordance with the district schedule except that side yards shall have a minimum width of 6.0 m plus an additional .3 m for every .6 m by which the height of the building exceeds 10.7 m.
- **11.9 Hospital** -- subject to the following:
- 11.9.1 Before granting a development permit, the Director of Planning shall:
 - (a) be satisfied that the landscaping and open space provision is appropriate for the size and nature of the development;
 - (b) have due regard to the design of all buildings, to the location and provision of off-street parking and loading, and to their effect on the amenity of the neighbourhood; and
 - (c) prior to final consideration, notify adjacent property owners and any others that he deems necessary.
- 11.9.2 In the case of a specifically designed facility not being a conversion:
 - (a) the site area shall not be less than 3 700 m² except as provided in clause (b) below;
 - (b) the Director of Planning may permit a greater height than permitted by the District Schedule, provided he first considers the effect of the additional height on the amenity of the neighbourhood, and he may therefor require a site area of larger than 3 700 m²;
 - (c) the floor space ratio shall not exceed the maximum permitted for any residential use in the particular district schedule.
- 11.9.3 In the case of a hospital resulting from the conversion of an existing building, the Director of Planning before granting a development permit shall be satisfied that the building is suitable for the conversion, having regard to the size of the site and building, open space on the site and the proximity of adjacent buildings.

11.10 Full Serve and Split Island Gasoline Stations -- subject to the following:

11.10.1 Yard Requirements:

In the case of a full serve or split island gasoline station located in a C-1 District, notwithstanding section 11.1 of this section and the front, side and rear yard regulations as set out in the C-1 Commercial District Schedule:

- (a) the minimum width of the side yard on a street which flanks a corner site shall be 4.5 m;
- (b) a rear yard with a minimum depth of 4.5 m shall be provided, except that where the rear property line of the site adjoins a dedicated lane, the minimum depth of the rear yard may be reduced by the width of that portion of the lane equal to the distance from the ultimate centre line of the lane to the rear line of the site;
- (c) pump islands shall be permitted in the front yard provided that they are set back a minimum distance of 4.5 m from the front property line;
- (d) canopies over the pump islands may be located to the satisfaction of the Director of Planning in the front and side yards as long as all such canopies are set back at least 1.5 m from the front or side property line of the site, as the case may be, and no canopy is longer than 33 percent of the length of the street boundary of the yard in which it is located, to a maximum of 12.2 m.

11.10.2 Outdoor Display of Merchandise:

Notwithstanding any other provisions of this By-law, no merchandise shall be displayed outdoors on any full serve or split island gasoline station site except for the following:

- (a) if located at a pump island, the small sample display of new tires, lubricating oils and automotive accessories;
- (b) if located adjacent to the principal building, tires and vending machines;
- (c) if located within an accessory building approved by the Director of Planning, other merchandise including fireplace logs, garden equipment, garden furniture and similar items.
- 11.10.3 Vehicles Parked or Stored on Site:

No truck, bus, utility or camper trailer, camper or similar vehicle shall be stored or parked at any time, other than the necessary waiting period for service, on a full serve or split island gasoline station site in a C (commercial) district except for the following:

- (a) in a C-1 District, trucks with a registered gross vehicle weight not exceeding 4 550 kg;
- (b) in all other C districts, trucks and small buses with a registered gross vehicle weight not exceeding 6 825 kg;
- (c) five utility trailers, provided that they do not exceed 1.5 m in width and 3.1 m in length and are located in the rear or side yards;
- (d) one service truck operated by the full serve or split island gasoline station;
- (e) trucks or equipment temporarily required for the construction, repair, servicing or maintenance of the premises.
- 11.10.4 Provision of Screening and Landscaping:

Full serve or split island gasoline stations in all districts shall be subject to the following:

- (a) except for points of access to and from the perimeter, every full serve or split island gasoline station site shall be screened to the satisfaction of the Director of Planning along those boundaries which adjoin or are across the lane from any R district or any residence in a C, M or I district;
- (b) the site of every full serve or split island gasoline station shall be properly landscaped and maintained with lawns, shrubs, trees or other suitable landscaping of a type and location to the satisfaction of the Director of Planning, such landscaping to constitute a minimum of five percent of the site subject to such minor variations as the Director of Planning may approve.
- 11.10.5 Vehicular Ingress and Egress (lanes):

The total width of vehicular access to a full serve or split island gasoline station from a lane in a C, M or I district shall not exceed an amount equal to 15 percent of the total length of the lane abutting the site; except that in no case shall the total width of vehicular access be restricted to less than 3.7 m.

- 11.11 [Reserved]
- 11.12 [Reserved]
- 11.13 [Deleted -- see Parking By-law.]
- 11.14 [Deleted -- see Parking By-law.]
- 11.15 [Reserved]
- 11.16 Neighbourhood Grocery Stores and Dwelling Units in Conjunction with Neighbourhood Grocery Stores
- 11.16.1 Neighbourhood grocery stores existing as of July 29, 1980 are permitted in any R district except the FM-1 district.
- 11.16.2 The maximum permitted frontage for a site is 15.3 m.
- 11.16.3 The maximum permitted floor area for all retail and storage space is 110 m^2 .
- 11.16.4 The maximum permitted number of indoor and outdoor seats is 16.
- 11.16.5 Live entertainment is not permitted.
- 11.16.6 Before granting a development permit, the Director of Planning must:
 - (a) notify surrounding property owners and residents;
 - (b) consider:
 - (i) the design of any proposed building addition;
 - (ii) the proposed solid waste program for collecting, storing and disposal of garbage and recycling; and
 - (iii) the impact on adjacent property owners and residents of a proposed building addition or solid waste program.
- 11.16.7 The Director of Planning may relax the provisions of this section 11.16 with regards to maximum frontage and the applicable zoning district regulations with regards to setbacks, floor space ratio or site coverage, in order to facilitate the rehabilitation of an existing neighbourhood grocery store or dwelling unit in conjunction with neighbourhood grocery store.

11.17 Community Care Facility - Class B; or Group Residence; or Seniors Supportive or Assisted Housing - subject to the following:

- 11.17.1 Before granting a Development Permit, the Director of Planning shall:
 - (a) be satisfied that the landscaping and open space provision is appropriate for the size and nature of the development;
 - (b) have due regard to the effect of the design of all buildings and the provision and location of off-street parking and loading on the amenity of the neighbourhood;
 - (c) notify adjacent property owners and any others that he deems necessary; and
 - (d) consider all applicable policies and guidelines adopted by Council.

- 11.17.2 In the case of a specifically designed facility not being a conversion, the Director of Planning shall establish the minimum site area, having particular regard to:
 - (a) the nature of the proposed facility in terms of type of service being provided and number of residents; and
 - (b) the character of development within the adjacent neighbourhood.
- 11.17.3 In the case of a community care facility class B, group residence, or seniors supportive or assisted housing resulting from the conversion of an existing building, the Director of Planning before granting a development permit shall be satisfied that the building is suitable for the conversion, having regard to the size of the site and building, open space on the site and the proximity of adjacent buildings.

11.18 Artist Studio

Where an artist studio is combined with a residential unit, the studio may only be used by the individuals residing in the residential unit associated with and forming an integral part of the artist studio.

11.19 Residential Unit Associated with an Artist Studio

11.19.1 The total minimum and maximum size of an Artist Studio when combined with a residential unit associated with and forming an integral part of an Artist Studio shall be 47 m² and 500 m², respectively.

11.20 Wedding Chapel

- 11.20.1 Subject to section 11.20.2, the size of a wedding chapel must not exceed 140 m².
- 11.20.2 The Director of Planning may permit a wedding chapel of a larger size having regard to the siting and location of the proposed development, the type and hours of operation, generation of traffic, parking facilities, and any effect upon adjacent property and the amenity of the neighbourhood, and will notify such owners of adjoining property as the Director of Planning deems necessary.

11.21 Farmers' Market

- 11.21.1 A Farmers' Market must be in:
 - (a) open air stalls or booths;
 - (b) stalls or booths partially or totally covered by tents or similar temporary structures; and
 - (c) stalls or booths in a building approved for use as a Farmers' Market.
- 11.21.2 A Farmers' Market must have at least 11 stalls or booths, except that the Director of Planning may permit a lesser number of stalls or booths, if the Director of Planning first considers all applicable policies and guidelines adopted by Council.
- 11.21.3 The site area of a Farmers' Market must not exceed 2 323 m², except that the Director of Planning may permit an increase in site area, if the Director of Planning first considers all applicable policies and guidelines adopted by Council.
- 11.21.4 A vendor at a Farmers' Market must only sell: local fresh, dried or frozen fruit and vegetables; local dried or frozen meat and seafood; local eggs; local dairy products; local plants; local prepared foods; local ready-to-eat foods; local artisan crafts; or local wine, cider, beer or spirits.

- 11.21.5 No more than 40% of the total number of stalls or booths in a Farmers' Market may be used for the sale of local ready-to-eat foods and local artisan crafts.
- 11.21.6 There must be no more than three vendors selling or providing samples of local wine, cider, beer or spirits at a Farmers' Market.

11.22 Small-scale Pharmacy

- 11.22.1 A small-scale pharmacy must include at least 25 m² of publicly accessible space except that if the Director of Planning first considers all applicable guidelines and policies adopted by Council and potential impacts on the site and the surrounding properties, the Director of Planning may allow a lesser amount of space.
- 11.22.2 Any development permit for a small-scale pharmacy must be limited in time to two years from the date of issuance.

11.23 Live-Work Use

11.23.1 The size of a live-work unit must be at least 47 m².

11.24 Laneway House

- 11.24.1 In this section 11.24, "footprint" means the projected area of the extreme outer limits of a laneway house including carports, covered porches, and enclosed or covered accessory building areas but excluding steps, eaves, and such other projections as section 10.7 of this By-law may allow.
- 11.24.2 In this section 11.24, height is measured from the horizontal datum plane, which is the plane created by the average of the existing site elevations as measured at the intersections of the required setback lines from the ultimate rear property line, with the side property lines.
- 11.24.3 A laneway house is not permissible except in conjunction with a One-Family Dwelling or One-Family Dwelling with Secondary Suite on:
 - (a) a site served by an open lane;
 - (b) a site located on a corner served by an open or dedicated lane; or
 - (c) a double-fronting site served by a street at both the front and rear of the site.
- 11.24.4 The width of a site on which a laneway house is situated must be at least 9.8 m, except that the Director of Planning may approve a laneway house on a site which is less than 9.8 m in width, if:
 - (a) the site is at least 7.3 m in width; and
 - (b) the Director of Planning first considers massing, overlook and impact on neighbourhood privacy and all applicable Council policies and guidelines.
- 11.24.5 A laneway house may have a basement.
- 11.24.6 For sites in the RS-3 and RS-3A Districts and the RS-6 District, and for sites 16.8 m or wider in the RS-5 District, the width of a laneway house, or a laneway house and an accessory building, must not exceed the permitted width for an accessory building under the applicable district schedule.
- 11.24.7 On east-west oriented sites, a laneway house must be located toward the south side of the site to reduce shadowing on the site to the north.

- 11.24.8 A laneway house may be one storey or one storey with a partial second storey.
- 11.24.9 Open balconies, sundecks, and roof decks are not permitted:
 - (a) on a one storey laneway house; or
 - (b) above the partial second storey of a laneway house with a partial second storey.
- 11.24.10 The height of a one storey laneway house must not exceed 4.3 m in height measured to the highest point of the roof if a flat roof, or to the mean height level between the eaves and the ridge of a gable or hip roof, except that no portion of a one storey laneway house may exceed 5.2 m in height.
- 11.24.11 The location of a one storey laneway house must be:
 - (a) within 10.7 m of the ultimate rear property line;
 - (b) at least 4.9 m, measured across the width of the site, from the one-family dwelling or one-family dwelling with secondary suite on the site;
 - (c) at least 0.9 m from the ultimate rear property line, except that the Director of Planning may relax the location to 0.6 m from the ultimate rear property line on sites less than 30.5 m in depth; and
 - (d) a distance from each side property line equal to at least 10% of the lot width, except that the Director of Planning may relax the location to:
 - (i) 0.6 m from one side property line for interior lots, and
 - (ii) 0.6 m from the inside side property line for corner lots.
- 11.24.12 Notwithstanding 11.24.11(a), where a site is 39.6 m or more in depth, the Director of Planning may permit a one storey laneway house to extend into a site to a maximum of 26% of the lot depth measured from the ultimate rear property line.
- 11.24.13 Site coverage must not exceed the permitted site coverage under the applicable district schedule, except that, for a one storey laneway house, the Director of Planning may permit an increase in the permitted site coverage of up to 7% to a maximum of 47% of the site area.
- 11.24.14 The height of a laneway house with a partial second storey must not exceed:
 - (a) 6.7 m to the ridge of a gable or hip roof, with a minimum pitch of 7:12; or
 - (b) 5.8 m to the highest point of a roof with a pitch less than 7:12.
- 11.24.15 On a laneway house with a partial second storey and a roof pitch of:
 - (a) at least 7:12, the height of the intersection of the exterior surface of the roof and the exterior wall surface of the building must not exceed 4 m from the horizontal datum plane; or
 - (b) less than 7:12, the walls of the partial second storey must be set back at least 0.6 m from the exterior walls of the floor below, except that there may be a single projection into the setback to a maximum of 35% of the width of the floor below.
- 11.24.16 The partial second storey of a laneway house must not exceed:
 - (a) 60% of the footprint of the laneway house, if the roof has a minimum pitch of 3:12; or
 - (b) 50% of the footprint of the laneway house, if the roof has a pitch of less than 3:12,

except that the calculation may exclude any floor area of the partial second storey that is not included in the calculation of floor area according to sections 11.24.24 and 11.24.25.

11.24.17 Dormers must be inset at least 0.6 m from the exterior walls of the floor below, except that there may be a single projection into the setback to a maximum of 35% of the width of the floor below.

- 11.24.18 The location of a laneway house with a partial second storey must be:
 - (a) within 7.9 m of the ultimate rear property line;
 - (b) at least 4.9 m, measured across the width of the site, from the one-family dwelling or one-family dwelling with secondary suite on the site;
 - (c) at least 0.9 m from the ultimate rear property line, except that the Director of Planning may relax the location to 0.6 m from the ultimate rear property line:
 - (i) on sites less than 30.5 m in depth, or
 - (ii) for the width of an existing enclosed or covered parking area that forms part of the laneway house; and
 - (d) a distance from each side property line which is at least equal to the required side yards for the site as prescribed by the applicable district schedule.
- 11.24.19 Notwithstanding 11.24.18(a), where a site is 39.6 m or more in depth, the Director of Planning may permit a laneway house with a partial second storey to extend into a site to a maximum of 21% of the lot depth measured from the ultimate rear property line.
- 11.24.20 The floor area of a laneway house must not exceed the lesser of:
 - (a) 0.16 multiplied by the site area; and
 - (b) 83.6 m^2 .
- 11.24.21 Despite section 10.21, the floor area of a laneway house, excluding any floor area used for enclosed parking, must be at least 26 m², except that the Director of Planning may allow a reduction to not less than 19 m² if the Director of Planning first considers the design of the laneway house and all applicable Council policies and guidelines.
- 11.24.22 Except for a laneway house with no separate bedrooms, a laneway house must have:
 - (a) one main habitable room that is not a bedroom, with a minimum size of 16.7 m² and a minimum dimension of 2.1 m measured between finished wall surfaces; and
 - (b) at least one bedroom with a minimum size of 8.4 m² and a minimum dimension of 2.1 m measured between finished wall surfaces.
- 11.24.23 Computation of floor area for a laneway house must include:
 - (a) all floors, including earthen floor, measured to the extreme outer limits of the building;
 - (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
 - (c) the floor area of a basement;
 - (d) floor area used for enclosed or covered parking; and
 - (e) if the distance from a floor to the floor above or, in the absence of a floor above, to the top of the roof rafters or deck exceeds 3.7 m, an additional amount equal to the area of the floor area below the excess.
- 11.24.24 Computation of floor area for a laneway house must exclude:
 - (a) areas of floors located:
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
 - (b) floors located at or below finished grade with a ceiling height of less than 1.2 m;
 - (c) covered porches if:
 - (i) their location is at the level of the basement or first storey,
 - (ii) they are open on at least one side or protected by guard rails, the height of which must not exceed the minimum specified in the Building By-law,

- (iii) the total excluded floor area does not exceed 3 m^2 , and
- (iv) the ceiling height of the total excluded area does not exceed 2.75 m measured from the porch floor;
- (d) 3% of the total area, where the exterior walls include a minimum of 175 mm of thermal insulation in total.

Where floor area is excluded under section 11.24.24(d), the Director of Planning may vary section 11.24.11(a) and 11.24.18(a) no more than 30 cm.

- 11.24.25 Computation of floor area for a laneway house may exclude:
 - (a) open balconies, sundecks, roof decks, or any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, if the open balconies, sundecks, or roof decks face the lane or, in the case of a corner site, the lane and flanking street or either of them;
 - (b) patios and green roofs if the Director of Planning first approves the design of sunroofs, walls, and railings;
 - (c) despite section 11.24.23(e), open to below spaces or double height volumes under sloping roofs with a pitch of at least 3:12 if:
 - (i) the vertical distance from the floor level to the ceiling does not exceed 4.5 m,
 - (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope,
 - (iii) the excluded area does not exceed 25% of the maximum floor space under section 11.24.20, and
 - (iv) the excluded area, combined with the excluded area under subsection (d), does not exceed 25% of the maximum allowable floor area;
 - (d) despite section 11.24.23(e), floor areas under sloping roofs with a pitch of at least 3:12 if:
 - (i) the vertical distance from the floor to any part of the ceiling is between 1.2 m and 2.1 m,
 - (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope,
 - (iii) the excluded floor area does not exceed 10% of the maximum floor area allowed under section 11.24.20, and
 - (iv) the excluded area, combined with the excluded area under subsection (c), does not exceed 25% of the maximum allowable floor area;
 - (e) for units that have a partial second floor, an area not exceeding 2.75 m² for stairs, if the excluded area, combined with the excluded areas under subsections (c) and (d), does not exceed 25% of the maximum allowable floor area; and
 - (f) an area not exceeding 3.7 m^2 for residential storage space, clothes closets and linen closets.
- 11.24.26 Private outdoor space must be provided in the form of:
 - (a) an open balcony, sundeck, or roof deck; or
 - (b) a patio located at grade with a minimum size of 3.7 m² and a minimum dimension of 1.5 m.
- 11.24.27 The setback provided in accordance with sections 11.24.11(c) and 11.24.18(c) must be permeable and landscaped where not required for vehicle or fire access.
- 11.24.28 A laneway house must include:
 - (a) a minimum 75 mm wide trim around all doors and windows, excluding door sill trim, except where a window or door is recessed no less than 100mm behind the adjacent exterior wall faces; and
 - (b) a canopy over the main entry door.

- 11.24.29 A main entry door that faces the lane must be set back at least 1.5 m from the ultimate rear property line.
- 11.24.30 On a corner site, the main entry door of a laneway house must face the flanking street.
- 11.24.31 At least 10% of the building elevation facing the lane must contain windows no smaller than 1.1 m^2 .
- 11.24.32 Unless located at least 1.5 m above the floor of the partial upper storey, or facing the lane or a flanking street, windows with transparent glazing on a partial second storey must not exceed 1.1 m^2 .
- 11.24.33 Wall cladding materials on a building elevation facing a lane or street must be continued in equal proportions, no less than 2.0 m along adjacent side walls or 1.2 m where the discontinuation of a material occurs at a change in the building wall plane, such as at a bay or chimney projection.
- 11.24.34 The Director of Planning may relax the design provisions in section 11.24.15, 11.24.17, 11.24.28, 11.24.29, 11.24.30, 11.24.31, 11.24.32, or 11.24.33 if, in the opinion of the Director of Planning, the design of a laneway house meets the intent of the laneway house regulations for quality and durability of design and architectural expression and is not compatible with one or more of the design requirements in those sections.
- 11.24.35 If the Director of Planning first considers the effects on neighbouring properties with regard to overlook, massing and neighbourhood privacy, and the intent of this section 11.24 and all applicable Council policies and guidelines, the Director of Planning may relax the provisions of sections 11.24.6, 11.24.7, 11.24.10, 11.24.11(a), (c) and (d), 11.24.14, 11.24.18(a), (c) and (d), 11.24.22, and 11.24.26 if:
 - (a) due to topography or other conditions peculiar to the site, literal enforcement would result in unnecessary hardship;
 - (b) the relaxation is necessary to retain a tree; or
 - (c) the relaxation is necessary to allow a green roof that does not have railings or stair access.

11.25 Freehold Rowhouses

- 11.25.1 Computation of floor area, floor space ratio, yards, site coverage, impermeability, number of buildings on site and dwelling unit density must be based on the site width and area at the time of development, prior to any subdivision into individual freehold rowhouse parcels.
- 11.25.2 For the purpose of fee simple subdivision, the minimum site width and frontage for each freehold rowhouse parcel is 5 m.

11.26 Temporary Sales Office

- 11.26.1 The minimum site size shall be 2 000 m², except that the Director of Planning may permit a smaller site provided that all parking required by the Parking By-law is provided on site.
- 11.26.2 The site must be within 100 metres of the development project to which the Temporary Sales Office relates.
- 11.26.3 The site must be located on an arterial or major street, which generally have two or more lanes of travel in each direction and are usually designated as truck and bus routes.

- 11.26.4 The site must be more than 800 metres from a commercial district, except that the Director of Planning may permit the use closer to a commercial district if the applicant can demonstrate that suitable commercial vacancy opportunities are not available.
- 11.26.5 The Director of Planning must consider the submission of any advisory group, property owner or tenant and all applicable policies and guidelines adopted by Council.
- 11.26.6 The site must be fully restored to its original condition immediately following the expiration of a development permit.

11.27 Micro dwelling

- 11.27.1 A micro dwelling must be part of a development which has a covenant or housing agreement registered against title restricting its use to secured market rental housing or social housing, for the longer of 60 years or the life of the building.
- 11.27.2 The floor area of a micro dwelling must be at least 29.7 m², except that the Director of Planning or the Development Permit Board may relax the permitted floor area of a micro dwelling to a minimum of 23.2 m² if:
 - (a) the Director of Planning or the Development Permit Board first considers all applicable Council policies and guidelines; and
 - (b) the micro dwelling is part of a development which has a covenant or housing agreement registered against title restricting its use to secured market rental housing or social housing, for the longer of 60 years or the life of the building.
- 11.27.3 A micro dwelling is only permitted in:
 - (a) the area of the FC-1 District north of National Avenue;
 - (b) the area of the RT-3 and RM-3A districts located north of Venables Street, Malkin Avenue and Prior Street, south of Hastings Street, east of Gore Avenue and west of Clark Drive;
 - (c) the HA-1 and HA-1A districts;
 - (d) the HA-2 district;
 - (e) the Downtown-Eastside Oppenheimer district;
 - (f) the area of the Downtown district denoted as C2 on Map 1 of the Downtown Official Development Plan; and
 - (g) the FC-2 district; and
 - (h) the area of the IC-3 district north of 2nd Avenue.
- 11.27.4 No more than one person shall occupy a micro dwelling.

11.28 Cannabis Store

- 11.28.1 Before granting a development permit, the Director of Planning shall:
 - (a) notify surrounding property owners and residents and have regard to their opinions;
 - (b) have regard to the liveability of neighbouring residents; and
 - (c) consider all applicable Council policies and guidelines.
- 11.28.2 A Cannabis Store is not permitted:
 - (a) within 300 metres of the nearest property line of a site containing another Cannabis Store;
 - (b) within 300 metres of the nearest property line of a site containing a School Elementary or Secondary, Community Centre or Neighbourhood House;

- (c) within the area outlined on Figure 1 below, except for sites with a property line on Hastings Street or Main Street;
- (d) on any site with a property line on Granville Street between Robson Street and Pacific Boulevard;
- (e) on any site other than a site located on a block where all or part of the street in that block has a painted center line;
- (f) in conjunction with any other use; or
- (g) in conjunction with an automated banking machine.

11.29 Urban Farm - Class A

Notwithstanding anything else in this By-law, Urban Farm - Class A is subject to the following:

- 11.29.1 The planting area must not exceed 325 m^2 on any single parcel unless the primary use of the parcel is Park or Institutional in which case the Director of Planning may permit an increase in planting area to a maximum of 7 000 m².
- 11.29.2 If two or more parcels are operated jointly as an Urban Farm Class A, the combined planting area for all parcels must not exceed 7 000 m².
- 11.29.3 No on-site processing of fruits and vegetables, or manufacturing of food products is permitted.
- 11.29.4 No mechanical equipment may be used other than that designed for household use including lawnmowers, rototillers, garden hoses and pruners.
- 11.29.5 No herbicides or pesticides are permitted.
- 11.29.6 No on-site sales are permitted, unless the primary use of the parcel is Institutional.
- 11.29.7 No Urban Farm Class A operated on a single parcel may generate revenue exceeding \$9,999 in any calendar year, unless the primary use of the parcel is Park or Institutional.
- 11.29.8 If an Urban Farm Class A is operated, in whole or in part, by a person other than an owner or full-time resident of the parcel, the planting area must be subject to a lease authorizing the operation of the farm.
- 11.29.9 No offensive noise, odour, light, smoke, or vibration or other objectionable effect may be produced.
- 11.29.10 No mechanical equipment may be stored outside.
- 11.29.11 Any development permit or waiver of a development permit for an Urban Form-Class A is time limited to 1 year.

11.30 Urban Farm - Class B

Notwithstanding anything else in this By-law, Urban Farm – Class B is subject to the following:

11.30.1 The planting area for a single parcel or the combined planting area for all parcels operated jointly as an Urban Farm – Class B, may not exceed 7 000 m², unless relaxed by the Director of Planning due to unnecessary hardship associated with the location, shape or size of the parcel or parcels.

- 11.30.2 If located within 30 m of a residential use, no mechanical equipment may be used other than that designed for household use including lawnmowers, rototillers, garden hoses and pruners.
- 11.30.3 No herbicides or pesticides are permitted.
- 11.30.4 No offensive noise, odour, light, smoke, or vibration or other objectionable effect may be produced.
- 11.30.5 If an Urban Farm Class B is operated, in whole or in part, by a person other than an owner or full-time resident of the parcel during the farm operation, the planting area must be subject to a lease authorizing the operation of the farm.
- 11.30.6 Any development permit for an Urban Farm Class B is time limited to 1 year.

11.31 Temporary Modular Housing

- 11.31.1 Temporary Modular Housing must be used as Social Housing.
- 11.31.2 Before granting a development permit for Temporary Modular Housing, the Director of Planning must:
 - (a) be satisfied that the landscaping and open space provision is appropriate for the size and nature of the development;
 - (b) consider the impact on the livability of neighbouring residents;
 - (c) notify adjacent property owners and any others that Director of Planning deems necessary; and
 - (d) consider all applicable policies and guidelines adopted by Council.
- 11.31.3 A development permit for Temporary Modular Housing must be time limited to a maximum of five years, unless otherwise extended in writing for up to an additional five years by the Director of Planning.

11.32 Short Term Rental Accommodation

11.32.1 In this section 11.32,

"principal residence unit" means the dwelling where an individual lives, makes their home and conducts their daily affairs, including, without limitation, paying bills and receiving mail, and is generally the dwelling unit with the residential address used on documentation related to billing, identification, taxation and insurance purposes, including, without limitation, income tax returns, Medical Services Plan documentation, driver's licenses, personal identification, vehicle registration and utility bills.

"booking" means a confirmed reservation of the dwelling unit, or of one or more bedrooms, as Short Term Rental Accommodation.

- 11.32.2 Short Term Rental Accommodation is only permitted in a lawful dwelling unit, secondary suite, laneway house, or lock-off unit that is a principal residence unit.
- 11.32.3 Short Term Rental Accommodation is not permitted in an accessory building or vehicle.
- 11.32.4 Short Term Rental Accommodation is not permitted in a dwelling unit in combination with Bed and Breakfast Accommodation.

- 11.32.5 No more than two adults may occupy each bedroom used as Short Term Rental Accommodation.
- 11.32.6 Short Term Rental Accommodation is only permitted in dwelling units that comply with all applicable occupancy limits as set out in the Fire By-law.
- 11.32.7 No more than one booking may be permitted as Short Term Rental Accommodation in each dwelling unit at one time.
- 11.32.8 Subject to the provisions of this section 11.32, Short Term Rental Accommodation is permitted in all CD-1 zoning districts where dwelling uses are permitted.
- 11.32.9 Any development permit or exemption from a development permit for a Short Term Rental Accommodation is time limited to two years.

11.33 Character House

- 11.33.1 The Director of Planning may permit more than one entrance facing a front yard or a side yard if the entrances provide access to a dwelling unit in a character house.
- 11.33.2 Computation of floor area in a character house may exclude:
 - (a) existing covered porches that:
 - (i) in the opinion of the Director of Planning, are original to the character house,
 - (ii) face a street, and
 - (iii) are open or protected by guard rails which do not exceed the minimum height specified in the Building By-law;
 - (b) areas of undeveloped floors with a ceiling height or height to the underside of joists of less than 2.0 m located below the floors of covered porches complying with subsection (a);
 - (c) floor areas under sloping roofs with a pitch of at least 7:12 if:
 - (i) the vertical distance from the floor to any part of the ceiling is 2.3 m or less, and
 - (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope; and
 - (d) floors used for off-street parking, not exceeding 6.7 m in length, located in an infill building in conjunction with a retained character house, to a maximum of 42 m².
- 11.33.3 Building depth, in the case of a character house, means the distance from the front exterior wall measured in a straight line to a point directly opposite on the rear exterior wall, except that covered porches that comply with section 11.32.2 (a) may be excluded from the measurement of building depth.
- 11.33.4 Covered porches that comply with section 11.32.2 (a) may project into the required front yard.

11.34 Permitted Floor Area Increase for Low Operational Cost Housing

Notwithstanding the maximum permitted floor area regulation in any District Schedule, the Director of Planning may approve an addition of up to 5 per cent of the floor space ratio for Low Operational Cost Housing containing 6 or more dwelling units, excluding sites that contain rental housing units in the RM-3 zone, provided the Director of Planning first considers all applicable policies and guidelines adopted by Council. This section shall not apply to applications made after December 31, 2025.



From: ^{S.22(1)} Sent: September 23, 2019 6:15 PM To: Sneddon, Giselle Subject: Re: Development Application 4060 Cambie Street.

Hello Giselle,

Just wanted to express my displeasure with the proposal for a possible "Retail Cannabis Store" at 4060 Cambie Street.

Does it actually make sense to have a Cannabis Store next door to our treasured Q.E. Park Medical Clinic? I don't think so.

I'm a ^{s.22(1)}. I prefer to use the "Canada Line" a lot and would not feel comfortable crossing in front of a Cannabis Store to get home. Not to mention the extra people and traffic it will bring to our back lanes. We already have 5 lane houses with numerous cars as well as resident vehicles parked everywhere, and young children playing in the back lane.

Why would anyone think of even approving such a proposal to a "Retail Cannabis Store" that will be open 7 days per week from 10:00 a.m. to 10:00 p.m. in a busy residential area. This area is loaded with school students getting off buses and transferring on to the Canada Line and vice versa. We do not need a Cannabis Store near here.

The "West Coast Medi Cann" outlet at 3182 - 16th Avenue and Cambie St. is now waiting for Government Approval. Then there is the newly opened "Lucky 8 Vapes" venue at 2032 - 13th/14th Avenue on Cambie Street. Do we actually need more on Cambie Street????? Soon it will become "Cannabis Row" is that what City Hall wants? I don`t.

I am hoping you will be counted in as a "Project Coordinator" to voice your opinion in being against granting permission for a "Retail Cannabis Store" to be set up at 4060 Cambie Street. Thank you for the opportunity to be able relay my great concern in this matter.

Regards,



From:	Sneddon, Giselle
To:	s.22(1)
Subject:	RE:
Date:	September 10, 2019 8:14:07 AM
Attachments:	ref Cannabis Guidelines.pdf
	ref DistrSched C-3A.pdf
	Sec11.pdf
	image001.png

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

I understand your concerns regarding proximity to students, transit and other shops in the area, and I assure you that these concerns are valid.

In this case, the current proposal meets all requirements set forth in our Zoning Development Bylaws and guidelines (attached). It is still a conditional use, however, and your feedback and input are taken very seriously.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



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From: S.22(1) Sent: September 9, 2019 2:30 PM To: Sneddon, Giselle Subject:

I am contacting you regarding the development application for a cannabis store at 4060 Cambie St.. I am not in favor of the plan as there are already numerous Cannabis retailers in the area (near VGH, City Hall etc.). Although I understand why the retailer would want the 4060 Cambie location I have concerns as the King Edward Station is a transfer point for numerous schools which is quite evident at high traffic times. The location will likely increase accessibility to teenagers and the adverse effects of cannabis in the young brain is well established. Teenagers already have a challenge saying no to smoking, eating, vaping etc.. The presence of a shop as they wait for the bus will just worsen the issue.

s.22(1) individuals who have chronic pain spasticity etc with cannabis. Although you would think the accessibility of the Canada line would help this population, accesibity is available via mail so not required. The number of shops whether for medicinal or recreational use has become excessive.

I appreciate you time in this matter. Please feel free to contact me if you have any questions.

Kind regards, s.22(1)

Sent from Mail for Windows 10

From:	Sneddon, Giselle
To:	s.22(1)
Subject:	RE: 4060 Cambie Development
Date:	September 23, 2019 8:59:57 AM
Attachments:	ref Cannabis Guidelines.pdf
	ref DistrSched C-2.pdf
	Sec11.pdf
	image001.png

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Since this is a conditional application, your comments and concerns hold great weight in conjunction with my technical review.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



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From: ^{s.22(1)} Sent: September 22, 2019 10:50 AM To: Sneddon, Giselle Subject: 4060 Cambie Development

Dear Giselle,

I am writing to express my disapproval of the development application for 4060 Cambie St. My main point of contention is that the store would be located in a highly-trafficked area, and would have a detrimental effect on such a nice community in Vancouver. This community does not need cannabis products. The community would be better served by other businesses that would provide goods and services in higher demand in the community.

Best regards, s.22(1)

From:	Sneddon, Giselle
To:	s.22(1)
Subject:	RE: 4060 Cambie St. DP2019-00673
Date:	September 23, 2019 8:50:29 AM
Attachments:	ref Cannabis Guidelines.pdf
	ref DistrSched C-2.pdf
	Sec11.pdf
	image001.png

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Since this is a conditional application, your concerns hold great weight in our review.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



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From: S.22(1)

To: Giselle Sneddon, Project Coordinator

I deeply concern the subject development application and strongly suggest it should not be approved. This is a very family oriented neighborhood and a lot of people including many young students use the nearby skytrain station everyday.

If a cannabie store needs to be opened, it could be located closer to business areas such like Cambie and 16th to 18th or on Main street instead.

I strongly suggest you to reject this application.

Best regards,

s.22(1)

Vancouver, BC

From:Sneddon, GiselleTo:\$.22(1)Subject:RE: 4060 Cambie St. DP2019-00673Date:September 23, 2019 1:41:54 PMAttachments:image001.png

Good afternoon s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Since this is a conditional application, your comments and concerns hold great weight in my review. I will be taking your concerns in conjunction with my technical review as part of my recommendation to the Director of Planning.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



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From: s.22(1)

Sent: September 23, 2019 11:33 AM To: Sneddon, Giselle Subject: Re: 4060 Cambie St. DP2019-00673

To: Giselle Sneddon, Project Coordinator

I deeply concern the subject development application and strongly suggest it should not be approved. This is a very family oriented neighborhood and a lot of people including many young students use the nearby skytrain station everyday.

If a cannabie store needs to be opened, it could be located closer to business areas such like Cambie and 16th to 18th or on Main street instead.

I strongly suggest you to reject this application.

Best regards,

Regards,

s.22(1) Vancouver From:Sneddon, GiselleTo:s.22(1)Subject:RE: 4060 Cambie St. DP-2019-00673Date:September 16, 2019 8:55:03 AMAttachments:image001.png

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Since this is a conditional application, your comments and concerns hold great weight. I will be compiling your concerns along with the rest to take along with my technical review to the Director of Planning.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



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From: s.22(1) Sent: September 14, 2019 1:01 PM To: Sneddon, Giselle Subject: Fwd: 4060 Cambie St. DP-2019-00673

Hello Ms.Sneddon,

I Think this is not a good location for a retail shop to sell Cannabis for 7days a week from 10AM to 10PM.

Reasons:

1. The neighbourhood is for family. There are thousands of families within 5km radius.

2. It is right opposite the King Edward Station with high walking traffic for all walks of life including children.

3. The area is currently considered as safe and with little crime, potential custmers for Cannabis could create negative impact.

4. Most of the current retailers in the neighbour are restaurants, food and drink related business and operate at late hours.

4. Tenants in the neighbourhood would prefer not to have their residences or offices/shops close to a retail store for Cannabis, hence the real estate value will decrease and affect the property tax income for the City to support other necessary developments.

5. On the other hand, the current walk-in clinic is good to the community.

Best Regards,

s.22(1)

From:	Sneddon, Giselle
То:	s.22(1)
Subject:	RE: 4060 Cambie St. > DP-2019-00673 Application
Date:	September 18, 2019 4:00:16 PM
Attachments:	ref_Cannabis_Guidelines.pdf ref_DistrSched_C-2.pdf Sec11.pdf

Good afternoon s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights to apply for development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

-Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R -Zoning + Development Bylaw - Section 11.6 Cannabis Store

-Guidelines for Medical marijuana-related uses near youth facilities

Since this is a conditional application, your comments and concerns hold a great weight in my review and recommendation to the director of planning. In particular, your comments on the use itself as it goes from a Cannabis Retail space to a Health Care office.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards, GISELLE SNEDDON | Project Coordinator | Development Review Branch Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 giselle.sneddon@vancouver.ca

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-----Original Message-----From: s.22(1) Sent: September 17, 2019 11:45 AM To: Sneddon, Giselle Subject: Re: 4060 Cambie St. > DP-2019-00673 Application

Thanks Giselle

We live at **s**.22(1) so about 3.5 blocks away from the location of the proposed cannabis store

s.22(1) have been to the clinic on Cambie many times, several for emergency conditions. It's always been crowded

Occasionally we go to the s.22(1)

which is also heavily booked.

We believe there is a high demand for health care services along the Cambie corridor. It is significant that the explosion of condo units from King Edward south over the past few years is adding more families which will increase the need for health care services in this community

Clinics take the pressure off Urgent Care services provided by VGH and other hospitals. One only need to listen to the lengthily wait times regularly reported on the radio to appreciate how busy they are

We therefore urge council to reconsider changing the use of this space from a medical clinic

Appreciate your consideration

s.22(1)

> On Sep 17, 2019, at 10:52 AM, Sneddon, Giselle <Giselle.Sneddon@vancouver.ca> wrote:

> Good morning s.22(1)

>

>

> The letter that we send out to the neighbourhood is given to the owners of neighbouring properties within a certain radius. The radius is determined on a case by case basis by senior staff.

>

> Regardless, anyone can make a comment or voice their opinion (in support or opposition) whether they received the postcard or not.

> s.22(1) if you would like to make a comment, please feel free to do so and I will include it in my review.

>"

>

> Thank you.

>

> Kind regards,

> GISELLE SNEDDON | Project Coordinator | Development Review Branch

> Development, Buildings & Licensing

> City of Vancouver | 515 W 10th Ave

> Vancouver | BC V5Y 1V4

> giselle.sneddon@vancouver.ca

>

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>

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>

>

> ----- Original Message-----

> From: s.22(1)

> Sent: September 16, 2019 9:36 PM

> To: **S.22(1)**

> Cc: Sneddon, Giselle; s.22(1)

> Subject: Re: 4060 Cambie St. > DP-2019-00673 Application

> s.22(1) > On Sep 16, 2019, at 9:23 PM, s.22(1) wrote: > Good Evening Giselle : >

>> We would like to voice our opinion that having a "change of use" from Health Care Offices to a Retail Cannabis Store is not in the best use of this space for the families in need of medical services (so desperately needed in this City).

>>

>> We would ask the City Staff to oppose this and send a strong message to Council against this "change of Use" ! Thank you .

>>

>> Sincerely,

>> s.22(1)

From:	Sneddon, Giselle
To:	s.22(1)
Cc:	
Subject:	RE: 4060 Cambie St. > DP-2019-00673 Application
Date:	September 17, 2019 10:49:58 AM
Attachments:	ref_Cannabis_Guidelines.pdf ref_DistrSched_C-2.pdf Sec11.pdf

Good morning S.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights to apply for development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-3A zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

-Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R -Zoning + Development Bylaw - Section 11.6 Cannabis Store

-Guidelines for Medical marijuana-related uses near youth facilities

Since this is a conditional application, your comments and concerns hold great weight in our recommendation to the Director of Planning. I will be including your comments and opposition in conjunction with my technical review to the Director of Planning.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards, GISELLE SNEDDON | Project Coordinator | Development Review Branch Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 giselle.sneddon@vancouver.ca

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-----Original Message-----From: **\$.22(1)** Sent: September 16, 2019 9:23 PM To: Sneddon, Giselle Cc: **\$.22(1)** Subject: 4060 Cambie St. > DP-2019-00673 Application Good Evening Giselle :

We would like to voice our opinion that having a "change of use" from Health Care Offices to a Retail Cannabis Store is not in the best use of this space for the families in need of medical services (so desperately needed in this City).

We would ask the City Staff to oppose this and send a strong message to Council against this "change of Use" ! Thank you .

Sincerely, s.22(1)

From:	Sneddon, Giselle
To:	s.22(1)
Subject:	RE: 4060 Cambie St. > DP-2019-00673 Application
Date:	September 19, 2019 10:38:59 AM
Attachments:	ref Cannabis Guidelines.pdf
	ref_DistrSched_C-2.pdf
	Sec11.pdf

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights to apply for development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-3A zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

-Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R -Zoning + Development Bylaw - Section 11.6 Cannabis Store

-Guidelines for Medical marijuana-related uses near youth facilities

Since this is a conditional application, your comments and concerns hold great weight in my technical review and I will be including it in my recommendation to the director of planning.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards, GISELLE SNEDDON | Project Coordinator | Development Review Branch Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 giselle.sneddon@vancouver.ca

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-----Original Message-----From: **s.22(1)** Sent: September 18, 2019 11:11 PM To: Sneddon, Giselle Cc: **s.22(1)** Subject: RE: 4060 Cambie St. > DP-2019-00673 Application

Good Morning Giselle :

We received the application notice for a "change of use" from Health Care Offices to a Retail Cannabis Store at 4060 Cambie street yesterday.

As long term residents in this neighborhood we need Council to know that we are diametrically opposed to this application!

There are countless other places that anyone can obtain Cannabis without taking away a much needed local Health care office.

Yours truly,

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

This email has been checked for viruses by AVG. <u>https://www.avg.com</u>

From:	Sneddon, Giselle
To:	s.22(1)
Subject:	RE: 4060 Cambie St., DP2019-00673
Date:	September 20, 2019 9:55:49 AM
Attachments:	ref Cannabis Guidelines.pdf
	ref DistrSched C-2.pdf
	Sec11.pdf
	image001 ppg

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Since this is a conditional application, your comments and concerns hold great weight in conjunction with my technical review.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Thank you.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



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From: s.22(1) Sent: September 20, 2019 7:19 AM To: Sneddon, Giselle Subject: 4060 Cambie St., DP2019-00673

To: Giselle Sneddon, Project Coordinator

The subject development application should not be permitted. My family and I rely on the services of the medical clinic currently located at the subject address. We need this medical clinic; we do not need a cannabis store. Removing the medical clinic from its current location means that we would need to look for a medical clinic that is located farther away.

Please note that if a cannabis store were to operate at this location, it would be centrally located to children and teens who attend:

- Edith Cavell Elementary, near Cambie Street at W.20th Ave.;
- Emily Carr Elementary, near Laurel at W. King Edward;
- Eric Hamber Secondary, within walking distance at Willow St. at W. 33rd Ave.,
- Douglas Park Community Centre , at Heather St. at W. 22nd Avenue.

Please consider rejecting the development application.

Thank you,

s.22(1)	
Vancouver, <mark>s.22(1)</mark>	
s.22(1)	Ľ

From:Sneddon, GiselleTo:S.22(1)Subject:RE: 4060 Cambie Street (DP-2019-00673)Date:September 10, 2019 4:16:57 PMAttachments:image001.png

Good afternoon s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-3A zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Since this application is for a conditional use, your comments and concerns are used in conjunction with my technical plan review. Your concerns regarding noise, hours and accessibility to students in this area are completely valid and I will take them to the Director of Planning in my recommendation.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

As part of my review, I keep track of the responses and their proximity to the site. Could you please provide me with your address to include?

Thank you.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



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From: s.22(1) Sent: September 10, 2019 1:13 PM To: Sneddon, Giselle Subject: 4060 Cambie Street (DP-2019-00673)

Dear Mr. Sneddon,

Please see attached letter regarding 4060 Cambie Street (DP-2019-00673).

Regards, s.22(1)

From:	Sneddon, Giselle
To:	s.22(1)
Subject:	RE: 4060 Cambie Street DP-2019-000673 feedback
Date:	September 23, 2019 1:39:19 PM
Attachments:	ref Cannabis Guidelines.pdf
	ref DistrSched C-2.pdf
	Sec11.pdf
	image001.png

Good afternoon s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Since this is a conditional application, your thoughts and comments hold great weight in our review. I will be taking your concerns and incorporating it with my technical review and recommendation to the Director of Planning.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



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From: s.22(1) Sent: September 23, 2019 11:21 AM To: Sneddon, Giselle Subject: 4060 Cambie Street DP-2019-000673 feedback

Hi Giselle,

We would like to provide some neighborhood feedback regarding this development application.

As parents s.22(1) , we are pretty concerned with this zoning proposal as it increases the likelihood of exposure to cannabis for the neighborhood. Our development is full of new infants and young families.

Our family is always in that area. We pass by it on our way to ^{5.22(1)} (which is less than 4 blocks away). We go s.22(1) dine at the restaurants, use the mailbox, head to the train and even attend s.22(1) It will be very hard to avoid seeing and smelling the impacts of a cannibis business in the vicinity.

s.22(1) intakes in disregard to the by laws prohibiting such behavior. We occasionally come across users who are looking for a place to sit in local parks/playgrounds and the schoolyard after hours.

The proposed hours are also lengthy and will encourage use throughout all hours. 12h x 7 days a week seems excessive.

From the notice, it's unclear if the doctor's office is going away. It would be a shame to lose access to a walk in clinic in an area where wait times are usually already quite high. If the office does remain, it would seem a bit contrarian to have a cannabis store established adjacent to a place which symbolizes positive health.

We realize cannabis is legal now. There is another shop 8 blocks away, and more on main. Hopefully they can meet the needs of consumers without increasing unnecessary exposure for the many families in the area.

Thank you for your time and consideration.

s.22(1)

by the air

From:	Sneddon, Giselle
To:	s.22(1)
Cc:	
Subject:	RE: 4060 Cambie Street DP-2019-00673
Date:	September 17, 2019 9:13:06 AM
Attachments:	ref_Cannabis_Guidelines.pdf ref_DistrSched_C-2.pdf Sec11.pdf

Good morning S.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights to apply for development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-3A zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

-Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R -Zoning + Development Bylaw - Section 11.6 Cannabis Store

-Guidelines for Medical marijuana-related uses near youth facilities

Since this is a conditional application, your comments and concerns hold great weight in my recommendation to the Director of Planning. In response to your question of how this application will better serve the neighbourhood, it is important to understand that anyone is within their right to apply for a development permit, whether it serves the neighbourhood better or not. We cannot encourage an application of a specific use, it is up to the tenant/owner/developer to make that decision. However, we open up the floor to the public to understand if it is better for the neighbourhood or how this application could impact the community. Your thoughts and concerns will be used in conjunction with my technical review and are extremely important to my recommendation to the Director of Planning.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards, GISELLE SNEDDON | Project Coordinator | Development Review Branch Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 giselle.sneddon@vancouver.ca

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-----Original Message-----From: s.22(1) Sent: September 16, 2019 9:34 AM To: Sneddon, Giselle Cc: **s.22(1)** Subject: 4060 Cambie Street DP-2019-00673

Hello Giselle,

Referencing the above noted Development Application, our family are residents within the area and we are not in favour of the developmental change from a Health Care Office to a Retail cannabis store.

The main question I have is as follows: How will this change better serve our neighbourhood and the multitude of residential families that live in the area?

Alike the surrounding demographics of the area, we are a family with young toddlers and are frequent visitors and users of $\frac{s.22(1)}{s.22(1)}$. We don't believe the change and introduction of a Cannabis store will better serve our neighbourhood.

Thank you for the opportunity to voice our comments.

Sent from my iPhone

Good morning,

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



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From: QE Park Medical Clinic [mailto:qeparkmedicalclinic@gmail.com]
Sent: September 23, 2019 5:09 PM
To: Sneddon, Giselle
Subject: 4060 Cambie Street Development Permit Approval

Dear Ms. Sneddon,

We are writing to support the municipal development application from Eden Enterprises to use our commercial unit, 4060 Cambie Street, as a cannabis retail store. Our location is well suited for this use as it fully complies with the many parameters put in place by the City of Vancouver. These include being 300 meters away from another cannabis business, schools, neighbourhood houses, community centers, and youth facilities that serve vulnerable youth. We understand this may be a rarity amongst the many applications received by the City.

We would like this process to move forward in an expedited fashion so we can better plan the downsizing of our medical practice. From our research of our tenant, Eden Enterprises has done everything in their power to be a compliant and responsible business in this area already. In our dealings so far, we have found them to be sincere and forthright.

Sincerely, Dr. Elinda Ho Inc Dr. Craig Jacobsen Inc 4060 Cambie Inc Tel: 604-874-4060 Fax: 604-874-4068

This message is intended for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. Any other distribution, copying, or disclosure is strictly prohibited. If you have received this message in error please reply or call us immediately and permanently delete this message. From:Sneddon, GiselleTo:S.22(1)Subject:RE: 4060 CambieDate:September 24, 2019 10:55:45 AMAttachments:image001.png

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



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From: s.22(1) Sent: September 23, 2019 9:57 PM To: Sneddon, Giselle Subject: 4060 Cambie

Here is my support for Eden Empire Inc.



City of Vancouver - FOI 2021-449 - Page 116 of 350

From:	Sneddon, Giselle
To:	s.22(1)
Subject:	RE: DP-2019-00673 4060 Cambie STreet
Date:	September 17, 2019 9:04:40 AM
Attachments:	ref Cannabis Guidelines.pdf
	ref DistrSched C-2.pdf
	Sec11.pdf
	image001.png

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-3A zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Since this is a conditional application, your response holds great weight in my recommendation to the director of planning. Your concerns regarding proximity to family, students and youth is important, as well as the hours of operation. These comments help us gain a better understanding of the community.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



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From: s.22(1) Sent: September 16, 2019 3:10 PM To: Sneddon, Giselle Subject: DP-2019-00673 4060 Cambie STreet

HI Giselle, I am emailing with regards to receiving a notice of development application for 4060 Cambie Street. I would be opposed to such a retail store in this area as it is a family neighborhood and is very close to schools and the hours of business are not appropriate for that area and this would bring more undesirable traffic and noise to the neighbourhood. I feel these establishments should be farther away from a high concentration of family dwellings and closer to higher density areas with highrises and multifamily dwellings. West Broadway or Olympic Village where businesses are open later.

If I should be directing this to someone else please let me know.

THanks

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

From:	s.22(1)
To:	Sneddon, Giselle
Cc:	Sneddon, Giselle
Subject:	RE: DP-2019-00673 4060 Cambie Street
Date:	September 24, 2019 11:59:48 PM

To the attention of City of Vancouver,

This note is to convey my support for the approval of 4060 Cambie Street, for use as a retail cannabis storefront by Eden Empire Inc.

Given Eden's history of regulatory compliance in the cannabis industry, I fully believe that they are prepared to responsibly operate a retail cannabis store in the area. I trust that Eden will ensure that the best interests of their neighbours are taken into account, and that they will be extremely mindful of the residents and other businesses that share the neighborhood. I believe that Eden's introduction to the Cambie Village community will have a positive impact and actively contribute to the local economy.

Sincerely,

From:	s.22(1)
To:	Sneddon, Giselle
Subject:	RE: DP-2019-00673 4060 Cambie Street
Date:	September 24, 2019 11:56:53 PM

To the attention of City of Vancouver,

This note is to convey my support for the approval of 4060 Cambie Street, for use as a retail cannabis storefront by Eden Empire Inc.

Given Eden's history of regulatory compliance in the cannabis industry, I fully believe that they are prepared to responsibly operate a retail cannabis store in the area. I trust that Eden will ensure that the best interests of their neighbours are taken into account, and that they will be extremely mindful of the residents and other businesses that share the neighborhood. I believe that Eden's introduction to the Cambie Village community will have a positive impact and actively contribute to the local economy.

Sincerely,

From:Sneddon, GiselleTo:s.22(1)Subject:RE: DP-2019-00673 4060 Cambie StreetDate:September 20, 2019 9:52:27 AMAttachments:image001.png

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Thank you.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



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From: s.22(1) Sent: September 20, 2019 3:24 AM To: Sneddon, Giselle Subject: RE: DP-2019-00673 4060 Cambie Street

To the attention of City of Vancouver,

This note is to convey my support for the approval of 4060 Cambie Street, for use as a retail cannabis storefront by Eden Empire Inc.

Given Eden's history of regulatory compliance in the cannabis industry, I fully believe that they are prepared to responsibly operate a retail cannabis store in the area. I trust that Eden will ensure that the best interests of their neighbours are taken into account, and that they will be extremely mindful of the residents and other businesses that share the neighborhood. I believe that Eden's introduction to the Cambie Village community will have a positive impact and actively contribute to the local economy. Sincerely, s.22(1)

Surrey	bc
s.22(1)	

From:	Sneddon, Giselle
То:	s.22(1)
Cc:	Eden Cannabis Retail Stores
Subject:	RE: DP-2019-00673 4060 Cambie Street
Date:	September 17, 2019 9:51:41 AM
Attachments:	image001.png

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



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From: s.22(1) Sent: September 16, 2019 3:35 PM To: Sneddon, Giselle Cc: Eden Cannabis Retail Stores Subject: RE: DP-2019-00673 4060 Cambie Street

To the attention of City of Vancouver,

This note is to convey my support for the approval of 4060 Cambie Street, for use as a retail cannabis storefront by Eden Empire Inc.

Given Eden's history of regulatory compliance in the cannabis industry, I fully believe that they are prepared to responsibly operate a retail cannabis store in the area. I trust that Eden will ensure that the best interests of their neighbours are taken into account, and that they will be extremely mindful of the residents and other businesses that share the neighborhood. I believe that Eden's introduction to the Cambie Village community will have a positive impact and actively contribute to the local economy.

Richmond BC

September 16, 2019

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards, GISELLE SNEDDON | Project Coordinator | Development Review Branch Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 giselle.sneddon@vancouver.ca

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-----Original Message-----From: **S.22(1)** Sent: September 16, 2019 7:46 PM To: Sneddon, Giselle Subject: RE: DP-2019-00673 4060 Cambie Street

To the attention of City of Vancouver,

This note is to convey my support for the approval of 4060 Cambie Street, for use as a retail cannabis storefront by Eden Empire Inc.

Given Eden's history of regulatory compliance in the cannabis industry, I fully believe that they are prepared to responsibly operate a retail cannabis store in the area. I trust that Eden will ensure that the best interests of their neighbours are taken into account, and that they will be extremely mindful of the residents and other businesses that share the neighborhood. I believe that Eden's introduction to the Cambie Village community will have a positive impact and actively contribute to the local economy.

Sincerely,

s.22(1)

From:Sneddon, GiselleTo:s.22(1)Subject:RE: DP-2019-00673 4060 Cambie StreetDate:September 17, 2019 9:19:29 AMAttachments:image001.png

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



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From: s.22(1) Sent: September 16, 2019 3:14 PM To: Sneddon, Giselle Subject: RE: DP-2019-00673 4060 Cambie Street

To the attention of City of Vancouver,

This note is to convey my support for the approval of 4060 Cambie Street, for use as a retail cannabis storefront by Eden Empire Inc.

Given Eden's history of regulatory compliance in the cannabis industry, I fully believe that they are prepared to responsibly operate a retail cannabis store in the area. I trust that Eden will ensure that the best interests of their neighbours are taken into account, and that they will be extremely mindful of the residents and other businesses that share the neighborhood. I believe that Eden's introduction to the Cambie Village community will have a positive impact and actively contribute to the local economy.

s.22(1)

Vancouver, s.22(1)

Sincerely,

s.22(1)

s.22(1)

From:	Sneddon, Giselle
To:	s.22(1)
Bcc:	Sneddon, Giselle
Subject:	RE: DP-2019-00673 4060 Cambie Street
Date:	September 17, 2019 9:19:00 AM
Attachments:	image001.png

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



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From: ^{S.22(1)} Sent: September 16, 2019 3:14 PM To: Sneddon, Giselle Subject: RE: DP-2019-00673 4060 Cambie Street

To the attention of City of Vancouver,

This note is to convey my support for the approval of 4060 Cambie Street, for use as a retail cannabis storefront by Eden Empire Inc.

Given Eden's history of regulatory compliance in the cannabis industry, I fully believe that they are prepared to responsibly operate a retail cannabis store in the area. I trust that Eden will ensure that the best interests of their neighbours are taken into account, and that they will be extremely mindful of the residents and other businesses that share the neighborhood. I believe that Eden's introduction to the Cambie Village community will have a positive impact and actively contribute to the local economy. s.22(1) Vancouver, s.22(1)

Sincerely,



s.22(1)

From:Sneddon, GiselleTo:S.22(1)Subject:RE: DP-2019-00673 4060 CambieDate:September 18, 2019 4:05:00 PMAttachments:image001.png

_{Hi} s.22(1)

Thank you again for your e-mail.

Our by-laws do stipulate a minimum of 300 m to any school. I have checked and the schools you've mentioned are just outside that 300m zone. Regardless, your concerns and comments as to the proximity of the store to these sensitive areas (including parks) do hold weight in my recommendation and the decision by the Director of planning.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



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From: s.22(1) Sent: September 17, 2019 12:11 PM To: Sneddon, Giselle Subject: Re: DP-2019-00673 4060 Cambie

Thank you for your email. Please understand my concern is not for myself for s.22(1) but for the many children who either live, attend school or play in the area.

Sorry, I don't have a device to measure distances but this will give you an approximation.

The proposed retailer is in the middle to the block on Cambie between 24th and Kind Edward.

There is a Montessori pre-school between 3500-3600 Cambie about 4 blocks away.

There is the Edith Cavell School on West 21st Ave, about three blocks away.

Douglas Park is about 5 blocks away.

Since moving to ^{s.22(1)}, I constantly see the school age children and really worry the influence the growing number of marijuana smokers already around might have on them.

I am not one of the "not in my backyard" types. Marijuana is legal and I recognize and respect the rights of people to choose should they wish.

BUt this is just a little too close and I worry that the city is just asking for trouble if a license is granted to a retalier with close proximity to so many different kinds of children.

s.22(1)	

On Tue, Sep 17, 2019 at 11:16 AM Sneddon, Giselle <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

 Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R

Zoning + Development Bylaw - Section 11.6 Cannabis Store

Guidelines for Medical marijuana-related uses near youth facilities

Since this is a conditional application, your comments and concerns hold great in my recommendation to the Director of Planning. Your concerns with youth, access to a retailer, and smoking in the streets will be used in conjunction with my technical review.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca

CITY OF VANCOUVER | Development, Buildings & Licensing

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From: s.22(1) Sent: September 17, 2019 9:21 AM To: Sneddon, Giselle Subject: DP-2019-00673 4060 Cambie

Giselle Sneddon:

On behalf of many that live in the area of the proposed marijuana retail shop, I would ask that the City of Vancouver NOT PROCEED WITH THIS DEVELOPMENT APPLICATION.

I live in the area and regularly walk and shop in the neighbourhood. It is already very disturbing to see many (mainly younger people) smoking openly and freely on the streets, and in the alleys.

I am not an anti-marijuana advocate but my main concern is in the young persons, especially school age children. This is not good, especially as there is at least one public school and I believe private school closeby, not to mention the growing number of young families. The number of green spaces, parks community centre, while a little further would also be affected.

Having a marijuana retailer closeby would only increase the number of smokers. which will have a terrible impact on young minds.

I urge you to reject this application.

A copy of this is sent to Mayor Kennedy Stewart.

s.22(1)

From:	Sneddon, Giselle
To:	s.22(1)
Subject:	RE: DP-2019-00673
Date:	September 24, 2019 4:18:20 PM
Attachments:	ref Cannabis Guidelines.pdf ref DistrSched C-2.pdf
	Sec11.pdf
	image001.png

Good afternoon s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Since this is a conditional use, your comments and concerns hold great weight in my review. I will be taking your concerns in conjunction with my technical review, in my recommendation to the Director of Planning.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



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From: s.22(1) Sent: September 24, 2019 3:07 PM To: Sneddon, Giselle Subject: DP-2019-00673

Dear Ms. Sneddon:

As a resident in the ^{s.22(1)} of Cambie Street I would like to take this opportunity to STRONGLY object to the opening of a cannabis store in our neighborhood. There are a great number of retail outlets already; no one *needs* more product. This project is likely driven by aims for profit as opposed to community building.

There is an elementary school just a few blocks away. There are many children living in the building across from this project at 4083 Cambie Street. How are parents supposed to convince children to avoid this product when the store is right outside their window OPEN 10-10: 7 days a week? Of course the retailer may not sell to children but the message to our children in this community will be "We don't need a general medicine store such as Pharmasave where we can get cough syrup and band-aids. We only need cannabis - all day, every day." I do not want to raise my children in front of a store like that. It is the opposite of family friendly.

Please suggest to this retailer to select a location elsewhere in the city. I am positive a location close to UBC or Langara would provide much more foot traffic and faithful customers than a residential zone. I look forward to being kept abreast of the outcomes of this proposal.

Kind regards, s.22(1)

From:	Sneddon, Giselle
To:	s.22(1)
Subject:	RE: DP-2019-00673
Date:	September 18, 2019 4:07:29 PM

Good afternoon s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards, GISELLE SNEDDON | Project Coordinator | Development Review Branch Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 giselle.sneddon@vancouver.ca

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-----Original Message-----From: **s.22(1)** Sent: September 17, 2019 3:36 PM To: Sneddon, Giselle Subject: RE: DP-2019-00673

September/17/2019

To the attention of City of Vancouver,

This note is to convey my support for the approval of 4060 Cambie Street, Vancouver B.C., V5Z-2X8, for use as a retail cannabis storefront by Eden Empire Inc.

Given Eden's history of regulatory compliance in the cannabis industry, I fully believe that they are prepared to responsibly operate a retail cannabis store in the area. I trust that Eden will ensure that the best interests of their neighbours are taken into account, and that they will be extremely mindful of the residents and other businesses that share the neighborhood. I believe that Eden's introduction to the Cambie Village community will have a positive impact and actively contribute to the local economy.

Sincerely,

s.22(1)

Vancouver B.C, S.22(1)

From:	Sneddon, Giselle
To:	s.22(1)
Subject:	RE: DP-2019-00673
Date:	September 17, 2019 9:00:27 AM
Attachments:	ref Cannabis Guidelines.pdf
	ref DistrSched C-2.pdf
	Sec11.pdf
	image001.png

Hi **s.22(1)**

My apologies, I forgot to include the attachments.

Here they are for your reference.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



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From: Sneddon, Giselle Sent: September 17, 2019 8:52 AM To: s.22(1) Subject: RE: DP-2019-00673

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

 Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R

- Zoning + Development Bylaw Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

In this case, it is a conditional application and your comments and concerns hold great weight in my recommendation to the Director of Planning. Your concerns regarding access to youth and students is important to us. We have regulations that prevent Cannabis Stores from being within 300m of schools or other sensitive areas, however in this case, the distance to schools exceeds this limit. Despite our rules and regulations, we require community response to understand the complexity of each neighbourhood which is why I will be taking your comments and incorporating it into my review.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



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From: s.22(1) Sent: September 16, 2019 12:14 PM To: Sneddon, Giselle Subject: Re: DP-2019-00673 Importance: High

Dear Ms. Sneddon,

We received the notice of development application at 4060 Cambie Street DP-2019-00673.

Our family and strata council have serious concerns with regards to this application for the change of a health care office to a retail cannabis store. This location is within blocks from several schools including Edith Cavell Elementary, Emily Carr Elementary, Eric Hamber Secondary, Vancouver Talmud Torah, Westside Montessori School, Cambie Montessori, General Wolfe Elementary, York House School, Shaughnessy Elementary, just to name a few. Therefore, we are against this proposal for the re-development. This poses a serious concern and threat to developing children and education of children with regards to the reasons for a commercial cannabis store within their proximity. How will harm reduction be put in place? How will students be educated with regards to the needs and reasons for the use of cannabis? Cannabis has published serious effects on neurodevelopment and cognitive development – how will protection be put in place to ensure that students are not put at a higher risk to unnecessary exposure, accidental administration, unregulated access to cannabis products given the visibility of the store front?

Many thanks for your attention,

s.22(1)

s.22(1)

Sincere regards,

s.22(1)

City of Vancouver - FOI 2021-449 - Page 138 of 350

From:	s.22(1)
To:	Sneddon, Giselle
Subject:	RE: DP-2019-00673
Date:	September 13, 2019 4:42:34 PM
Attachments:	image001.png

Dear Giselle

Thank you for the detailed response and the confirmation that we will be informed of decisions and/or conditions.

Best wishes

s.22(1)

From: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>
Sent: September 11, 2019 8:25 AM

To: S.22(1)

Subject: RE: DP-2019-00673

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Since Cannabis Retail is a conditional use, your comments and concerns are extremely important in our review.

As mentioned previously, an applicant can apply for a development permit, no matter what the use. We cannot control what an applicant applies for, nor encourage them to apply for a specific use. However, your responses hold great weight in conjunction with our technical review and will be used in my decision to the Director of Planning.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards, GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 giselle.sneddon@vancouver.ca



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From: s.22(1) Sent: September 10, 2019 5:34 PM To: Sneddon, Giselle Subject: DP-2019-00673

Dear Giselle

Thank you for the notification of the change in use of the Health Care Office at 4060 Cambie. I would recommend NOT permitting the change of use. We have a serious shortage of primary care providers in this area and in Vancouver. It would be a great shame to lose this location when the services are so badly needed. Although cannabis and its derivatives are widely promoted for health problems, the value has been shown to be minimal in well controlled trials. Cannabis has many associated harms, especially in long term use. It would be ironic to replace a valuable service with a marginal or even harmful service.

I appreciate the opportunity to comment.

Sincerely

s.22(1)

From:Sneddon GiselleTo:Brayden TaekemaSubject:RE: DP-2019-00673, 4060 Cambie StreetDate:September 25, 2019 2:04:35 PMAttachments:image001.png

Thanks, Brayden.

I'll include these in my review.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4 giselle.sneddon@vancouver.ca



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From: Brayden Taekema [mailto:brayden@myeden.ca] Sent: September 24, 2019 6:01 PM To: Sneddon, Giselle Subject: DP-2019-00673, 4060 Cambie Street

Good evening Giselle,

Please find attached a document containing signatures of support for your consideration.

Thank you very much,

Brayden Taekema Operations Manager, EDEN EMPIRE

M: (250) 877.0571 A: #405 -151 W Hastings St. Vancouver, B.C. V6B 1H4 myeden.ca



This email and any files transmitted with it are confidential and intended solely for t use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

From:	Sneddon, Giselle
To:	s.22(1)
Subject:	RE: DP-2019-00673, Notice of Development Application
Date:	September 11, 2019 8:19:35 AM
Attachments:	ref Cannabis Guidelines.pdf
	ref DistrSched C-3A.pdf
	Sec11.pdf
	image001.png

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-3A zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Since Cannabis Retail is a conditional use, your comments and concerns are extremely important in our review.

As mentioned previously, an applicant can apply for a development permit, no matter what the use. We cannot control what an applicant applies for, nor encourage them to apply for a specific use. However, your responses hold great weight in conjunction with our technical review.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**


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From: s.22(1) Sent: September 10, 2019 5:11 PM To: Sneddon, Giselle Subject: DP-2019-00673, Notice of Development Application

Dear Madam,

I need to voice my strong objection to changing the QE Park Medical Office to something else. With all the residential developments around this area, we desperately need this medical clinic to stay where it is. I, for one, admit to that one of the main reasons for choosing to live in this area was the proximity to medical service provided by this medical clinic. You can understand the number of residents around here depending on this medical service office. We don't need any retail cannabis store here. Cannabis is better made available at a more commercialized location such as downtown.

Please reconsider this attempt.

s.22(1)

Vancouver, BC.

From:	Sneddon, Giselle			
To:	s.22(1)			
Subject:	RE: DP-2019-00673			
Date:	September 25, 2019 2:11:56 PM			
Attachments:	ref Cannabis Guidelines.pdf ref DistrSched C-2.pdf Sec11.pdf			

Good afternoon s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights to apply for development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

-Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R -Zoning + Development Bylaw - Section 11.6 Cannabis Store

-Guidelines for Medical marijuana-related uses near youth facilities

Since this is a conditional application, your concerns are taken very seriously. They will be used in conjunction with my technical review in my recommendation to the Director of Planning.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards, GISELLE SNEDDON | Project Coordinator | Development Review Branch Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 giselle.sneddon@vancouver.ca

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

-----Original Message-----From: **s.22(1)** Sent: September 24, 2019 11:24 PM To: Sneddon, Giselle Subject: DP-2019-00673

Dear Ms. Sneddon,

I'm writing in response to the application put forward by King Edward and Cambie Operations Ltd. to change the use of 4060 Cambie Street from a walk-in clinic to a retail cannabis store.

I am strongly urging the city to reject this proposal. I have recently seen my GP have to relocate off of s.22(1) s.22(1) and see what was hoped to be a more lucrative cannabis clinic take its place

(Concord). Now QE Park medical might be going the same route. In a city where family doctors and walk-in clinics are in short supply and cannibis clinics and retail seem to be found on most streets, I urge you to consider what this means for the many locals who can no longer walk to this busy walk-in clinic and must drive else-where, as I now do to visit my GP. Additionally, allowing changes from doctors offices to cannabis retail space creates additional barriers and expenses that deter GPs from working in Vancouver and providing timely service to all Vancouverites.



Hi Andrew,

Thank you again for your e-mail.

The storefront and sign requirements in regards to business name etc. are provincial requirements. I am not aware of the decisions or potential changes that are in progress at a provincial level.

Regardless, I will be including your comments into my review which will be heard by the Director of Planning at decision.

Thank you again for your time.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



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From: Andrew Woo s.22(1) Sent: September 25, 2019 4:45 AM To: Sneddon, Giselle Subject: Re: Development Application - 4060 Cambie Street

Hi, Giselle

Thanks for your reply. We are glad that you will give our comments due consideration.

We have just reviewed the three documents attached to your email and hope that it is not late to give one additional comment here.

The issue is advertising.

We have read Section 11.28 of the document "Section 11 - Additional Regulations", which applies to cannabis stores. We have also read the advertising restrictions on p. 17 of the publication "Cannabis Retail Store - Terms and Conditions", which says:

"the business name must not include the words, in traditional or non-traditional spelling, "pharmacy," "apothecary," or "dispensary." Graphics associated with a pharmacy, including for example, a green cross, are prohibited. Store names cannot also use language that encourages intoxication."

We have not been able to find any regulations which say, for example, that cannabis stores are not allowed to display a big, prominent and bright (at night) signage to advertise itself, or use words that may entice people to enter the store.

If such regulations indeed do not exist, it is worth coming out with some rules.

We look forward to hearing the outcome of the decision the City will make.

Regards Anna Woo

On Tuesday, September 24, 2019, 09:03:49 AM PDT, Sneddon, Giselle <Giselle.Sneddon@vancouver.ca> wrote:

Good morning Anna,

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

 Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R

- Zoning + Development Bylaw Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Since this is a conditional application, your comments and concerns hold a great weight in conjunction with my technical review. I will be taking your letter, along with your comments and using it as part of my review.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



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From: Andrew Woo s.22(1) Sent: September 23, 2019 3:15 PM To: Sneddon, Giselle Subject: Development Application - 4060 Cambie Street Hi, Ms Sneddon

Please find attached our comments on the application to convert 4060 Cambie Street into a Retail cannabis store.

Regards

Anna Woo

for JJ & G Holdings Ltd,

466 West 26th Avenue, Vancouver

From:	Andrew Woo
To:	Sneddon, Giselle
Subject:	RE: Development Application - 4060 Cambie Street
Date:	September 25, 2019 1:25:57 PM
Attachments:	image001.png

Thanks. It took me a few days to look up the laws and regulations to make sure my comments make sense and are helpful to you and Director of Planning.

Best regards Anna and Andrew

On Thu, 26 Sep 2019 at 3:51, Sneddon, Giselle <Giselle.Sneddon@vancouver.ca> wrote:

Hi Andrew,

Thank you again for your e-mail.

The storefront and sign requirements in regards to business name etc. are provincial requirements. I am not aware of the decisions or potential changes that are in progress at a provincial level.

Regardless, I will be including your comments into my review which will be heard by the Director of Planning at decision.

Thank you again for your time.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca

CITY OF VANCOUVER | Development, Buildings & Licensing

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We have just reviewed the three documents attached to your email and hope that it is not late to give one additional comment here.

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"the business name must not include the words, in traditional or non-traditional

spelling, "pharmacy," "apothecary," or "dispensary." Graphics associated with a pharmacy, including for example, a green cross, are prohibited. Store names cannot also use language that encourages intoxication."

We have not been able to find any regulations which say, for example, that cannabis stores are not allowed to display a big, prominent and bright (at night) signage to advertise itself, or use words that may entice people to enter the store.

If such regulations indeed do not exist, it is worth coming out with some rules.

We look forward to hearing the outcome of the decision the City will make.

Regards

Anna Woo

On Tuesday, September 24, 2019, 09:03:49 AM PDT, Sneddon, Giselle <Giselle.Sneddon@vancouver.ca> wrote:

Good morning Anna,

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section
 3.2R

- Zoning + Development Bylaw Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Since this is a conditional application, your comments and concerns hold a great weight in conjunction with my technical review. I will be taking your letter, along with your comments and using it as part of my review.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



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From: Andrew Woo S.22(1) Sent: September 23, 2019 3:15 PM To: Sneddon, Giselle Subject: Development Application - 4060 Cambie Street Hi, Ms Sneddon

Please find attached our comments on the application to convert 4060 Cambie Street into a Retail cannabis store.

Regards

Anna Woo

for JJ & G Holdings Ltd,

466 West 26th Avenue, Vancouver

From:Sneddon, GiselleTo:S.22(1)Subject:RE: Objection of the application of changing 4060 Cambie Street to retail cannabis store DP-2019-00673Date:September 23, 2019 8:48:14 AMAttachments:image001.png

Thank you, **s.22(1)**

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



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From: s.22(1)
Sent: September 20, 2019 4:36 PM
To: Sneddon, Giselle
Subject: Re: Objection of the application of changing 4060 Cambie Street to retail cannabis store store DP-2019-00673

Hi Giselle,

My address is s.22(1) Vancouver, BC, s.22(1)

Your sincerely, s.22(1)

On Mon, Sep 16, 2019 at 8:48 AM Sneddon, Giselle <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the

proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R

- Zoning + Development Bylaw Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Since this is a conditional application, your comments and concerns regarding proximity to families and transit holds great weight.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

In order for us to keep track of neighbourhood responses and have a sense of the proximity to the site, could you please provide me your address? This information will only be used in my review to determine the proximity of the responses to the site.

Thank you.

Kind regards, GISELLE SNEDDON | Project Coordinator | Development Review Branch Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 giselle.sneddon@vancouver.ca COV-DBL CONFIDENTIALITY NOTICE: This message and any accompanying documents contain confidential information intended for a specific individual and purpose. This message is private and protected by law. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution, or the taking of any action based on the contents of this information, is strictly prohibited.

From: **S.22(1)**

Sent: September 13, 2019 8:50 PM
To: Sneddon, Giselle
Subject: Objection of the application of changing 4060 Cambie Street to retail cannabis store store DP-2019-00673

I, s.22(1) and my wife, s.22(1) are strongly object the application of changing location 4060 Cambie Street to retail cannabis store.

The city planning of the Cambie Corridor is to attract more families to move into this area especially young family with children.

The corner of King Edward and Cambie street is a major transfer point for s.22(1) go to UBC.

It is too much temptation for teenager already. Even though this kind of store is not allowed for teenager, it is not suitable for teenager to see it every day. Also, when there is a retail store, the probability that people smoke marijuana near by the store is much higher. They feel it is OK as there is store selling it.

For the sake of our children, it is really not suitable to approve the application of this location to sell cannabis. I hope the decision has to be carefully consider. Business is not the only thing in this society.

Your sincerely,

s.22(1)

From:	Sneddon, Giselle
То:	s.22(1)
Subject:	RE: Objection to DP-2019-00673
Date:	September 23, 2019 8:53:26 AM
Attachments:	ref Cannabis Guidelines.pdf
	ref DistrSched C-2.pdf
	Sec11.pdf
	image001 ppg

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Since this is a conditional application, your comments and concerns hold great weight in my review. I will be using your comments in conjunction with my technical review when I take this application to the Director of Planning.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



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From: s.22(1) Sent: September 21, 2019 3:29 PM To: Sneddon, Giselle Subject: Objection to DP-2019-00673

To Vancouver City Permit Application Department c/o Giselle Sneddon

Dear Sir/Madam,

I writing to voice my objection to DP-2019-00673 which is the Cannabis Retail Development Application at 4060 Cambie Street.

I am the owner of s.22(1) and have been living there for s.22(1) I am fully familiar with the neighbourhood and community in this area. This area is a family style neighbourhood with family homes, townhomes, low-rise apartments for startup families or retirees and a future senior home. The shops around are mainly service type such as family restaurants and insurance agencies. A cannabis retail store does not fit the neighbourhood in this area and will bring in undesirable clientele and car traffic to this intersection where transit passengers, buses and vehicles are already fighting for space to drop-off, pick-up and park. Such a retail store will bring in a heavy volume of vehicle traffic looking for short term parking. With parking at a premium in this area, they will infringe on home owners and we will see an increase of illegal parking on side streets and back lanes. Another major concern is that we will encounter more crime in the neighbourhood simply due to the nature of the business and the type of customers it attracts.

Please do not approve this permit application. Thank you for your attention.

Yours truly,



Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards, GISELLE SNEDDON | Project Coordinator | Development Review Branch Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 giselle.sneddon@vancouver.ca

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-----Original Message-----From: s.22(1) Sent: September 23, 2019 3:13 PM To: Sneddon, Giselle Subject: [Tiny Scanner] Doc Sep 23, 2019, 15:12 Good afternoon s.22(1)

Thank you for your e-mail.

I would recommend that you look on the following website for more information about the proposed Development Permit Application at 4060 Cambie Street.

https://development.vancouver.ca/

Please inform me of your concerns, as they are taken very seriously and used in conjunction with my technical review.

Thank you.

Kind regards, GISELLE SNEDDON | Project Coordinator | Development Review Branch Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 giselle.sneddon@vancouver.ca

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-----Original Message-----From: s.22(1) Sent: September 9, 2019 5:47 PM To: Sneddon, Giselle Subject: pot store

Please provide more information regarding dp-2019-00673. I am a landlord in this immediate area and concern about the impact of this application. Thank you. s.22(1)

From:Sneddon, GiselleTo:s.22(1)Subject:RE: the case number " DP-2019-00673"Date:September 10, 2019 12:41:50 PMAttachments:image001.png

Good afternoon s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-3A zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Since this is a conditionally regulated use, your input is extremely valued, as it will be used in conjunction with my technical review. In regards to the specific use, any applicant can apply for any use that they want. We cannot ask them to apply for a specific use (such as retail or food services).

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



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From: s.22(1) Sent: September 10, 2019 10:21 AM To: Sneddon, Giselle Subject: the case number " DP-2019-00673"

Hi Giselle,

I am concerned about the case number " DP-2019-00673". My only comment is that I don't want this kind of store opens at our neighborhood, and we need more other shops related to food or fashion retailers that welcome most people at our neighborhood to visit. Please contact me at $\frac{s.22(1)}{s}$ if you became available, and would like to see if a cannabis store will be located at our neighborhood. Thank you.

Regards, s.22(1)

From:	s.22(1)
То:	Sneddon, Giselle
Subject:	Re: 4060 Cambie Street
Date:	September 24, 2019 2:17:52 PM
Attachments:	image001.png

My address is s.22(1)

Taylor

Get Outlook for iOS

From: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca> Sent: Tuesday, September 24, 2019 11:50:10 AM To: \$.22(1)

Subject: RE: 4060 Cambie Street

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Could you please provide me with your home address? This information will only be used for me to determine your proximity to the proposed site.

Thank you.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



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From: s.22(1) Sent: September 24, 2019 11:15 AM To: Sneddon, Giselle Subject: 4060 Cambie Street

Hi there,

I just wanted to send along this email because I saw a development permit sign on the window of 4060 Cambie Street for a recreational cannabis store. I just wanted to show support for this store! It's a quick bike ride from me and I would defiantly go there.

I actually just moved here from ^{s.22(1)} and recognize the Eden brand from back home. I really liked their store and remember them always being a compliant operator in ^{s.22(1)} area. I looked into them a little here and saw that they meet all required bylaws and I think that's very valuable.

I think its really great that you take residents input into consideration when opening new businesses in the neighbourhood.

Thanks,

s.22(1)

Hi Giselle,

Okay, thank you very much and I have no issue with personally notifiying them.

I look forward to hearing from you, I will be sending you over some more signatures of support this afternoon.

Thanks,

On Tue, Sep 24, 2019 at 9:16 AM Sneddon, Giselle < Giselle.Sneddon@vancouver.ca> wrote:

 Hi Brayden,

 Thank you for sending those over, I will include these responses in my review.

 Since an e-mail address was not provided, you will have to be responsible for re-notifying these businesses about the Director of Planning Decision.

 A decision should be made by the end of next week.

 Thank you.

 Kind regards,

 GISELLE SNEDDON | Project Coordinator | Development Review Branch

 Development, Buildings & Licensing

 City of Vancouver | \$15 W 10th Ave

 Vancouver | BC V5Y 1V4

 giselle.sneddon@vancouver.ca



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From: Brayden Taekema [mailto:brayden@myeden.ca] Sent: September 23, 2019 4:19 PM To: Sneddon, Giselle Subject: DP-2019-00673, 4060 Cambie Street
Good afternoon Giselle,
Hope you are doing well! Please find attached 10 letters of support from local businesses in the area. We have started a growing relationship with these businesses as well as many other businesses in the area.
We are currently engaging with the Pharmasave, Authentic Rugs and Art and the INSYNC Physio as these businesses will be influenced by our operations. Although they were unable to support our submission in writing up to this point, we are working with them to have a letter of recommendation submitted before the Director's decision.
Along with the 10 letters from the businesses, I have included the landlord's letter that he has submitted.
Thanks for your time,
Brayden Taekema Operations Manager, EDEN EMPIRE M: (250) 877.0571 A: #405 -151 W Hastings St. Vancouver, B.C. V6B 1H4 myeden.ca
This email and any files transmitted with it are confidential and intended solely for t use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

Brayden Taekema Operations Manager, EDEN EMPIRE

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2(1)
ddon, Giselle
Development Application DP 2019-00673
tember 23, 2019 10:00:22 AM
ge001.png

s.22(1)

On Mon, Sep 23, 2019, 9:12 AM Sneddon, Giselle <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

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- Zoning + Development Bylaw Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

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Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Could you please provide me your home address? This information will only be used to determine your proximity to the proposed site.

Thank you.		
Kind regards,		
GISELLE SNEDDO	N Project Coordinator Developm	ent Review Branch
Development, Build	lings & Licensing	
City of Vancouver	515 W 10 th Ave	
Vancouver BC V5	Y 1V4	
giselle.sneddon@v	<u>ancouver.ca</u>	
CoV-DBL		
	-	
From: s.22(1)		action based on the contents of this information, is strictly prohibited.
Sent: September To: Sneddon, G	er 22, 2019 8:16 PM iselle opment Application DP 2019-0067	73
We are resider St.	its and owners of housing near	rby this development application 4060 Cambie
We strongly of	ppose a annabis Retail Store a	t this location.
high levels of a socially respon	foot traffic who are elementar	bus stop and by the King Edward skytrain with y and high school students. We don't feel it people, at an unnecessarily early age, to al.

Please consider the families with young children and school aged children in the neighborhood, and the high volumes of the same age group passing through this transit corridor.

Sincerely,

s.22(1) close neighbors of 4060 Cambie.

From:	s.22(1)
То:	Sneddon, Giselle
Subject:	Re: Equal opportunity for business
Date:	September 23, 2019 6:10:47 PM
Attachments:	image001.png

I live at s.22(1)



On Mon, Sep 23, 2019, 9:09 AM Sneddon, Giselle, <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

Good morning <mark>s.22(1)</mark>
Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.
Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.
If you could please provide me your home address. This information is helpful for me to determine your proximity to the proposal site.
Thank you.
Kind regards,
GISELLE SNEDDON Project Coordinator Development Review Branch
Development, Buildings & Licensing
City of Vancouver 515 W 10 th Ave
Vancouver BC V5Y 1V4
giselle.sneddon@vancouver.ca

CoV-DBL

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From: ^{s.22(1)} Sent: September 22, 2019 7:12 PM To: Sneddon, Giselle Subject: Equal opportunity for business

To the attention of City of Vancouver,

This note is to convey my support for the approval of 4060 Cambie Street, for use as a retail cannabis storefront by Eden Empire Inc.

Given Eden's history of regulatory compliance in the cannabis industry, I fully believe that they are prepared to responsibly operate a retail cannabis store in the area. I trust that Eden will ensure that the best interests of their neighbours are taken into account, and that they will be extremely mindful of the residents and other businesses that share the neighborhood. I believe that Eden's introduction to the Cambie Village community will have a positive impact and actively contribute to the local economy.

Sincerely,

s.22(1)

From:	s.22(1)
To:	Sneddon, Giselle
Cc:	s.22(1)
Subject:	Re: Notice of DA - DP-2019-00673, 4060 Cambie Street
Date:	September 24, 2019 6:26:13 PM

Giselle: Thanks for your thorough reply. I completely understand the applicants right to apply per the bylaws and regulations and I am appreciative of the opportunity to comment and have my thoughts and opinions - shared by my neighbours copied herein as well - considered.

Good luck with the report and I/we look forward to being informed about the outcome.

With best regards

s.22(1)			

On Sep 24, 2019, at 4:15 PM, Sneddon, Giselle <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

Good afternoon s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

As I'm sure you are aware, applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw C-3A Zone District Schedule, conditionally acceptable use under section 3.2R
- Zoning + Development Bylaw Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

This particular application is currently complying with the guidelines and regulations, but as a conditional use, your comments and concerns are extremely important. I have included your concerns in my review and will be using them in conjunction with my technical review in my recommendation to the Director of Planning.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards, GISELLE SNEDDON | Project Coordinator | Development Review Branch Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 giselle.sneddon@vancouver.ca

<image001.png>

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From: \$.22(1) Sent: September 24, 2019 12:38 PM To: Sneddon, Giselle Cc: \$.22(1) \$.22(1)

Subject: Notice of DA - DP-2019-00673, 4060 Cambie Street

Hello Giselle: I am responding to a Notice of Development Application for the above use at 4060 Cambie Street. I live at \$.22(1) and have done so for \$.22(1) I was a \$.22(1)

have also copied my neighbours all who have young children and who are passionate about the residential neighbourhood, neighbourhood retail and its health and well-being.

My observation and opinion is that:

- City retail policy is a bit of a mess in general not all all a result of CIty policy, but a good deal, resulting in a lack of clarity & vision for the maintenance and promotion of the health and well-being of retail along major corridors like Cambie:
 - One of the major flaws is the breadth of permitted uses, a number which are primarily service uses deemed retail that can and do undermine retail vibrancy and that do little to contribute to interest and vibrancy - banks, doctors and dentists offices, etc. that do little to enhance vitality & vibrancy.

T

- 2. A good example of that has been the sale of Pronto, and its neighbouring bar **Prontino**, at 3473 Cambie Street on March 3. It was yet another permanent **closure** to bemoan because of taxes, property values and commercial landlords with no vision or interest in the well-being of neighbourhood retail future. The leassor-owner of Pronto abandoned Cambie and opened a place on Davie Street,
- 3. I understand that the property purchaser of 3473 Cambie Street wanted to, or still wants to redevelop the site and replace it with a Dentist's office - again, anything but a vibrant use. The site has now sat vacant since March creating an unsightly gap in a stretch of vital neighbourhood retail that cries for vibrancy & vitality and will likely potentially get a dentist's office - a dull service use rather than an interesting and dynamic retail use.
- 2. The City does not control who owns property, but it does and can control what uses are permitted, but this also requires a vision for retail streets ranter than simply setting out a laundry use of permitted or conditional uses including cannabis retail uses, receiving, considering and approving them on an as-come, as-served basis.

As a conditional use, I trust the application will receive the fullest scrutiny possible because the DP-2019-00673 application for use as a cannibas store at 4060 Cambie Street is not one that creates or contributes to vibrancy and vitality.

So, I wish to express my strong objection to both the proposed use and, in particular, the proposed operating hours of 7 days a week from 10AM - 10PM on the following grounds:

- 1. In order for a retail street to be "vibrant", it requires vibrant uses. There is nothing vibrant about a cannabis shop that meets such criteria.
- 2. Every one in existence that I have seen has their windows covered and they do little or nothing for street retail ambience.
- 3. Every cannabis shop has a distinct odour the smell of skunk that impacts adjacent shops, in this particular case, my/our favorite Pharmasave pharmacy at 4054 Cambie
- 4. In this particular double-sided 1-block stretch of retail on Cambie between 23rd & King Edward (there is no 24th Avenue), by a busy bus intersection and a Canada Line transit stop on the surface, an apparent good and logical place to put a retail shop, it is a benign negative rather than a vibrant or animating positive use.
- 5. A cannabis shop is like a doctor's or dentist's office AND banks. and, in my view
 - 1. They do not need to be at street level.
 - 2. Banks, doctors and dentists offices, for example, all have mostly limited operating hours. A few banks such as TD do offer extended hours to 8 a couple of days a week, and while essential, they are boring and not interesting, dynamic or vibrant uses.
 - 3. They and cannabis shops can and should, in my view, be above grade uses.
 - 4. While people do need the services of banks, doctors, dentists and

medical marijuana shops, they - the general public - <u>can and will</u> <u>find them because the want and/or need them</u>. Of course, they should be accessible via elevators or escalators, bu apart from that, none of these uses need to be in either prime or secondary at grade retail spaces on good retail streets.

6. The 12 hours per day 7 days a week operating hours will do little for street ambience because, in general, unlike a grocery store, there is still a perception and degree of mystique and unsavoriness about the operations, however legal they may be. Perhaps it is regulations around not permitting the display of goods and services - showing an array of chocolate edibles and a range of multi-flavored gummies, along with the latest blends from around the province, country and around the world - much like one could sample at a tea-shop - that results in, contributes to and creates the blank or shrouded store windows & facades

I look forward to hearing about the outcome of this application request

Thank you for considering my thoughts on the application and the state of retail in general at a time of profound change in the residential and retail marketplace that begs for new and creative thinking to maintain Vancouver as a wonderful place to live and work.

Sincerely yours

s.22(1) Vancouver, BC, s.22(1)

<ref_Cannabis Guidelines.pdf><ref_DistrSched_C-2.pdf><Sec11.pdf>

Hello Giselle,

Thank you very much for letting me know.

Kind regards,

s.22(1)

Am Di., 24. Sept. 2019 um 10:54 Uhr schrieb Sneddon, Giselle <<u>Giselle.Sneddon@vancouver.ca</u>>:

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



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individual and purpose. This message is private and protected by law. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution, or the taking of any action based on the contents of this information, is strictly prohibited.

From: s.22(1)

Sent: September 23, 2019 9:19 PM To: Sneddon, Giselle Subject: Support for the approval of 4060 Cambie Street (Eden Empire Inc.)

Dear Ms.Sneddon,

Attached I'm sending you my signed form in support of Eden Empire Inc.

Kind regards,

s.22(1)

From:s.22(1)To:Sneddon, GiselleSubject:Re: inquire about 4060 Cambie street DP-2019-00673Date:September 26, 2019 10:59:53 PMAttachments:image001.png

Hi Giselle

thank you for your reply. Here is my address: s.22(1)

Vancouver, BC s.22(1)

s.22(1)

On Monday, September 23, 2019, 09:06:48 a.m. PDT, Sneddon, Giselle <Giselle.Sneddon@vancouver.ca> wrote:

Good morning s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

Please consider that applicants are within their rights **to apply for** development permits whether they meet the regulations or not. The proposal is currently being reviewed under C-2 zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

 Zoning + Development Bylaw – C-3A Zone District Schedule, conditionally acceptable use under section 3.2R

- Zoning + Development Bylaw Section 11.6 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities

Any applicant can come into apply for a development permit. In this case, the tenant has applied for a change of use to a cannabis retail store from a health care office. We cannot speculate as to how a new tenant came to occupy the space, but we cannot encourage or discourage a tenant from applying for a specific use. When the application comes through, we have to review and plan check based on the policies, by-laws and guidelines that are applicable. Since this is a conditional application, your comments and concerns are extremely important and hold a great weight in conjunction with my technical review.

Since you responded to the notification, you will be informed of any decision and/or

conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

In order to gain context as to where you live based on the site, could you please provide me your address? This information will only be used for me to determine the proximity of your address to the proposed site.

Thank you.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



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From: s.22(1) Sent: September 22, 2019 5:53 PM To: Sneddon, Giselle Subject: inquire about 4060 Cambie street DP-2019-00673

Dear Giselle Sneddon,

I write to you to inquire about the development application on 4060 Cambie Street. (DP-2019-00673)

I would like to know what is the reason to change the use of the health care office space to retail cannabis store.

I am living in this neighborhood. As I notice that the population around the Cambie and King Edward area has increased significantly since the last 5 years and it will continue increase shortly since many condos will soon complete.

Health care office (i.e. medical clinic) is one of the essential services that all the residents need. The medical clinic in the current locating is the only medical clinic we have in this area. Often we have to wait for a long time to have a doctor consultation.

Cannabis store is not an essential service that everyone needs. I don't understand why would the city planning would allow the current location changed to cannabis store instead of maintain the use for medical clinic only.

I really hope before your team makes any decision, you will consider the essential of the population in the area, and don't sacrifice everyone's need to a non-essential store.

Would you please give me a bit more information on why would city of Vancouver consider that application?

Look forward to hear back from you.

Thank you <mark>s.22(1)</mark>

s.22(1)

Dear Ms.Sneddon,

Attached I'm sending you my signed form in support of Eden Empire Inc.

Kind regards, s.22(1)

From:	s.22(1)
То:	Sneddon, Giselle
Subject:	[Tiny Scanner] Doc Sep 23, 2019, 15:12
Date:	September 23, 2019 3:13:29 PM
Attachments:	Doc Sep 23, 2019, 1512.pdf ATT00001.txt



To the attention of the City of Vancouver,

13/08/2019

This note is to convey my support for the approval of 4060 Cambie Street, for use as a retail cannabis storefront by Eden Empire Inc.

Given Eden's history of award winning customer service and regulatory compliance in the cannabis industry, I believe they are suited to operate a retail cannabis store in the area. I trust that Eden will ensure that the best interests of their neighbours are taken into account, and that time and attention will be paid to managing the impacts of the addition of a high traffic business to the area.

I believe that Eden Empire's introduction to the South Cambie neighborhood will bring additional business to existing neighbors, and responsibly meet the needs of both local residents and those passing through a busy transit hub. I can confirm that I have been notified of this Development Permit application via the site sign and/or the notification card.

Additional Comments:

Should you have any questions with regards to this statement, please reach out to info@myeden.ca.

Sincerely,

s.22(1)	s.22(1)	1
(First, Last Name)	(Address, Postal Code)	
s.22(1)		
 (Signataro,		



Inspection Date:

Certificate of Inspection

Development Permit (DP) Inspection | Inspection Number: DP-2019-00673-01 Property Use

Name: Office Hours:	Aaryn Ma, Property Use Inspector	Address:	4060 CAMBIE STREET Vancouver, BC V5Z 2X8
Phone:	(604) 829-9392	Contractor	:
	Office Hours:	Office Hours:	Office Hours: Phone: (604) 829-9392

Comments: CF-2021-003544 - Building has been demolished due to fire.

18 Mar 2021



To the Attention of the City of Vancouver,

I, <u>CRAIC</u> JACOBSEA as the landlord of 4060 Camble Street, wish to convey my full support of Eden Empire in their application to operate a retail cannabis storefront in the proposed unit.

This note is to indicate my consent and permission for this use, as well as my understanding of the nature and operations of Eden Empire's business model. I trust their services will be conducted according to regulatory standards, and that time and attention will be spent to ensure a positive impact on the neighborhood's businesses and residents.

Sincerely,

CRACH JALOBS (Rrinted Name) (Signature)

ress)
14/19 e)
19-00673
EIVED VANCOUVER

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AUG 192019

DEVELOPMENT BUILDINGS & LICENSING

< APPROVAL/REFUSAL> RECOMMENDATION TO DOP

ADDRESS: 4060 Cambie St PERMIT NUMBER: DP-2019-00673

RECOMMENDATION TO: Mandy So, Joe Bosnjak

Date: < 🚈 date > Staff: GS

RECOMMENDATION SUMMARY:

I would recommend < APPROVAL/REFUSAL> To perform interior alterations and to change the use of approximately 1,995 sq. ft. Health Care Office to a Cannabis Retail Use, in this existing building.

Special Notes from various departments:

Development	Giselle Sneddon	Accepted
Licensing	Sarah Hicks	Accepted
VPD	Jodyne Keller	Accepted
Social Policy	Alycia Fridkin	Accepted

NOTIFICATION SUMMARY: Required

Site Sign: YesSign Installation Confirmed On: Sept 5, 2019Letter: YesDate Sent: Sept 6, 2019Expiry Date: 24 Sept, 2019

Results of Notification:

NOTIFIED: 920RESPONSES: 99OBJECTIONS: 29IN FAVOUR: 13PETITION(S): 57RESPONSES FROM OUTSIDE OF THE NOTIFICATION AREA: 68IN FAVOUR: 65OBJECTIONS: 3

SUMMARY OF RESPONSES:

12	Taking away an HCO for Cannabis						
11	Too close to families and students						
9	Should be away from residential						
8	Hours of operation are too late and don't fit in with the neighbourhood						
5	Cannabis is not an essential use, should be retail or food services						
4	Concerns regarding the smell						
4	In a high-traffic area and near a sky train and bus stops						
3	Others in close proximity						
3	Concerns regarding the patrons and increased crime						

2	Too close to schools					
2	Increase traffic and issues with parking					
1	Type of retail does not fit into neighbourhood					
1	Increased smoking in non-permitted areas					
1	Cannabis shouldn't be a use at grade, 2 nd or 3 rd storey makes more sense					
1	Cannabis is bad and unsafe					
1	Real estate value will decrease					
1	Negative health impacts, especially for young people					

- 10 responses from the petitions were from nearby businesses, including the current owner's of the building of the HCO that were letters of support.

SUMMARY OF COMMENTS RECV'D FROM RECOGNIZED NEIGHBORHOOD GROUPS: N/A

HISTORY

Number of Dwelling Units: 0 Approved Use: Health Care Office % commercial vs % residential above (section 10.12.3): N/A

PERMIT / APPLICATION DETAILS:

DB421873 (Issued 30 Nov, 2005) – To Change the use from retail to health care office of approximately 974 sq. ft. to be added to existing health care office and interior alterations to provide improvements for existing office tenant in this commercial building on this site.

TECHNICAL REVIEW

RELAXATIONS: N/A PARKING & LOADING & BICYCLE CALCULATION DETAILS:

Parking:	Required = 2 (std); Exisiting = 5 (std); Proposed = 5 (std);
Loading:	Required = N/R (Cl. A); 1 (Cl. B); Existing = N/R (Cl. A); 1 (Cl. B); Proposed = N/R (Cl. A); 1 (Cl. B);

APPLICABLE SECTION 10 & 11 REGULATIONS:

11.6 – Cannabis Store

Bonus Density: Not Required

Covenants: Not Applicable

GUIDELINES

APPLICABLE: Yes

Guidelines for retail dealer – Medical Marijuana-Related Uses Near Youth Facilities.

NOTICE OF DEVELOPMENT APPLICATION



September 6, 2019

4060 Cambie Street DP-2019-00673

King Edward and Cambie Operations Ltd. has applied to the City of Vancouver for permission to perform interior alterations and change of use from a Health Care Office to Retail cannabis Store on this site, including:

- a floor area of approximately 1,955 sq. ft.; and
- operating hours of Monday to Sunday (7 days per week) from 10:00 am to 10:00 pm.

Under the site's existing C-2 zoning, the application is "conditional" so it may be permitted; however, it requires the decision of the Director of Planning. We welcome your written comments on this application by September 24, 2019. For more information and updates, visit: vancouver.ca/devapps

Or contact Giselle Sneddon, Project Coordinator at 604.829.9491 or giselle.sneddon@vancouver.ca

City of Vancouver - FOI 2021-449 - Page 191 of 350

Notific	ation F	Respon	dents		Sent: 920	and the second se	rified L		1	29	Comm	ent/Co	ncern B	reakdo	wn:								
Support	Oppose	e PETITIO)N	Name	Address (App) / (POSSE) REQ = requested	(1) Resp is recipient in POSSE	(2) Resp said they rovd Postcard		Site Sign	Other (Unspecified)	support	family + students	away from residential	patrons + crim	e public H+S	smell	traffic + parking	medical	Another one in viscinity	hours of operation (until 10pm)	Taking away an HCO	council or potential protest	Specific:
13	29	57		TOTALS		23	0	6	1	69	71	10	8	3	0	4	2	0	0	7	12	0	
	1					Combined	Local =	29									2			1			
_	1	-	R1	s.22(1)	s.22(1)	1	-		-		4	1	-	-	-	-	2	-	-	-	-		Others in close proximity
-	1	-	R2 R3	-		1		-	-	1		1	1	1	-	-		-	-	1		1	S/B retail or food services Wants hours changed if going to be a cannabis store
	1	-	R4	-		1		-	-	-			1		-	-	1				1		wants hours changed in going to be a cannabis store
	1		R5			1	-							1						1	1		
	1		R6			1		-				1	1	1		1				1		-	
	1		R7			1						1		1						1	1		Real estate value will decrease, close proximity to transit
-	1	-	R8	-		1	-	-			-		1	-		-	-	-	1	-	-		Access to students, health effects of young people.
	1		R9			1	1				1	1	1	-	-					1	1		Close to Schools, should be in high density residentia
													1	-	1				b		L.		rather than low density residential
_	1		R10			1			12				1			1				1	-		
1	-	-	R11	_				-	+	1	1		-		-		-	-	-	1			
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1			R19				-	-	-	1	1		-	-	-				-	-	1	-	Too close to schools
	1	-	R20 R21			1		-	-	1	3	1			-	-		-		1	-		Away from skytrain
	1		R21	-		1	-	-	-	1			1	1	-	-	1		-	1	1		Doesn't fit into neighbourhood
	1		R23			1		-	1			-			1				-	1			High traffic area, cannabis is bad, shuld be another u
												1	1				-						instead of cannabis
	1		R24					1					-	_		-	1		-	1	1		cannabis is not an essential use.
1		-	R25	-			-		-	1	1	-	-	-	-	-	4	-		-			
	1	-	R26 R27	-		1		1	-			1	-		-	-	-		-	1	1		Next to skytrain station,
-	1		R27	-		1		-	-			1	1	-	-	1	-	-	-	1	1	-	Smoking near ventilation, others in area
	1	1	R29				-	1		1			1	1	1		-		1	1	-	-	Showing near ventuation, outers in area
1			R30							1	1									1			
	1		R31			1		-					1							1	1		Cannabis is unsafe, close to skytrain/transit,
	2	10	and the second se	-			_	1	-	9	10	-	1			-	-			1	-	-	
1	-	-	R33 R34	-10				1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	Others nearby,
1	1	-	R35	- 20		1	-	-	-	1	1	-	-	-	-	-	1	-	-	1	-		Others hearby,
1			R36	-					1	1	1	1	1		1		1	-		1	ľ	1	1
1			R37		s.22(1)					1	1									1			
1	1	1	R38		1000	1		1			1					1	4					į	
1		-	R39	-	s.22(1)				1		1	-			1		-	_	-	1			
	1		R40			1										1				1			Not a vibrant use, not nice looking from the outside, next to transit, Shoudn't be at grade, rather at the 2n or 3rd storey,
	1	1	R41			1		1				1	1			-	-		1	1	1		No need for cannabis,
	1		R42	and the second s		1							1				2			1	1		
	_	47		PETITION					1	47	47						k I				1		
	1	-	R44	s.22(1)	s.22(1)					1	1	-		-			-	_	-				
	-		R45			1200		-	-	-			-	-		-	-		-		-		
	-	4	R46 R47						-				-				-		-				
			R48					-	1	-	1		-	-			1	-		1			
			R49					1		1		-			1		1						

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Image: Normal SectionNormal Section <td< th=""><th>R50</th><th></th><th></th><th></th></td<>	R50			
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No <th>R52</th> <th></th> <th></th> <th></th>	R52			
Image: Solution of the state	R53			
Image: Note of the state of	R54			
Image: Serie s	R55			
Image: Serie of the serie of	R56			
Image: Serie of the serie of				
Image: Note of the series of	R58			
Image: Note of the state of	R59			
Image: Marria Ma Imarria Marria Mar	R60			
Image: Mode in the state of the state o	R61			
Image: Note of the second s	R62			
R65	R63			
	R64			
	R66			
R67	R67			
R68	R68			
R69 R69	R69			
R70				
R71	R71			

Notification Respondents							Comm	ent/Cor	ncern Br	eakdow	vn:									
	-				Verified	d Local Resp	pondent								-					a francisco de la companya de
Support	Oppose		Name	Address (App) / (POSSE) REQ = requested	(1) Resp is recipient in POSSE	(2) Resp said they rcvd Postcard	(3) Resp said address in vicinity	Site Sign	Other (Unspecified)	support	family + students	away from residential	patrons + crime	public H+S	smell	traffic + parking	medical	hours of operation (until 10pm)	council or potential protest	Specific:
0	26		TOTALS		2	4	1	1	1	0	24	13	7	6	4	2	2	1	5	
					Combined	Local =	7					1								
	1	R1	s.22(1)	s.22(1)			X				1	1	1			1.				
		R2											1	1	1	1	E.		1	
-	1	R3				1					1			[1				
	1	R4									1	1	1	1	1		-		2	
	1	R5			1	1					1		1	1	1					Kerrisdale elementary (1 KM away), Kerrisdale Annex (850 m away), Crofton House (650 m away), Southland Elementary (1.3 KM away) also YMCA day cares in some of these schools
	1	R6				1					1				1				1	
	1	R7									1	1		1	1					
	1	R8			1						1		1		1		-		1	
	1	R9				1	1	1		1	1	1								
	1	R10								1	1	1		1	1		1		1	
	1	R11					1				1	1	1		1		1		1	
	1	R12				1					1	1		1					1	
	1	R13		s.22(1)		_	1				1	1				-	-	-		
	1	R14	- 61	1		-		-		_			-	-	-		-	-		
		R15	_	- 22/41	_			-	1		1	1	-		-	-	-	1		
	1	R16		s.22(1)					-		1	1	1			-			1	
	1	R17				-					1	1	1		-	1		-	1	
	1	R18	-							-	1	1		1	-	-		-		
	1	R19									1	1							1	
	1	R20	-			-					1	1	-	-	-	-		-	-	
	1	R21	-			-	-			-	1	1	-	-		-	_		-	
	1	R22									1	1	1	1						Reading Gate Academy at 204-3540 West 41st Av (200m away)"Arts/self-improvement school" as verif per OC-2017-01545; and Opus Academy at 5635 Dunbar St (90m away) "Arts/s improvement school" as verifed per DB418736 ('complete' July 2004)
		R23				_				-	1	1	-		3		-	-	-	
		R24	-						-		1	1		-						
		R25				-		-	-	-	1		1	-		-	_	-		
		R26		-	-	-		-			1		1	1					-	
		R27			-		-	-	-	-					-			1		
		R28 R29				-			-			-		-		-				
		R29 R30			-		-			i-	-		-	-			-	-	-	
		R30			-			-	-					-		-		-	-	
		R32						-	-	-	-						-	-		
		R33						-		-				-		-	-	-		

As Of: Aug 26, 2021 17:04:51

Development Permit: DP-2019-00673: Expired	
Address Change Requested?	No
Amendment In Progress	
Applicant Role	Tenant
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	Oct 21, 2019 00:00:00
Description	Development Review Branch - Addition / Alteration - Including the Letter of Operation stamped "Received" by this Department on August 19, 2019, interior alterations and to change the use of approximately 1,995 sq.ft. from a Health Care Office to a Cannabis Retail use, in this existing building on this site, for a limited period of time expiring on October 7, 2020 unless extended in writing by the Director of Planning.
Enforcement Related	Ν
Expiration Date	Oct 7, 2020 00:00:00
Fee Discount	No Discount
Fee Estimate	Ν
Fee Items Last Changed Date	Aug 19, 2019 11:05:38
Green Building Flag	
Green Building Standard Other	
Invoice Due Date	
Issue Date	Oct 7, 2019 00:00:00
Job Location	
Location Type My Reference Number	Addressed
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	Oct 7, 2020 00:00:00
Temporary Use Start Date	Oct 7, 2019 00:00:00
Type Of Work	Addition / Alteration
Work Description 2019, interior alterations and to change the use of approximately 1,995 sq.ft. from	Including the Letter of Operation stamped "Received" by this Department on August 19, a Health Care Office to a Cannabis Retail use, in this existing building on this site, for a
limited period of time expiring on Oct	tober 7, 2020 unless extended in writing by the Director of Planning. zzzMetric Discount
Notes	
General Note (Unlocked)	Expired permit per Joe B. due to fire at location. CF-2020-014404 (Last updated on Mar 11, 2021 16:04:32 by Samantha Senechal)
Processes	
Completeness Check (Completed on Aug 19, 2019 11:33:09 by Giselle Sneddon with outcome "Accepted")	
Actual Start Date	
Amendment	
Applicant Contacted	Ν
Date Completed	Aug 19, 2019 11:33:09
Description	
Engineering Assistant	Ν
Not Accepted Reason	
Outcome	Accepted
Override Review Condition	Ν
RequiredInformation	
Response To Additional Info Request	
Scheduled Complete Date	
Scheduled Start Date	Aug 19, 2019 11:04:19
Staff Assigned Id List	
Traffic & Data Management	Ν
UMB - Engineering Assistant	Ν
Assignments	

Giselle Sneddon

Relationships

Shadow Process: 105383120

Select Review Groups (Completed on Aug 19, 2019 11:33:48 by Giselle Sneddon with outcome "Selected")

Actual Start Date	
Addressing	Ν
Archaeological Site	Ν
Bonus Density Review	Ν
Building Line	Y
Building Permit Project Coordinator	Ν
Building Policy	Ν
Comments	
Community Care Facilities Licensing	Ν
Cultural Services	Ν
Date Completed	Aug 19, 2019 11:33:48
Description	
Development Permit Project Coordinator	Y
Development Review Manager	Ν
ECO Review	Ν
Electrical Plan Review	Ν
Energy Utility	Ν
Engineering	Ν
Environmental Review	Ν
Facilities	Ν
Fire and Rescue Services	Ν
Flood Risk	Ν
Heritage	Ν
Housing Policy and Projects	Ν
Housing Regulation	
Landscape	Ν
Landscape Setback	Ν
Legal Services	Ν

Licensing Y Mechanical N		
Outcome		Selected
Park Board		Ν
Parks Maintenance		Ν
Peat Risk		Ν
Plumbing Plan Review		Ν
Police		Y
Policy Planner		Ν
Project Facilitator		Ν
Real Estate Services		Ν
Rezoning Planner		Ν
Scheduled Complete Date		
Scheduled Start Date		Aug 19, 2019 11:33:09
Social Policy and Projects		Y
Soil Liquefaction		Ν
Sprinkler Plan Review		Ν
SRA Designation		Ν
Staff Assigned Id List		
Subdivision		Ν
Sustainability		Ν
Unstable Soil		Ν
Urban Development Planner		Ν
Urban Forestry		Ν
Vancouver Coastal Health N Weath	er Protection N zzzBonus Density	Ν
zzzOfficial Development Plan N		
Relationships		
Shadow Process: 105394494		
Perform Notification (Completed on Sep 5, 20 outcome "Notified")	019 16:22:54 by Giselle Sneddon with	
Actual Start Date		
Comments Date Completed		Sep 5, 2019 16:22:54
Description		Sign Received: September 5, 2019

Postcards Start: September 6, 2019	
Outcome	Notified
Scheduled Complete Date	
Scheduled Start Date	Sep 5, 2019 08:17:31
Staff Assigned Id List	
Assignments	
Giselle Sneddon	
Relationships	
Shadow Process: 106331016	
Draft Recommendation (Completed on Sep 30, 2019 15:00:10 by Giselle Sneddon with	
outcome "Recommendation Drafted")	
Actual Start Date	
Comments	
Date Completed	Sep 30, 2019 15:00:10
Description	
Outcome	Recommendation Drafted
Scheduled Complete Date	
Scheduled Complete Date Scheduled Start Date	Aug 19, 2019 11:33:48
	Aug 19, 2019 11:33:48
Scheduled Start Date	Aug 19, 2019 11:33:48
Scheduled Start Date Staff Assigned Id List	Aug 19, 2019 11:33:48
Scheduled Start Date Staff Assigned Id List Assignments	Aug 19, 2019 11:33:48
Scheduled Start Date Staff Assigned Id List Assignments Giselle Sneddon	Aug 19, 2019 11:33:48
Scheduled Start Date Staff Assigned Id List Assignments Giselle Sneddon Relationships	Aug 19, 2019 11:33:48
Scheduled Start Date Staff Assigned Id List Assignments Giselle Sneddon Relationships Shadow Process: 105394677	Aug 19, 2019 11:33:48
Scheduled Start Date Staff Assigned Id List Assignments Giselle Sneddon Relationships Shadow Process: 105394677 Reviews Complete (Completed on Sep 30, 2019 15:00:10 by Giselle Sneddon with	Aug 19, 2019 11:33:48
Scheduled Start Date Staff Assigned Id List Assignments Giselle Sneddon Relationships Shadow Process: 105394677 Reviews Complete (Completed on Sep 30, 2019 15:00:10 by Giselle Sneddon with outcome "Complete")	Aug 19, 2019 11:33:48 Sep 30, 2019 15:00:10
Scheduled Start Date Staff Assigned Id List Assignments Giselle Sneddon Relationships Shadow Process: 105394677 Reviews Complete (Completed on Sep 30, 2019 15:00:10 by Giselle Sneddon with outcome "Complete") Actual Start Date	
Scheduled Start Date Staff Assigned Id List Assignments Giselle Sneddon Relationships Shadow Process: 105394677 Reviews Complete (Completed on Sep 30, 2019 15:00:10 by Giselle Sneddon with outcome "Complete") Actual Start Date Date Completed	Sep 30, 2019 15:00:10

Scheduled Complete Date

Scheduled Start Date

Make Decision (Completed on Oct 7, 2019 16:01:13 by John Greer with outcome "Approved - without Conditions")

Actual Start Date

Additional Information	
Addressing	Ν
Applicant Contacted	Ν
Approved Amendment Description	
Archaeological Site	Ν
Building Line	Ν
Building Permit Project Coordinator	Ν
Building Policy	Ν
Comments	
Community Care Facilities Licensing	Ν
Cultural Services	Ν
Date Completed	Oct 7, 2019 16:01:13
Description	
Development Permit Project Coordinator	Ν
Development Review Manager	Ν
ECO Review	Ν
Electrical Plan Review	Ν
Energy Utility	Ν
Engineering	Ν
Engineering Assistant	Ν
Environmental Review	Ν
Facilities	Ν
Fire and Rescue Services	Ν
Flood Risk	Ν
Heritage	Ν
Housing Policy and Projects	Ν
Landscape	Ν
Landscape Setback	Ν

Legal Services

Licensing

Mechanical Outcome	N Approved - without
Park Board	Conditions N
Parks Maintenance	Ν
Peat Risk	Ν
Plumbing Plan Review	Ν
Police	Ν
Policy Planner	Ν
Project and Quality Management	Ν
Project Facilitator	Ν
Real Estate Services	Ν
Required Information	
Rezoning Planner	Ν
Scheduled Complete Date	
Scheduled Start Date	Sep 30, 2019 15:00:10
Social Policy and Projects	Ν
Soil Liquefaction	Ν
Sprinkler Plan Review	Ν
SRA Designation	Ν
Staff Assigned Id List	
Street Activities Coordinator	Ν
Street Activities Manager	Ν
Street Activities Supervisor	Ν
Street Furniture Manager	Ν
Subdivision	Ν
Sustainability	Ν
UMB - Engineering Assistant	Ν
Unstable Soil	Ν
Urban Development Planner	Ν

Urban Forestry	Ν
Vancouver Coastal Health	Ν
Weather Protection	Ν
zzzBonus Density	Ν
zzzOfficial Development Plan	Ν
Assignments	
John Greer	
Relationships	
Shadow Process: 107784815	
Issue Development Permit (Completed on Oct 7, 2019 16:20:45 by Giselle Sneddon with outcome "Issued")	
Actual Start Date	
Date Completed	Oct 7, 2019 16:20:45
Description	
Outcome	Issued
Override Description	
Override Outstanding Conditions	Ν
Scheduled Complete Date	
Scheduled Start Date	Oct 7, 2019 16:01:13
Assignments	
Giselle Sneddon	
Relationships	
Checklist: Create DCL Item on Details Tab: Create DCL Item on Details Tab as "Required" or "Exemption"	
Completed Date	Oct 7, 2019 16:20:45
Completed?	Y
Description	Create DCL Item on Details Tab as "Required" or "Exemption"
Mandatory?	Y
Name	Create DCL Item on Details Tab
Sort Order	1
Print Development Permit (Completed on Oct 7, 2019 16:20:45 by Giselle Sneddon with outcome "Printed")	
A study Otest Dete	

Actual Start Date

Date Completed	Oct 7, 2019 1	6:20:45
Description		
Outcome	Printed	
Scheduled Complete Date Scheduled Start Date		
Relationships		
Development Permit Document: 108183524		
Revisions		
Revision 1 created on Oct 7, 2019 16:20:51 by Giselle	Sneddon	
equest Permit Amendment (Completed on Oct 8, 2019 08:34:04 by Gis th outcome "Requested")	elle Sneddon	
Actual Start Date Amendment Description		Updated term
Comments		
Date Completed		Oct 8, 2019 08:34:04
Description		
Outcome		Requested
Scheduled Complete Date		
Scheduled Start Date		Oct 8, 2019 08:33:47
Staff Assigned Id List		
Assignments		
Giselle Sneddon		
Relationships		
Shadow Process: 108205026		
eview Amendment (Completed on Oct 8, 2019 08:34:12 by Giselle Sne ttcome "Accepted - Issue Change Notice")	ddon with	
Actual Start Date		
Change Description		Updated term
Comments		
Date Completed		Oct 8, 2019 08:34:12
Description		
Message To Applicant		
Outcome		Accepted - Issue Change Notice
Scheduled Complete Date		
Scheduled Start Date		Oct 8, 2019 08:34:04

Staff Assigned Id List

Assignments

Giselle Sneddon

Relationships

Shadow Process: 108205028

Shadow Process: 108205028	
int Development Permit (Completed on Oct 8, 2019 08:34:12 by Giselle Sneddon th outcome "Printed")	
Actual Start Date Date Completed	Oct 8, 2019 08:34:12
Description	
Outcome	Printed
Scheduled Complete Date	
Scheduled Start Date	
Relationships	
Development Permit Document: 108205080	
Revisions	
Revision 1 created on Oct 8, 2019 08:34:17 by Giselle Sneddon	
eminder (Completed on Nov 14, 2019 13:20:54 by Megan Zink with outcome cknowledged")	
Actual Start Date	
Comments	Permit Pick Up Reminder sent to Brayden Taekema
Date Completed	Nov 14, 2019 13:20:54
Description	Permit Pick Up Reminder sent to Brayden Taekema
Note	
Outcome	Acknowledged
Scheduled Complete Date	

Scheduled Start Date	Nov 14, 2019 13:20:02
Staff Assigned Id List	
Assignments	
Megan Zink	
Relationships	
Shadow Process: 110684598	
quest Permit Extension / Renewal (Completed on Sep 18, 2020 14:11:02 by mantha Senechal with outcome "Requested")	
Actual Start Date	
Comments	
Date Completed	Sep 18, 2020 14:11:02
Description Outcome	Requested
Scheduled Complete Date	
Scheduled Start Date	Sep 18, 2020 14:10:56
Staff Assigned Id List	
Relationships	
Shadow Process: 130542110	
y Fees (Completed on Sep 19, 2020 10:27:13 by Brayden Taekema108263829 with come "Paid")	
Actual Start Date	
Comments	
CreatedByProcessId	130542101
Date Completed	Sep 19, 2020 10:27:13
Description	
Outcome	Paid
Route Order	
Scheduled Complete Date	

Scheduled Start Date	Sep 18, 2020 14:11:02
Staff Assigned Id List	
Assignments	
Brayden Taekema	
Relationships	
Shadow Process: 130542112	
Request Permit Extension / Renewal (Completed on Sep 28, 2020 10:15:03 by Samantha Senechal with outcome "Requested")	
Actual Start Date	
Comments	
Date Completed	Sep 28, 2020 10:15:03
Description	
Outcome	Requested
Scheduled Complete Date	
Scheduled Start Date Staff Assigned Id List	Sep 28, 2020 10:14:59
Relationships	
Shadow Process: 131003677	
Pay Fees (Completed on Sep 28, 2020 10:15:58 by Samantha Senechal with outcome "Paid")	
Actual Start Date	
Comments CreatedByProcessId	131003670
Date Completed	Sep 28, 2020 10:15:58
Description	
Outcome	Paid
Route Order	
Scheduled Complete Date	

Scheduled Start Date	Sep 28, 2020 10:15:04
Staff Assigned Id List	
Assignments	
Brayden Taekema	
Samantha Senechal	
Relationships	
Shadow Process: 131003679	
Review Time Limited DP (Completed on Oct 30, 2020 13:03:42 by Lynn Wong with outcome "Extension Supported")	
Actual Start Date	
Applicant Contacted	Ν
Comments	
Date Completed	Oct 30, 2020 13:03:42
Description	DP Reminder Letter not required to be sent out as per Sam Senechal.
Outcome	Extension Supported
Scheduled Complete Date	
Scheduled Start Date	Aug 8, 2020 01:15:36
Staff Assigned Id List	
Assignments	
Lynn Wong	
Relationships	
Shadow Process: 127909334	
Expire Permit (Completed on Mar 11, 2021 16:04:58 by Samantha Senechal with	
outcome "Expired")	
Actual Start Date	
Applicant Contacted	N
Date Completed	Mar 11, 2021 16:04:58
Description	Expired permit per Joe B. due to fire at location. CF-2020-014404
Outcome	Expired
Scheduled Complete Date	
Scheduled Start Date	Oct 8, 2020 01:08:31
Staff Assigned Id List	
ToDoListGoToPresentationName	

Assignments

Samantha Senechal

Relationships

Shadow Process: 131706695

Perform Property Use Inspection (Completed on Mar 18, 2021 16:22:35 by Aaryn Ma, Property Use Inspector with outcome "Passed")

Ν
Mar 18, 2021 16:22:35
Property Use
CF-2021-003544 - Building has been demolished due to fire.
Passed
Senechal, Samantha
Mar 11, 2021 00:00:00
Mar 11, 2021 00:00:00

Description Perform Re-Notification to the Neighbourh		
Outcome		
Scheduled Complete Date Scheduled Start Date	Oct 7, 2019 16:22:07	
Staff Assigned Id List		
Relationships		
Shadow Process: 108189217		
Review Extension / Renewal Request		
Actual Start Date		
Applicant Contacted	Ν	
Comments		
Date Completed		
Description		
ExtensionDetails		
New Expiration Date		
Outcome		
Scheduled Complete Date		
Scheduled Start Date Staff Assigned Id List	Sep 19, 2020 10:27:13	
Relationships		
Shadow Process: 130561122		
Review Extension / Renewal Request		
Actual Start Date		
Applicant Contacted	Ν	
Comments		
Date Completed		
Description		
ExtensionDetails		
New Expiration Date		
Outcome		
Scheduled Complete Date		
Scheduled Start Date	Sep 28, 2020 10:15:58	
Staff Assigned Id List		

Relationships

Shadow Process: 131003705

Instance security

Address Maintenance	Read, Modify		
Authenticated Web Read	Read		
Development Permit Internal Read	Read		
Development Permit Internal Update			
PI Read	Read		
PI Update	Read, Modify		
Public Web	Read		
User Admin Read	Read		
User Admin Update Read, Modify www00007	Read, Modify		

Relationships

elationships	
Applicant Customer: Brayden Taekema (brayden@myeden.ca)	
Application Document: 105582465	
Application Document: 105582915	
Application Document: 105583106	
Application Document: 105583199	
Application Document: 105583471	
Application Document: 105634046	
Authorization Financial Profile: Development Permit (Permitting and Inspections (PI))	
Building Permit Subjob (DE): BP-2020-02708: In Review	
Contact: Zach Nash zach@myeden.ca	
Address	
Contact Type Email Address Name	zach@myeden.ca Zach Nash
Phone Number	
Postal Code	

Role

WorkSafeBC Blast Certificate Number

Development Permit Document: 108205080

Development Permit Subjob (DE): DP-2020-00055: Cancelled

Electronic Document: 106454779

Electronic Document: 106455061

Electronic Document: 106455280

Electronic Document: 107385744

Electronic Document: 107453501

Electronic Document: 107783293

Electronic Document: 107783312

Electronic Document: 107783336

Electronic Document: 131154487

Fee Display: 105383049

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

	Hours	0
	Minutes	0
	Value	1955.00
Fil	e Owner: Giselle Sneddon	
Ite	m: Exemption	
Ite	m: Floor Area	
Ite	m: FSR	
Ite	m: Loading	
Ite	m: Parking	
Pa	arcel: 013-343-661 - Parcel: 4060 CAMBIE STREET, Vancouver, BC V5Z 2X8	
	ermit Term: (1) (A) No banners, flags, string lighting or similar means of advertising In display shall be permitte	
	ermit Term: (11) All approved off-street vehicle parking, loading and unloading spaces, ad bicycle parking spaces sh	
	ermit Term: (12) The issuance of this permit does not warrant compliance with the levant provisions of the Provinci	
	ermit Term: (2) No translucent or opaque film, artwork, posters, shelving, display ses or similar elements are to	
	ermit Term: (6) This Development Permit is valid for a period of 12 months from the te of issuance - unless otherw	

Processing Stream: Development Review Branch Review Application: DP-2019-00673-REVIEW-1: Completed Use: Office Uses: Health Care Office Use: Retail Uses: Cannabis Store Good afternoon,

Since you submitted comment for consideration regarding this development permit application, you are being notified that 4060 Cambie St (DP-2019-00673) has been approved by the Director of Planning without conditions on October 7, 2019.

Let me know if you have any questions or concerns.

Thank you, Best Regards,



Farnoosh Shirmohammad | Office Support Clerk Development, Buildings & Licensing | City of Vancouver t. 604.871.6483

From:	Shirmohammad, Farnoosh			
To:	Sneddon, Giselle			
Subject:	FW: 4060 Cambie St (DP-2019-00673) - DOP Decision			
Date:	October 9, 2019 8:13:07 AM			
Attachments:	image001.png			

From: s.22(1) Sent: Tuesday, October 8, 2019 5:18 PM To: Shirmohammad, Farnoosh Cc: s.22(1) s.22(1) Subject: Re: 4060 Cambie St (DP-2019-00673) - DOP Decision

I articulated my views and concerns in my comment on the DA - obviously to no avail. I am interested in the D of P & staff rationale as to the merits of the application and what the inclusion of this use at this particular location will add to and how it will enhance this one block of retail.on Cambie and the surrounding community.? My Neighbours and I look forward to your response

s.22(1)			

On Oct 8, 2019, at 3:44 PM, Shirmohammad, Farnoosh <<u>Farnoosh.Shirmohammad@vancouver.ca</u>> wrote:

Good afternoon,

Since you submitted comment for consideration regarding this development permit application, you are being notified that 4060 Cambie St (DP-2019-00673) has been approved by the Director of Planning without conditions on October 7, 2019.

Let me know if you have any questions or concerns.

Thank you, Best Regards,



Farnoosh Shirmohammad | Office Support Clerk Development, Buildings & Licensing | City of Vancouver t. 604.871.6483
From:	Shirmohammad, Farnoosh
То:	Sneddon, Giselle
Subject:	FW: 4060 Cambie St (DP-2019-00673) - DOP Decision
Date:	October 8, 2019 3:58:53 PM
Attachments:	image001.png

From: ^{S.22(1)}

Sent: Tuesday, October 8, 2019 3:58 PM To: Shirmohammad, Farnoosh Subject: RE: 4060 Cambie St (DP-2019-00673) - DOP Decision

Thank you for contacting me. Just curious if the Director of Planning lives in that neighborhood and what other actions I can take to stop this from happening. I am very opposed and will take whatever action I can even if it means going through legal channels.

Thanks

s.22(1)			

s.22(1)

From: Shirmohammad, Farnoosh [mailto:Farnoosh.Shirmohammad@vancouver.ca]
Sent: Tuesday, October 08, 2019 3:45 PM
To: Sneddon, Giselle
Subject: 4060 Cambie St (DP-2019-00673) - DOP Decision

Good afternoon,

Since you submitted comment for consideration regarding this development permit application, you are being notified that 4060 Cambie St (DP-2019-00673) has been approved by the Director of Planning without conditions on October 7, 2019.

Let me know if you have any questions or concerns.

Thank you, Best Regards,



Farnoosh Shirmohammad | Office Support Clerk Development, Buildings & Licensing | City of Vancouver t. 604.871.6483 From: s.22(1)

Sent: Tuesday, October 8, 2019 3:53 PM
To: Shirmohammad, Farnoosh
Cc: Sneddon, Giselle
Subject: Re: 4060 Cambie St (DP-2019-00673) - DOP Decision

Very disappointing !

We're there any other objections than mine ?

Thanks

s.22(1)

On Oct 8, 2019, at 3:44 PM, Shirmohammad, Farnoosh <<u>Farnoosh.Shirmohammad@vancouver.ca</u>> wrote:

Good afternoon,

Since you submitted comment for consideration regarding this development permit application, you are being notified that 4060 Cambie St (DP-2019-00673) has been approved by the Director of Planning without conditions on October 7, 2019.

Let me know if you have any questions or concerns.

Thank you, Best Regards,

<image001.png>

Farnoosh ShirmohammadOffice Support ClerkDevelopment, Buildings & LicensingCity of Vancouvert. 604.871.6483

From:Shirmohammad, FarnooshTo:Sneddon, GiselleSubject:FW: 4060 Cambie St (DP-2019-00673) - DOP DecisionDate:October 9, 2019 2:13:13 PMAttachments:image001.png

From: Andrew Woo s.22(1) Sent: Wednesday, October 9, 2019 2:11 PM To: Sneddon, Giselle; Shirmohammad, Farnoosh Subject: Re: 4060 Cambie St (DP-2019-00673) - DOP Decision

Hi

Thanks for letting us know.

Anna Woo for JJ&G Holdings Ltd

On Tuesday, October 8, 2019, 03:45:09 PM PDT, Shirmohammad, Farnoosh <a>Farnoosh.Shirmohammad@vancouver.ca> wrote:

Good afternoon,

Since you submitted comment for consideration regarding this development permit application, you are being notified that 4060 Cambie St (DP-2019-00673) has been approved by the Director of Planning without conditions on October 7, 2019.

Let me know if you have any questions or concerns.

Thank you,

Best Regards,



Farnoosh Shirmohammad | Office Support Clerk

Development, Buildings & Licensing | City of Vancouver

t. 604.871.6483

From:	s.22(1)
To:	Sneddon, Giselle
Subject:	Fwd: RE: 4060 Cambie St (DP-2019-00673) - DOP Decision
Date:	October 10, 2019 8:48:36 AM

Hello Giselle,

Would you be able to confirm whether a scaled down version of the existing medical practice is remaining at this location?

Or is the whole space, some 2000 sq ft., being converted to marijuana dispensing?

s.22(1) and I have been given conflicting information about whether the existing medical Dr.s will continue to have a practice in at least part of this building.

If you do not have the answer please advise who I may get an answer from.

Thank you,	
s.22(1)	

------ Original message ------From: "Sneddon, Giselle" <Giselle.Sneddon@vancouver.ca> Date: 2019-10-09 8:38 a.m. (GMT-08:00) To: s.22(1) s.22(1) Cc: s.22(1) s.22(1)

Subject: RE: 4060 Cambie St (DP-2019-00673) - DOP Decision

Good morning,

I understand your concern for this decision.

I submitted all comments received, both in support and opposition, to the Director of Planning, who, with a team of staff, made the decision to accept the application without conditions.

King Edward and Cambie Operations Ltd. is a tenant of the space, that was previously a Health Care Office. The tenant is able to apply for any use, regardless of necessity. In this case, a Cannabis Retail store is a conditional use in this zone and complies with the by-law.

Unfortunately, as a result of a recent BC Supreme Court decision, the Board of Variance

does not have jurisdiction to hear third party appeals of decisions made by the Director of Planning.

Let me know if you have any additional questions.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 giselle.sneddon@vancouver.ca

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From: ^{s.22(1)} Sent: October 9, 2019 7:27 AM To: ^{s.22(1)} Cc: Shirmohammad, Farnoosh; Sneddon, Giselle; ^{s.22(1)} s.22(1) Subject: Re: 4060 Cambie St (DP-2019-00673) - DOP Decision



Very troubling that the Residents have little to do with the process of determining the Community we live in. What research did the Director do with his Team to determine that the medical needs of a few were needed more than the medical needs of the many ?

Surprising and disappointed , s.22(1)

On Oct 8, 2019, at 3:44 PM, Shirmohammad, Farnoosh <<u>Farnoosh.Shirmohammad@vancouver.ca</u>> wrote:

Good afternoon,

Since you submitted comment for consideration regarding this development permit application, you are being notified that 4060 Cambie St (DP-2019-00673) has been approved by the Director of Planning without conditions on October 7, 2019.

Let me know if you have any questions or concerns.

Thank you, Best Regards,

<image001.png>

Farnoosh Shirmohammad | Office Support Clerk Development, Buildings & Licensing | City of Vancouver t. 604.871.6483

s.22(1)
Sneddon, Giselle
s.22(1)
RE: 4060 Cambie St (DP-2019-00673) - DOP Decision
October 9, 2019 2:50:51 PM
image001.png

Hi Giselle

Kindly provide the contact information for the Director of Planning

Thanks,

s.22(1)

From: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>
Sent: October 9, 2019 8:39 AM

To: s.22(1)

Cc: s.22(1)

s.22(1)

Subject: RE: 4060 Cambie St (DP-2019-00673) - DOP Decision

Good morning,

I understand your concern for this decision.

I submitted all comments received, both in support and opposition, to the Director of Planning, who, with a team of staff, made the decision to accept the application without conditions.

King Edward and Cambie Operations Ltd. is a tenant of the space, that was previously a Health Care Office. The tenant is able to apply for any use, regardless of necessity. In this case, a Cannabis Retail store is a conditional use in this zone and complies with the by-law.

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

Let me know if you have any additional questions.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



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From: s.22(1) Sent: October 9, 2019 7:27 AM To: s.22(1) Cc: Shirmohammad, Farnoosh; Sneddon, Giselle; s.22(1) s.22(1) Subject: Re: 4060 Cambie St (DP-2019-00673) - DOP Decision

s.22(1)

Sent from my iPad

On Oct 8, 2019, at 10:01 PM, ^{s.22(1)}

wrote:

Very troubling that the Residents have little to do with the process of determining the Community we live in. What research did the Director do with his Team to determine that the medical needs of a few were needed more than the medical needs of the many ?

Surprising and disappointed , s.22(1)

On Oct 8, 2019, at 3:44 PM, Shirmohammad, Farnoosh <<u>Farnoosh.Shirmohammad@vancouver.ca</u>> wrote:

Good afternoon,

Since you submitted comment for consideration regarding this development permit application, you are being notified that 4060 Cambie St (DP-2019-00673) has been approved by the Director of Planning without conditions on October 7, 2019.

Let me know if you have any questions or concerns.

Thank you, Best Regards,

<image001.png>

Farnoosh Shirmohammad | Office Support Clerk

Development, Buildings & Licensing | City of Vancouver t. 604.871.6483

From:	s.22(1)
To:	Sneddon, Giselle
Subject:	Re: 4060 Cambie St (DP-2019-00673) - DOP Decision
Date:	October 9, 2019 9:42:36 AM

Gisele: Thanks for your prompt response. Of course, the word conditional can mean a number of things and in this instance, from the general public perspective, is confusing because the word makes it sound as if such an application must pass a litmus test. Now, apparently it did. I will read Section 11 with interest and see if I can find and understand the "all other applicable guidelines" that went into the decision.

As for the BC Supreme Court decision, what is one to do!

What I have reflected on with cannabis shops is why the province did not consider regulating and dispensing it as it does alcohol, through government regulated and operated stores with select private shops being permitted concurrently, but that is all water under the bridge.

Again, thanks for your email.

s.22(1)			

On Oct 9, 2019, at 8:43 AM, Sneddon, Giselle <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

Good morning,

Thank you for your e-mail.

A cannabis retail store is a conditional use in this zone and is complying with Section 11 of the Zoning and Development By-Law and all other applicable guidelines.

I submitted all responses received, both in support and opposition, to the Director of Planning, who, along with a team of staff, accepted this application without conditions. Despite the comments received, the application is complying with the by-law.

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

of Planning.

Please let me know if you have any further questions or concerns.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**

<image002.png>

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From: s.22(1) Sent: Tuesday, October 8, 2019 5:18 PM To: Shirmohammad, Farnoosh Cc: s.22(1) s.22(1)

Subject: Re: 4060 Cambie St (DP-2019-00673) - DOP Decision

I articulated my views and concerns in my comment on the DA - obviously to no avail. I am interested in the D of P & staff rationale as to the merits of the application and what the inclusion of this use at this particular location will add to and how it will enhance this one block of retail.on Cambie and the surrounding community.? My Neighbours and I look forward to your response



On Oct 8, 2019, at 3:44 PM, Shirmohammad, Farnoosh <<u>Farnoosh.Shirmohammad@vancouver.ca</u>> wrote:

Good afternoon,

Since you submitted comment for consideration regarding this development permit application, you are being notified that 4060 Cambie St (DP-2019-00673) has been approved by the Director of Planning without conditions on October 7, 2019.

Let me know if you have any questions or concerns.

Thank you, Best Regards,

<image003.png>

Farnoosh Shirmohammad | Office Support Clerk Development, Buildings & Licensing | City of Vancouver t. 604.871.6483 From:s.22(1)To:Shirmohammad, FarnooshCc:Sneddon, GiselleSubject:Re: 4060 Cambie St (DP-2019-00673) - DOP DecisionDate:October 8, 2019 9:56:41 PMAttachments:image001.png

Thanks for your message.

Best Regards,

s.22(1)

On Tue, 8 Oct 2019 at 15:44, Shirmohammad, Farnoosh <<u>Farnoosh.Shirmohammad@vancouver.ca</u>> wrote:

Good afternoon,

Since you submitted comment for consideration regarding this development permit application, you are being notified that 4060 Cambie St (DP-2019-00673) has been approved by the Director of Planning without conditions on October 7, 2019.

Let me know if you have any questions or concerns.

Thank you,

Best Regards,



Farnoosh Shirmohammad | Office Support Clerk

Development, Buildings & Licensing | City of Vancouver

t. 604.871.6483

Hi all

Just for your reference. I'm processing demolition permit on this address as you know this building already burn down so ow they will demo it. I saw DP issue and BP in review just give you updated.

Regards

Thyda King

Commercial Renovation Centre Development Services, Buildings and Licensing City Of Vancouver Tel: 604.873.7721 Email: thyda.king@vancouver.ca

From:	Brayden Taekema
То:	Sneddon Giselle
Subject:	4060 Cambie Street DP
Date:	August 22, 2019 9:59:59 AM
Attachments:	Landlord Support Letter (4060 Cambie Street).pdf
	DP Checklist (4060 Cambie Street).pdf
	Site and Floor Plans (4060 Cambie Street).pdf
	DP Form (4060 Cambie Street).pdf
	Title Search (4060 Cambie Street).pdf
	Operational Letter (4060 Cambie Street).pdf
	State of Title Certificate (4060 Cambie Street) pdf

Good morning Giselle!

Sorry that I was unable to make the 11am DP Intake meeting on Monday for this site. I just wanted to touch base with you and make sure everything went well on Monday. I have attached the PDF versions of all required documents.

On a side note, I am hoping I can set up a 10-15 minute meeting with you maybe early next week or even today/tomorrow? I have a few questions in regards to the DP process as well as a few of the particular company details that are asked for. It will be much easier and less wordy to explain my questions in person. Let me know a time that works for you.

Thanks so much and look forward to hearing from you,

PS. Let me know if you need the site/floor plans amended to be posted on your website (Cody Profili had asked for this in a previous DP).





This email and any files transmitted with it are confidential and intended solely for t use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.



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: **Development Application:** 4060 Cambie Street Drawings Required - Required scale 1/4" = 1'0" (1:50) unless otherwise specified in Notes, or if plans exceed Staff Use Only standard A2 paper (2'x3') at the above-noted scale, then plans at 1/8" = 1'0' (1:100) scale may be acceptable. Copies Copies **Drawing Title** Required Details Notes Attached Accepted Site Plan: 5 Address Scale NOT less than Legal description 1/16" or 1/20" to 1' Included Street names (or metric equivalent) 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 Number of storeys including details of basement and underground parking Included 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 5 N/A applicable Included 3 Copy of current title search from the Land Title Office Title Search Written summary by a Charge Summary 3 If there are charges on title, a charge summary will also be required. solicitor, on their company letterhead, describing each charge

on title (except financial charges) and advising whether they are affected by the proposal.

DE Checklist - Change of Use cont'd

n 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).	
Parking By-law No. 6059 can be found online here: <u>http://vancouver.ca/your-government/parking-bylaw.aspx</u>	
Additional Information (Where Applicable)	
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	

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PLANNING AND DEVELOPMENT SERVICES **Development** and / or Building

Mailing Address: 453 West 12th Avenue, Vancouver BC V5Y 1V4 tel: 604.873.7611

Application Form

		s important. Complete this section ca	
Address: 4060) Cambie Street	Specifics:	
Floor Level: 1	Suite No:		
Legal Descriptio			
Lot(s) 6	Block(s)_661	District Lot(s) 526	Plan Number(s) 2913
Are you aware o orders or letters Is the building b Note: If you int	of the existence of any contam s with respect to the subject p being converted to strata-title tend to convert an existing b	oroperty? Yes ownership? Yes ouilding to strata title ownershi	il agreements, or Ministry of Environment ☑ No
This area mu	st be completed by the p	erson signing the applicati	ion form
	ayden Taekema		You are the:
		rrard Street	01 Property Owner 02 Contractor
City: Vancou	Iver Pos	stal Code: V6C 2B5	03 Certified Professional 04 Design Professional
E-mail Address	brayden@myeden.c	a	05 V Tenant
		ax Number:	
	Eden Empire Inc		09 Non-profit Association Cert. No:
			10 Civic Department
			usiness License to do work in the City of
Vancouver. You Complete the f		ss license account numbers fro ns	usiness License to do work in the City of om the Business License Counter.
Vancouver. You Complete the for Property Owner	u may obtain current busines following for <u>ALL</u> application	ss license account numbers fro ns	om the Business License Counter.
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Please continue application on reverse

City of Vancouver Development and/or Building Permit Form continued

This application is to: (Check applicable boxes)	Is this a new tenant? 🗹 Yes 🗌 No
001 Construct a new building(s)	
002 Add to an existing building 003 Alter the interior/exterior	What is the existing use? Healthcare Office
004 Add to a building and alter the existing portion	What is the proposed use? Cannabis Retail
005 Add to a building and change the use	How many storeys? 1
006 Add to the building, alter existing portion and change use	
007 Interior/exterior alterations and change of use	How many levels of underground parking?
008 Enclose an area of an existing building (balcony	How many <u>new</u> rooftop units? 0
enclosures)	Describe work to be done:
011 Project/Site Permit 014 Change of use	Describe work to be done:
015 Retain use	(Complete carefully, Your application will be based on your
016 Alter grade (raise or lower grade)	written description.)
022 Alterations to legalize a suite 023 Alterations for a new suite	
026 Demolish	-demolition of interior partition walls
Commercial	- construction of new partition walls
 Fire damaged building Non-rental one-family dwelling 	- installation of finishings, displays, and tables
 Non-rental one-family dwelling Heritage building 	
Residential rental building	- installation of security features
028 Temporary tents	- updating exterior signage
030 Construct a garage/carport 031 Add/alter/demo garage/carport	
038 Construct partial - framing, etc.	
040 Excavate - valid for project address et al.	
041 Move building from another site 042 Move building on the same site	
043 Install a pool, fence, tennis court, boat ramp, sign, or	-
similar	
044 Upgrade seismic and/or sprinkler	
045 Mechanical kitchen exhaust, roof top unit, satellite dish 046 Prefabricated structure placed on site	
047 Fire damage repair	1
048 🔲 Flood damage repair	
050 Landscape only 053 Building envelope repair	
What is the value of the work proposed? (Include cost of	Office Use Only
plans, material and labour)	
s 100,000	
· · · · · · · · · · · · · · · · · · ·	
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.	Office Use Only Invoice #
	BU
Special Sprinkler Inspection Number SP	
AT AT A ANTA A A ANALYSING A	DE
Complete the following for all residential buildings	
Existing Proposed	The State of the S
Total number of dwelling units:	Office Use Only
Total number of housekeeping units:	
	BU (WWOP?)
Tatal number of close in a unit.	
Total number of sleeping units:	DE
Total number of sleeping units:	DE DT
Total number of sleeping units: Complete the following related permit information	DE
Complete the following related permit information	DE DT BG f/m
Complete the following related permit information Development Permit/Application Number DE	DE DT BG f/m ENV. PROT. Site Profile
Complete the following related permit information	DE DT BG f/m ENV. PROT. Site Profile SUBTOTAL
Complete the following related permit information Development Permit/Application Number DE	DE DT BG f/m ENV. PROT. Site Profile
Complete the following related permit information Development Permit/Application Number DE Minor Amendment Number DE	DE DT BGf/m ENV. PROT. Site Profile SUBTOTAL SP
Complete the following related permit information Development Permit/Application Number DE Minor Amendment Number DE Building Permit/Application Number BU	DE DT BG f/m ENV. PROT. Site Profile SUBTOTAL

As owner or owner's agent, I have verified that the information contained within this document and associated applications and plans is correct, and describes a use, a building or a work which complies with all relevant by-laws and statutes. I understand that personal information contained in this form will not be released to the public except as required by law; however, all associated applications and plans will be made publicly available during the development or building application process. 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 to 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.

SIGNED AT VANCOUVER, B.C. THIS 16th DAY OF AUGUST

20 19 City of Vancouver - FOI 2021-449 - Page 235 of 350 SIGNATURE OF APPLICANT

DOC/2016/081493 (Revised March 2016)



To the Attention of the City of Vancouver,

I. CRAIG JACOBSER as the landlord of 4060 Cambie Street, wish to convey my full support of Eden Empire in their application to operate a retail cannabis storefront in the proposed unit.

This note is to indicate my consent and permission for this use, as well as my understanding of the nature and operations of Eden Empire's business model. I trust their services will be conducted according to regulatory standards, and that time and attention will be spent to ensure a positive impact on the neighborhood's businesses and residents.

Sincerely,

CRACH JALOBSA (Printed Name) (Signature)

4060 Cambric St, Vancouver, B.C. (Address) Aug. 14/19



DP-2019-00673

2019/08/19

E CE VE

AUG 1 9 2019

DEVELOPMENT

Eden Empire Inc.'s Operational Letter

ATTN: City of Vancouver Development and Planning Services

Description of Operation:

Eden Empire is proposing a provincially licensed, private retail cannabis storefront located in a C-2 zoned unit at 4060 Cambie Street.

Eden Empire will maintain a secure and discreet storefront that will blend in with existing neighbours. Our branding and store design will be simple, professional and will not include any features that may be enticing to minors. A strict no-smoking policy in the surrounding areas of the proposed location will be enforced. No minors will be permitted on-site under any circumstances and visitors who appear to be under the age of 35 will have their IDs checked upon entry.

Eden Empire plans to employ a total of 12-15 employees at this location, with an average of 3 employees on-site at all times during store hours. All employees will attend the requisite provincial training program in addition to supplementary education provided by Eden Empire. This supplementary education includes product knowledge, retail expertise, as well as legal and regulatory awareness. We believe it is important for employees to have ample knowledge regarding cannabis and its effects in order to sell cannabis responsibly. We project this location to have approximately 600-700 weekly transactions.

Hours of Operation:

Eden Empire's proposed daily hours of operation will be from 10am-10pm. This location will be open 7 days a week, excluding December 25th.

Name of Operator:

King Edward and Cambie Operations Ltd is a wholly owned subsidiary of Eden Empire Inc. Eden Empire Inc. is an organization based in Canada, which is currently listed to become a publicly traded company on the Canadian Stock Exchange in the Fall of 2019. This location will operate as Eden.



Landlord and Strata Approval:

The proposed location is a stand alone building without a strata or additional residents. The Landlord of this unit has signed a letter of support indicating their endorsement of Eden Empire's application.

Municipal Requirements Met:

Eden Empire's proposed location is more than 300m away from any schools, community centres, neighborhood houses and retail cannabis stores. This location complies with the distancing requirements of Bylaw 11.6.2.

Community Impact and Public Consultation:

By canvassing the neighbourhood and speaking in person to local business owners, we were able to confirm that businesses in the area were in support of Eden Empire's application. At the time of this submission, we had received 9 signed letters of support.

The following businesses have submitted a signed letter of support (please refer to the blue pins on Figure 1 for a visual representation):

- Muse Salon
- Piast Bakery
- Woofgang Pet Supplies
- Xing Fu Tang
- Firefly Fine Wines & Ales
- Black Dog Video
- Lucky 8 Vapes
- Combat Club Fitness
- Velo Star Cafe

If given the opportunity, Eden Empire's introduction will have a positive influence on the South Cambie neighbourhood. We look forward to working closely with local residents and businesses to contribute to a vibrant and thriving community.

Please do not hesitate to reach out to <u>info@myeden.ca</u> for more information. We appreciate your time and consideration of Eden Empire's application.







ALL WORK ASSOCIATED WITH THIS PERMIT IS FOR THE CHANGE

OF USE IN A COMMERICAL UNIT

NO REDUCTION OR CHANGE IN TRAVEL DISTANCE OR EXIT/EGRESS

PROVISION IS ASSOCIATED WITH THIS WORK

NO CHANGES OF BLDG AREA OR FLOOR AREA IS ASSOCIATED WITH THIS WORK

NO CHANGES OF THE BLDG'S FIRE RESISTANCE RATINGS OF EXISTING FLOORS AND LOAD-BEARING WALLS, COLUMNS AND BEAMS IS ASSOCIATED WITH THIS WORK

W 22ND AVE









4060 FLOOR PLAN (EXISTING PLAN) SCALE: 3/16" = 1'-0"

PROJECT DATA

BUILDING TYPE **1 STOREY SINGLE OCCUPANCY** COMMERCIAL RETAIL BUILDING

LEGAL DESCRIPTION LOT 6 BLOCK 661 DISTRICT LOT 526 PLAN VAP2913

PID 013-343-661

CIVIC ADDRESS 4060 CAMBIE STREET;

ZONING C-2 (COMMERCIAL)

4060 CAMBIE ST BLDG AREA 1,955.00 SF (181.62 SM)

PARKING REQUIREMENTS

4.2.5.1 COMMERCIAL RETAIL 1 SPACE PER 1,076.00 SF (100.00 SM)

1,955.00 SF / 1,076 00 SF = 1.81

TOTAL REQ'D = 2.00 (1.81) TOTAL PROV'D = 5.00

LOADING REQUIREMENTS

5.2.5 COMMERCIAL RETAIL CLASS B: 1 SPACE TO 5,005.21 SF (485.00 SM)

TOTAL REQ'D = 1 CLASS B

TOTAL PROV'D = 1 CLASS B

BICYCLE REQUIREMENTS

6.1.2 BICYCLE SPACE REQUIREMENT EXEMPTIONS THE REQUIRED NUMBER OF OFF-STREET BICYCLE SPACES NEED NOT BE PROVIDED WHERE ANY ADDITIONS, ALTERATIONS OR CHANGES OF USE TO A BUILDING EXISTING ON OCTOBER 17, 1995 WOULD, IN TOTAL, RESULT IN AN INCREASE OF LESS THAN 10 PERCENT OF THE NUMBER OF SPACES REQUIRED BEFORE THE ADDITIONS, ALTERATIONS OR CHANGE IN USE.

TOTAL REQ'D = NONE TOTAL PROV'D = NONE

City of Vancouver - FOI 2021-449 - Page 239 of 350

SCALE: 3/16" = 1'-0"

From:	Shirmohammad, Farnoosh		
To:	Printshop Copier		
Cc:	Shirmohammad, Farnoosh; Sneddon, Giselle		
Subject:	4060 Cambie street - DP-2019-00673		
Date:	September 6, 2019 2:54:50 PM		
Attachments:	s: <u>labels.pdf</u>		
	postcard.pdf		
	image001.png		
Importance:	High		

Please send this out by Friday , September 06, 2019 on "White" colored postcards

Account Code – same as previous (for mailroom – 40038299)

Total Records : All records 922 including 5 INTS on top.

Happy Friday !

Thanks 😊



Farnoosh Shirmohammad | Office Support Clerk Development, Buildings & Licensing | City of Vancouver t. 604.871.6483



Development, Buildings & Licensing

453 West 12th Avenue Vancouver, BC V5Y 1V4

 IMPORTANT INFORMATION
 Please have this translated

 RENSEIGNEMENTS IMPORTANTS
 Prière de les faire traduire

 INFORMACIÓN IMPORTANTE
 Buisque alguien que le traduzca

 CHÍ DẪN QUAN TRỌNG
 Xin nhờ người dịch hộ

重要資料 請找人爲你翻譯

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

ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੱਬਾ ਕਰਵਾਓ

s.22(1)



Development, Buildings & Licensing

453 West 12th Avenue Vancouver, BC V5Y 1V4

IMPORTANT INFORMATIONPlease have this translatedRENSEIGNEMENTS IMPORTANTSPrière de les faire traduireINFORMACIÓN IMPORTANTEBuisque alguien que le traduzcaCHỉ DẪN QUAN TRỌNGXin nhờ người dịch hộ

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s.22(1)

NOTICE OF DEVELOPMENT APPLICATION



September 6, 2019

4060 Cambie Street DP-2019-00673

King Edward and Cambie Operations Ltd. has applied to the City of Vancouver for permission to perform interior alterations and change of use from a Health Care Office to Retail cannabis Store on this site, including:

- a floor area of approximately 1,955 sq. ft.; and
- operating hours of Monday to Sunday (7 days per week) from 10:00 am to 10:00 pm.

Under the site's existing C-2 zoning, the application is "conditional" so it may be permitted; however, it requires the decision of the Director of Planning. We welcome your written comments on this application by September 24, 2019. For more information and updates, visit: vancouver.ca/devapps

Or contact Giselle Sneddon, Project Coordinator at 604.829.9491 or giselle.sneddon@vancouver.ca

City of Vancouver - FOI 2021-449 - Page 242 of 350

From:	Sneddon, Giselle	
To:	Fridkin, Alycia; KELLER, Jodyne; Hicks, Sarah	
Subject:	Cannabis Retail Evaluation Review - 4060 Cambie Street	
Date:	August 21, 2019 2:56:40 PM	
Attachments:	Cannabis Potential Evaluation Area.JPG	
	image001.png	
	Operational Letter.pdf	

Good afternoon,

I have received a new Cannabis Retail application at 4060 Cambie Street (DP-2019-00673).

I have attached their operational letter and the Cannabis Evaluation Area on VanMaps.

Please let me know if you have any questions or concerns with this business.

Thank you.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca** I am humbly thankful that I live and work on the territories of the x^wməθk^wəýəm (<u>Musqueam</u>), Skwxwú7mesh

(Squamish), and sə'lilwəta? / se'lilwitulh (Tsleil-Waututh) nations.

CITY OF VANCOUVER | Development, Buildings & Licensing

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





DP-2019-00673

2019/08/19

E CE VE

AUG 1 9 2019

DEVELOPMENT

Eden Empire Inc.'s Operational Letter

ATTN: City of Vancouver Development and Planning Services

Description of Operation:

Eden Empire is proposing a provincially licensed, private retail cannabis storefront located in a C-2 zoned unit at 4060 Cambie Street.

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Municipal Requirements Met:

Eden Empire's proposed location is more than 300m away from any schools, community centres, neighborhood houses and retail cannabis stores. This location complies with the distancing requirements of Bylaw 11.6.2.

Community Impact and Public Consultation:

By canvassing the neighbourhood and speaking in person to local business owners, we were able to confirm that businesses in the area were in support of Eden Empire's application. At the time of this submission, we had received 9 signed letters of support.

The following businesses have submitted a signed letter of support (please refer to the blue pins on Figure 1 for a visual representation):

- Muse Salon
- Piast Bakery
- Woofgang Pet Supplies
- Xing Fu Tang
- Firefly Fine Wines & Ales
- Black Dog Video
- Lucky 8 Vapes
- Combat Club Fitness
- Velo Star Cafe

If given the opportunity, Eden Empire's introduction will have a positive influence on the South Cambie neighbourhood. We look forward to working closely with local residents and businesses to contribute to a vibrant and thriving community.

Please do not hesitate to reach out to <u>info@myeden.ca</u> for more information. We appreciate your time and consideration of Eden Empire's application.



Hi Giselle,

Hope you are well! I just have a quick question about the DP Intake fees. How are the fees calculated? It seems like every DP that I have been involved with is different and it would be great to know the structure so that I can plan appropriately.

Thanks!

	Brayden Taekema Operations Manager, EDEN EMPIRE	
?	M: (250) 877.0571 A: #405 -151 W Hastings St. Vancouver, B.C. V6B 1H4 myeden.ca	



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From:	Bosnjak Joe
To:	Sneddon Giselle
Subject:	FW: 4060 Cambie Street Minor Amendment - Cannabis DP-2019-00673
Date:	January 17, 2020 1:52:28 PM
Attachments:	Original DP Application.pdf
	Original vs Proposed.pdf
	Proposed DP Amendment.pdf

FYI...

From: Brayden Taekema [mailto:brayden@myeden.ca]
Sent: Thursday, January 16, 2020 12:27 PM
To: Bosnjak, Joe
Cc: zach Eden
Subject: 4060 Cambie Street | Minor Amendment - Cannabis DP-2019-00673

Hi Joe,

Further to our conversation on Tuesday, here is the floor and parking layout we are looking to apply for the BP with as well as the DP issued drawings.

Notes:

1. Minor interior layout changes due to shear wall locations.

2. Parking: required parking for the 1,985 sq ft is 2 stalls. With the acknowlegment that in the original drawings we had 5 stalls (an extra un-useable stall beside the back of the building) we still have sufficient parking with 4 stalls available in the proposed BP drawings.

Those are the two minor changes between the issued DP drawings and the BP we are hoping to obtain. Let me know if this is an easy fix on your end.

Hope you understand that the DP amendment simply for these minor layout changes creates a lengthy process.

PS. this site did not go through the BOV to obtain the DP.

Let me know what you think.

------ Forwarded message ------From: **Brayden Taekema** <<u>brayden@myeden.ca</u>> Date: Mon., Dec. 2, 2019, 16:54 Subject: Re: 4060 Cambie Street | Minor Amendment - Cannabis DP-2019-00673 To: Bosnjak, Joe <<u>joe.bosnjak@vancouver.ca</u>> Cc: Anna Prints <<u>anna@permitmasters.ca</u>>

Hi Joe,

Following up with the drawings as noted: 1. Original DP Application

2. Proposed DP Amendment

3. Original vs Proposed.

I tried to break down our proposed amendment as easily as possible on the 'Original vs Proposed' notes. Let me know if anything is unclear.

This DP amendment is meant to be done so that our Building Permit drawings match our DP drawings.

Thanks,

On Mon, Dec 2, 2019 at 2:35 PM Brayden Taekema <<u>brayden@myeden.ca</u>> wrote:

Hi Joe,

Tonight, I will send you:

- 1. The original DP Drawings in PDF
- 2. The new drawings that we are hoping to obtain BP with in PDF
 - 3. Both layouts on one sheet so you can see our proposed changes.

On Mon., Dec. 2, 2019, 10:53 Bosnjak, Joe, <<u>joe.bosnjak@vancouver.ca</u>> wrote:

Hello Brayden,

Can you please send me a PDF of the layout changes? Please bubble all the specific area's being requested to be changed so I can see what will be required.

Thanks

Joe

From: Brayden Taekema [mailto:<u>brayden@myeden.ca</u>] Sent: Wednesday, November 27, 2019 4:34 PM To: Bosnjak, Joe Cc: Anna Prints Subject: 4060 Cambie Street | Minor Amendment - Cannabis DP-2019-00673

(disregard previous thread) Good afternoon, Hope you are well Joe, we were advised by a PC in the Review Branch to speak with you in regards to the process of going through a Minor Amendment for a Cannabis Development Permit. We are looking to amend the floor plans with minor changes to our floor layout.

Details:

Site received approval for Cannabis Use from the City on October 7th.

site. Any information into the process would be greatly appreciated and I have cc'ed Anna from PermitMasters We are looking to submit for a Building Permit as soon as possible. Please find attached the new plans for our on this e-mail as well.

Thanks,

. V6B 1H4	<u>E ror!</u> Filename not spec ied.
Brayden Taekema Operations Manager, EDEN EMPIRE M: (250) 877.0571 A: #405 -151 W Hastings St. Vancouver, B.C. V6B 1H4 myeden.ca	<u>E ror!</u> Filename not spec ied.
Brayden Taekema Operations Manager, EDEN EMPIRE M: (250) 877.0571 A: #405 -151 W Hastings St. Vancouve myeden.ca	E ror! Filename not spec ied.
Brayden Taekema Operations Manager, ED M: (250) 877.0571 A: #405 -151 W Hastings myeden.ca	E ror! Filename not spec ied.
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Brayden Taekema Operations Manager, EDEN EMPIRE

M: (250) 877.0571 A: #405 -151 W Hastings St. Vancouver, B.C. V6B 1H4 myeden.ca



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SCOPE OF WORK

ALL WORK ASSOCIATED WITH THIS PERMIT IS FOR THE CHANGE

OF USE IN A COMMERICAL UNIT

NO REDUCTION OR CHANGE IN TRAVEL DISTANCE OR

EXIT/EGRESS PROVISION IS ASSOCIATED WITH THIS WORK

NO CHANGES OF BLDG AREA OR FLOOR AREA IS ASSOCIATED WITH THIS WORK

NO CHANGES OF THE BLDG'S FIRE RESISTANCE RATINGS OF EXISTING FLOORS AND LOAD-BEARING WALLS, COLUMNS AND BEAMS IS ASSOCIATED WITH THIS WORK

CONTEXT PLAN









4060 FLOOR PLAN (EXISTING PLAN) SCALE: 3/16" = 1'-0"

PROJECT DATA

BUILDING TYPE **1 STOREY SINGLE OCCUPANCY** COMMERCIAL RETAIL BUILDING

LEGAL DESCRIPTION LOT 6 BLOCK 661 DISTRICT LOT 526 PLAN VAP2913

PID 013-343-661

CIVIC ADDRESS 4060 CAMBIE STREET;

ZONING C-2 (COMMERCIAL)

4060 CAMBIE ST BLDG AREA 1,955.00 SF (181.62 SM)

PARKING REQUIREMENTS

4.2.5.1 COMMERCIAL RETAIL 1 SPACE PER 1,076.00 SF (100.00 SM)

1,955.00 SF / 1,076.00 SF = 1.81

TOTAL REQ'D = 2.00 (1.81) TOTAL PROV'D = 5.00

LOADING REQUIREMENTS

5.2.5 COMMERCIAL RETAIL CLASS B: 1 SPACE TO 5,005.21 SF (485.00 SM)

TOTAL REQ'D = 1 CLASS B

TOTAL PROV'D = 1 CLASS B BICYCLE REQUIREMENTS

6.1.2 BICYCLE SPACE REQUIREMENT EXEMPTIONS THE REQUIRED NUMBER OF OFF-STREET BICYCLE SPACES NEED NOT BE PROVIDED WHERE ANY ADDITIONS,

ALTERATIONS OR CHANGES OF USE TO A BUILDING EXISTING ON OCTOBER 17, 1995 WOULD, IN TOTAL, RESULT IN AN INCREASE OF LESS THAN 10 PERCENT OF THE NUMBER OF SPACES REQUIRED BEFORE THE ADDITIONS, ALTERATIONS OR CHANGE IN USE.

TOTAL REQ'D = NONE TOTAL PROV'D = NONE

SCALE: 3/16" = 1'-0"

City of Vancouver - FOI 2021-449 - Page 251 of 350



NOTES

1. THE NORTHERN MOST DOOR IN 'ORIGINAL DP DRAWINGS' WAS MISTAKENLY INCLUDED IN OUR ORIGINAL DP APPLICATION. SEE 'PROPOSED AMENDMENT DRAWINGS' WHICH IS ACCURATE TO WHAT IS EXISITING IN THE BUILDING. ALSO, DURING ORIGINAL SUBMISSION, WE WERE UNAWARE THAT SHEAR WALLS WOULD NEED TO BE PLACED THROUGHOUT THE BUILDING. THE 'PROPOSED AMENDMENT PLANS' SHOW A 21'10' WALL WHICH WILL BE CONSTRUCTED AS A SHEAR WALL TO

2. SMALL CHANGES TO INTERIOR WALLS.

COMPLY WITHSTANDARDS SET BY CITY.

3. ONE LESS PARKING STALL WILL BE AVAILABLE ON THE NORTH SIDE DUE TO ACCESS RESTRICTIONS.

4. SMALL CHANGES TO FURNITURE LAYOUT, INCLUDING 6X6 POST LAYOUTS ON 'PROPOSED DP AMENDMENT'



PROJECT DATA

BUILDING TYPE 1 STOREY SINGLE OCCUPANCY COMMERCIAL RETAIL BUILDING

LEGAL DESCRIPTION LOT 6 BLOCK 661 DISTRICT LOT 526 PLAN VAP2913

PID 013-343-661

CIVIC ADDRESS 4060 CAMBIE STREET;

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TOTAL REQ'D = 1 CLASS B

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ALTERATIONS OR CHANGE IN USE.

TOTAL REQ'D = NONE TOTAL PROV'D = NONE

PROJECT DATA

BUILDING TYPE **1 STOREY SINGLE OCCUPANCY** COMMERCIAL RETAIL BUILDING

LEGAL DESCRIPTION LOT 6 BLOCK 661 DISTRICT LOT 526 PLAN VAP2913

PID 013-343-661

CIVIC ADDRESS 4060 CAMBIE STREET;

ZONING C-2 (COMMERCIAL)

4060 CAMBIE ST BLDG AREA 1,955.00 SF (181.62 SM)

PARKING REQUIREMENTS

4.2.5.1 COMMERCIAL RETAIL 1 SPACE PER 1,076.00 SF (100.00 SM)

TOTAL REQ'D = 2.00 (1.81)

1,955.00 SF / 1,076.00 SF = 1.81

LOADING REQUIREMENTS

TOTAL PROV'D = 4.00

5.2.5 COMMERCIAL RETAIL

CLASS B: 1 SPACE TO 5,005.21 SF (485.00 SM)

TOTAL REQ'D = 1 CLASS B TOTAL PROV'D = 1 CLASS B

BICYCLE REQUIREMENTS

6.1.2 BICYCLE SPACE REQUIREMENT EXEMPTIONS THE **REQUIRED NUMBER OF OFF-**STREET BICYCLE SPACES NEED NOT BE PROVIDED WHERE ANY ADDITIONS, ALTERATIONS OR CHANGES OF USE TO A BUILDING EXISTING ON OCTOBER 17, 1995 WOULD, IN TOTAL, RESULT IN AN INCREASE OF LESS THAN 10 PERCENT OF THE NUMBER OF SPACES REQUIRED BEFORE THE ADDITIONS, ALTERATIONS OR CHANGE IN USE.

TOTAL REQ'D = NONE TOTAL PROV'D = NONE

City of Vancouver - FOI 2021-449 - Page 252 of 350



	PROJECT DATA	
	BUILDING TYPE 1 STOREY SINGLE OCCUPANCY COMMERCIAL RETAIL BUILDING	
	LEGAL DESCRIPTION LOT 6 BLOCK 661 DISTRICT LOT 526 PLAN VAP2913	
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	TOTAL, RESULT IN AN INCREASE O LESS THAN 10 PERCENT OF THE	F.
WALL LEGEND EXISTING WALLS	NUMBER OF SPACES REQUIRED BEFORE THE ADDITIONS, ALTERATIONS OR CHANGE IN USE.	
WALLS TO BE REMOVED	TOTAL REQ'D = NONE	
PROPOSED WALLS	TOTAL PROV'D = NONE	
т	Legal Address LOT 6 BLOC	K 661 PLAN
	VAP2913 DISTRIC	
	Municipal Address 4060 CAMBIE STRE	EET, VANCOUVER
	Project TV90	30-C
	Drawing Number	
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City of Vancouver - FOI 2021-449 - Page 253 of 350

Thanks!

From: Sneddon, Giselle Sent: Monday, October 07, 2019 4:25 PM To: Bosnjak, Joe Subject: 4060 Cambie St - Cannabis ISSUED

Hi Joe,

4060 Cambie St (DP-2019-00673) application for a Cannabis Retail Store has been issued and approved without conditions.

Thank you!

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



Thanks.

From: Sneddon, Giselle Sent: Monday, August 19, 2019 11:41 AM To: Bosnjak, Joe Subject: 4060 Cambie St - New Cannabis

Hi Joe,

New Cannabis intake this morning for 4060 Cambie St (DP-2019-00673)

Thank you!

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**

I am humbly thankful that I live and work on the territories of the x^wməθk^wəýəm (<u>Musqueam</u>), Skwxwú7mesh

(Squamish), and sə'lilwəta? / se'lílwitulh (Tsleil-Waututh) nations.

CITY OF VANCOUVER | Development, Buildings & Licensing

Hi Brayden,

I have reviewed the changes proposed and we will be able to do this a bit quicker. I have cc'ed the PC Giselle who will be in touch with you on setting up a time to drop of the drawings/fee. I will be cancelling your intake appointment on February 6 as it is no longer required.

Regards

Joe

From: Brayden Taekema [mailto:brayden@myeden.ca]
Sent: Thursday, January 16, 2020 12:27 PM
To: Bosnjak, Joe
Cc: zach Eden
Subject: 4060 Cambie Street | Minor Amendment - Cannabis DP-2019-00673

Hi Joe,

Further to our conversation on Tuesday, here is the floor and parking layout we are looking to apply for the BP with as well as the DP issued drawings.

Notes:

1. Minor interior layout changes due to shear wall locations.

2. Parking: required parking for the 1,985 sq ft is 2 stalls. With the acknowlegment that in the original drawings we had 5 stalls (an extra un-useable stall beside the back of the building) we still have sufficient parking with 4 stalls available in the proposed BP drawings.

Those are the two minor changes between the issued DP drawings and the BP we are hoping to obtain. Let me know if this is an easy fix on your end.

Hope you understand that the DP amendment simply for these minor layout changes creates a lengthy process.

PS. this site did not go through the BOV to obtain the DP.

Let me know what you think.

------ Forwarded message ------From: **Brayden Taekema** <<u>brayden@myeden.ca</u>> Date: Mon., Dec. 2, 2019, 16:54 Subject: Re: 4060 Cambie Street | Minor Amendment - Cannabis DP-2019-00673 To: Bosnjak, Joe <<u>joe.bosnjak@vancouver.ca</u>> Cc: Anna Prints <<u>anna@permitmasters.ca</u>>

Hi Joe,

Following up with the drawings as noted: 1. Original DP Application 2. Proposed DP Amendment

3. Original vs Proposed.

I tried to break down our proposed amendment as easily as possible on the 'Original vs Proposed' notes. Let me know if anything is unclear.

This DP amendment is meant to be done so that our Building Permit drawings match our DP drawings.

Thanks,

On Mon, Dec 2, 2019 at 2:35 PM Brayden Taekema <<u>brayden@myeden.ca</u>> wrote:

Hi Joe,

Tonight, I will send you:

The original DP Drawings in PDF
 The new drawings that we are hoping to obtain BP with in PDF
 Both layouts on one sheet so you can see our proposed changes.

On Mon., Dec. 2, 2019, 10:53 Bosnjak, Joe, <joe.hosnjak@vancouver.ca> wrote:

Hello Brayden,

Can you please send me a PDF of the layout changes? Please bubble all the specific area's being requested to be changed so I can see what will be required.

Thanks

Joe

From: Brayden Taekema [mailto:brayden@myeden.ca] Sent: Wednesday, November 27, 2019 4:34 PM To: Bosnjak, Joe Cc: Anna Prints Subject: 4060 Cambie Street | Minor Amendment - Cannabis DP-2019-00673

(disregard previous thread) Good afternoon, Hope you are well Joe, we were advised by a PC in the Review Branch to speak with you in regards to the process of going through a Minor Amendment for a Cannabis Development Permit. We are looking to amend the floor plans with minor changes to our floor layout.

Details:

Site received approval for Cannabis Use from the City on October 7th.

site. Any information into the process would be greatly appreciated and I have cc'ed Anna from PermitMasters We are looking to submit for a Building Permit as soon as possible. Please find attached the new plans for our on this e-mail as well.

Thanks,

. V6B 1H4	E ! Filename not spec ied.
Brayden Taekema Operations Manager, EDEN EMPIRE M: (250) 877.0571 A: #405 -151 W Hastings St. Vancouver, B.C. V6B 1H4 myeden.ca	E ! Filename not spec ied.
Brayden Taekema Operations Manager, EDEN EMPIRE M: (250) 877.0571 A: #405 -151 W Hastings St. Vancouve myeden.ca	E ! Filename not spec ied.
Brayden Taekema Operations Manager, ED M: (250) 877.0571 A: #405 -151 W Hastings myeden.ca	E ! Filename not spec ied.
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--

Brayden Taekema Operations Manager, EDEN EMPIRE

M: (250) 877.0571 A: #405 -151 W Hastings St. Vancouver, B.C. V6B 1H4 myeden.ca



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Hi Giselle,

Given the nature of the permit application, Engineering has no concerns or requirements. (Building Line dedication to be achieved when/if new development is proposed)

Thanks for checking,

Graham Lougheed Senior Survey Technologist Land Survey Branch, Engineering Services 604-873-7156

From: Sneddon, Giselle Sent: Monday, August 19, 2019 2:48 PM To: Lougheed, Graham Subject: Building Line - 4060 Cambie St

Hi Graham,

I have a Change of Use application at the address of 4060 Cambie Street.

It appears that there is a building line at this parcel and I just wanted to double check the requirements when there is no exterior alterations.

Thank you.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**

I am humbly thankful that I live and work on the territories of the x^wməθk^wəýəm (<u>Musqueam</u>), S<u>k</u>wxwú7mesh

(Squamish), and sə'lilwəta? / se'lílwitulh (Tsleil-Waututh) nations.

CITY OF VANCOUVER | Development, Buildings & Licensing

Hi Giselle,

The VPD does not have any concerns at this time.

Jodyne

From: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>
Sent: Wednesday, August 21, 2019 2:57 PM
To: Fridkin, Alycia <Alycia.Fridkin@vancouver.ca>; KELLER, Jodyne <jodyne.keller@vpd.ca>; Hicks, Sarah <Sarah.Hicks@vancouver.ca>
Subject: Cannabis Retail Evaluation Review - 4060 Cambie Street

Good afternoon,

I have received a new Cannabis Retail application at 4060 Cambie Street (DP-2019-00673).

I have attached their operational letter and the Cannabis Evaluation Area on VanMaps.

Please let me know if you have any questions or concerns with this business.

Thank you.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**

I am humbly thankful that I live and work on the territories of the x^wməθk^wəýəm (<u>Musqueam</u>), Skwxwú7mesh

(Squamish), and sə'lilwəta? / se'lílwitulh (Tsleil-Waututh) nations.



From:	Fridkin, Alycia
To:	Sneddon, Giselle
Cc:	Hogg, Samuel
Subject:	RE: Cannabis Retail Evaluation Review - 4060 Cambie Street
Date:	September 12, 2019 11:59:57 AM
Attachments:	image001.png

Thanks, Giselle.

Alycia Fridkin, PhD (she/her/hers) Urban Health Planner Social Policy & Projects | City of Vancouver 501-111 West Hastings Street, Vancouver, BC V6B 1H4 Unceded homelands of the x^wməqk^wəğəm (Musqueam), Skwxwú7mesh (Squamish), and selílwitulh (Tsleil-Waututh) Nations.

604.257.8758 alycia.fridkin@vancouver.ca

From: Sneddon, Giselle
Sent: Tuesday, September 10, 2019 11:02 AM
To: Fridkin, Alycia
Cc: Hogg, Samuel
Subject: RE: Cannabis Retail Evaluation Review - 4060 Cambie Street

Hi Alycia,

Seems that a few more will be trickling in for outstanding reviews.

2908 Commercial Dr – DP-2019-00570 2145 Kingsway – DP-2019-00494 2076 Kingsway – DP-2019-00585 4423 Boundary Road – DP-2019-00623 460 Granville St – DP-2019-00718 570 Bute St – DP-2019-00678

Giselle

From: Fridkin, Alycia
Sent: September 9, 2019 4:28 PM
To: Sneddon, Giselle
Cc: Hogg, Samuel
Subject: RE: Cannabis Retail Evaluation Review - 4060 Cambie Street

Thanks!

Alycia Fridkin, PhD (she/her/hers) Urban Health Planner Social Policy & Projects | City of Vancouver 501-111 West Hastings Street, Vancouver, BC V6B 1H4 Unceded homelands of the x^wməək^wəỳƏm (Musqueam), Skwxwú7mesh (Squamish), and selilwitulh (Tsleil-Waututh) Nations. 604.257.8758 | alycia.fridkin@vancouver.ca

From: Sneddon, Giselle
Sent: Monday, September 9, 2019 4:15 PM
To: Fridkin, Alycia
Cc: Hogg, Samuel
Subject: RE: Cannabis Retail Evaluation Review - 4060 Cambie Street

Hi Alycia,

I'm not too sure, I imagine calling or opening up a ticket for IT for access.

I've asked around but haven't heard back from my colleagues about outstanding reviews for Social Policy.

Thank you.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



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From: Fridkin, Alycia
Sent: September 9, 2019 11:26 AM
To: Sneddon, Giselle
Cc: Hogg, Samuel
Subject: RE: Cannabis Retail Evaluation Review - 4060 Cambie Street

Wonderful - yes please and thank you!

We are waiting for Sam to get access to Posse as well. Do you happen to know who I can ask to get him an account?

alycia

Alycia Fridkin, PhD (she/her/hers) Urban Health Planner Social Policy & Projects | City of Vancouver

501-111 West Hastings Street, Vancouver, BC V6B 1H4 Unceded homelands of the x^wməθκ^wəγ̈Əm (Musqueam), Skwxwú7mesh (Squamish), and selílwitulh (Tsleil-Waututh) Nations.

604.257.8758| alycia.fridkin@vancouver.ca

From: Sneddon, Giselle
Sent: Monday, September 9, 2019 11:08 AM
To: Fridkin, Alycia
Cc: Hogg, Samuel
Subject: RE: Cannabis Retail Evaluation Review - 4060 Cambie Street

Hi Alycia,

Yes of course. These are the applications that I have outstanding:

- 4060 Cambie Street DP-2019-00673 COU to Cannabis
- 1169 W Broadway DP-2019-00645 COU to Cannabis
- 2910 W Broadway DP-2019-00590 COU to Small-Scale Pharmacy

If you would like me to ask my colleagues if they have any outstanding, let me know and I will get back to you.

Thank you.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 giselle.sneddon@vancouver.ca



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From: Fridkin, Alycia
Sent: September 9, 2019 10:55 AM
To: Sneddon, Giselle
Cc: Hogg, Samuel
Subject: RE: Cannabis Retail Evaluation Review - 4060 Cambie Street

Hi Giselle,

Can you let me know if I have any outstanding reviews and I will review and complete with Sam Hogg as I train him on these files?

Thanks so much,

alycia

Alycia Fridkin, PhD (she/her/hers) Urban Health Planner Social Policy & Projects | City of Vancouver 501-111 West Hastings Street, Vancouver, BC V6B 1H4 Unceded homelands of the x^wməqk^wəÿƏm (Musqueam), Skwxwú7mesh (Squamish), and selilwitulh (Tsleil-Waututh) Nations.

604.257.8758 alycia.fridkin@vancouver.ca

From: Sneddon, Giselle
Sent: Wednesday, August 21, 2019 2:57 PM
To: Fridkin, Alycia; KELLER, Jodyne; Hicks, Sarah
Subject: Cannabis Retail Evaluation Review - 4060 Cambie Street

Good afternoon,

I have received a new Cannabis Retail application at 4060 Cambie Street (DP-2019-00673).

I have attached their operational letter and the Cannabis Evaluation Area on VanMaps.

Please let me know if you have any questions or concerns with this business.

Thank you.

Kind regards, GISELLE SNEDDON | Project Coordinator | Development Review Branch Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 giselle.sneddon@vancouver.ca I am humbly thankful that I live and work on the territories of the x^wməθk^wəýəm (<u>Musqueam</u>), Skwxwú7mesh

(Squamish), and sə'lilwəta?4 / se'lílwitulh (Tsleil-Waututh) nations.



For sure 😳

From: Sneddon, Giselle Sent: Thursday, September 5, 2019 4:22 PM To: Shirmohammad, Farnoosh Subject: Postcards - 4060 Cambie St

Good morning Farnoosh,

Could you please have these postcards sent out on September 6, 2019.

Postcard template in Clerical in-basket.

Site plan and operational letter attached to this e-mail.

Let me know if you have any questions or concerns.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 giselle.sneddon@vancouver.ca

I am humbly thankful that I live and work on the territories of the x^wməθk^wəýəm (<u>Musqueam</u>), Skwxwú7mesh

(Squamish), and sə'lilwəta? / se'lílwitulh (Tsleil-Waututh) nations.



From:	Shirmohammad, Farnoosh
To:	Sneddon, Giselle
Subject:	RE: Postcards - 4060 Cambie St
Date:	September 6, 2019 1:34:23 PM
Attachments:	image001.png

Thanksssssssssssssssssssssssssss

From: Sneddon, Giselle Sent: Friday, September 6, 2019 1:34 PM To: Shirmohammad, Farnoosh Subject: RE: Postcards - 4060 Cambie St

Oops! I think I forgot to put it in the basket.

Here it is!

From: Shirmohammad, Farnoosh Sent: September 6, 2019 1:33 PM To: Sneddon, Giselle Subject: RE: Postcards - 4060 Cambie St

Hi Giselle,

Could you please email me the postcard, I couldn't find it ③

From: Sneddon, Giselle Sent: Thursday, September 5, 2019 4:22 PM To: Shirmohammad, Farnoosh Subject: Postcards - 4060 Cambie St

Good morning Farnoosh,

Could you please have these postcards sent out on September 6, 2019.

Postcard template in Clerical in-basket.

Site plan and operational letter attached to this e-mail.

Let me know if you have any questions or concerns.

Kind regards,

GISELLE SNEDDON | **Project Coordinator** | **Development Review Branch**

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca

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(Squamish), and sə'lilwəta? / se'lílwitulh (Tsleil-Waututh) nations.



Hi Giselle,

Yes for sure 🙂

From: Sneddon, Giselle
Sent: Tuesday, October 8, 2019 8:40 AM
To: Shirmohammad, Farnoosh
Subject: Re-Notification - 4060 Cambie St (DP-2019-00673)

Good morning Farnoosh,

Can you please re-notify the neighbourhood for the above noted application?

I have attached my neighbourhood response list that has all the e-mails that it needs to be sent out to.

There were three responses I received by mail that will need to be notified by mail as I did not receive an e-mail address from them. Jean Benetti is in POSSE.

Please ensure all respondents are **<u>bcc'd</u>** into the e-mail.

I have attached the draft that would need to be sent out. Please include a signature.

Any responses, you can forward them directly to me and I will respond to them.

Let me know if you have any questions!

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



From:	Bosnjak, Joe
To:	Sneddon, Giselle
Cc:	Greer, John
Subject:	RE: Recommendation for 4060 Cambie St (Cannabis)
Date:	October 2, 2019 9:16:43 AM
Attachments:	image001.png

Hi Giselle,

I have it all ready for John to take to our weekly cannabis meeting tomorrow. Hope to let you know after the meeting what the decision is.

John – No buffering failures for distancing but there was a lot of responses to notification. So the recommendation can be either/or. I have left the package on your chair for the meeting.

Thanks

Joe

From: Sneddon, Giselle Sent: Monday, September 30, 2019 3:01 PM To: Bosnjak, Joe Subject: Recommendation for 4060 Cambie St (Cannabis)

Hi Joe,

My recommendation for the COU to Cannabis Retail at 4060 Cambie St is available in POSSE. I have left the Approval or Refusal blank as it will be based on the outcome of the meeting.

Thank you.

Kind regards, **GISELLE SNEDDON | Project Coordinator | Development Review Branch** Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 **giselle.sneddon@vancouver.ca**



<u>Bosnjak, Joe</u>
Sneddon, Giselle
RE: [EXT] 4060 Cambie DP
March 2, 2021 6:19:43 PM

He emailed me as well. I'm on it.

If you like you can let him know that I will be in touch with him shortly.

Thanks

Joe

From: Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>
Sent: Wednesday, February 24, 2021 11:20 AM
To: Bosnjak, Joe <joe.bosnjak@vancouver.ca>
Subject: FW: [EXT] 4060 Cambie DP

Hi Joe,

I thought it would be best to pass this one on to you for a response. This permit was issued in October 2019 and is only extended to October 2020 (no renewal at this time).

Thanks!

Giselle

From: Krystian Wetulani <krystian@citycannabis.co>
Sent: February 24, 2021 10:52 AM
To: Sneddon, Giselle <<u>Giselle.Sneddon@vancouver.ca</u>>
Subject: [EXT] 4060 Cambie DP

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 Giselle,

I called the zoning department about 4055 Cambie st for a possible Cambie location and they informed me there was already a Development permit at 4060 Cambie (2029-000673) and I don't understand how that can be when that building was demolished. As it must be impossible to have a DP for an empty space, could there be something fraudulent happening?

Is the City aware that the address is demolished? And if so, can a company renewing a DP secure an area for an unlimited amount of time because they had a DP with the old address?

Please advise, You can reach me on my cell at 7789978948.

Thank you,

Krystian Wetulani

CEO | City Cannabis Co. 604.559.0420 ext 108 citycannabis.co [Citycannabis.co] Good afternoon Giselle,

I just have a question about the floor plans that we had initially submitted with our DP Intake for this site. Now that I am moving onto the Building Permit stage, is it mandatory that I use the same floor plan design going into the Building Permit stage, or can I amend the plans to suit how we want it to look now? Obviously over time we have had different ideas on what we want the store layout to look like and am wondering if the plans submitted for the BP Intake must match what was approved during the DP stage.

Thanks,

On Tue, Oct 8, 2019 at 2:01 PM Brayden Taekema <<u>brayden@myeden.ca</u>> wrote: | Okay,

That was my initial thought, was just being sure.

Thanks Giselle,

On Tue, Oct 8, 2019 at 1:57 PM Sneddon, Giselle < Giselle.Sneddon@vancouver.ca> wrote:

Hi Brayden,

I would recommend contacting 3-1-1 and going through the phone tree until you get to the Building Enquiry Line. They will be the best resource for you in regards to the requirements you will need for your Building Permit application.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



From: Brayden Taekema [mailto:brayden@myeden.ca] Sent: October 8, 2019 1:51 PM To: Sneddon, Giselle Subject: Re: 4060 Cambie Street DP

HI Giselle,

On a second note, who is my best resource within the City to go through to figure out what sort of Engineers will need to sign off on my proposed alterations in the interior for a Building Permit?

Thanks,

On Tue, Oct 8, 2019 at 8:49 AM Brayden Taekema <<u>brayden@myeden.ca</u>> wrote:

Okay great Giselle thanks for the clarification.

Have a great day !

On Tue, Oct 8, 2019, 08:47 Sneddon, Giselle, <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

Hi Brayden,

For several Development permit applications that are linked to a specific operator and use, there is a 1 year expiry for this development permit. This means that after one year, the Director of Planning will review it once again and either extend the permit, or it will expire.

About 6 or so weeks before your permit expires, you will be contacted with the proper forms and fees required to extend your permit.

Let me know if you have any questions or concerns.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca

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From: Brayden Taekema [mailto:brayden@myeden.ca] Sent: October 8, 2019 8:40 AM To: Sneddon, Giselle Subject: Re: 4060 Cambie Street DP

No worries,

can you clarify the expiration date? Does it just expire if we do not open by that alotted timeframe?

On Tue, Oct 8, 2019, 08:36 Sneddon, Giselle, <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

Hi Brayden,

Thank you for catching that.

I have issued a change notice and updated the permit. The correct permit will be with your permit package at the concierge.

Thank you.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca

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From: Brayden Taekema [mailto:brayden@myeden.ca] Sent: October 8, 2019 8:30 AM To: Sneddon, Giselle Subject: Re: 4060 Cambie Street DP

Giselle,

Just some quick clarification, there seems to be a dissimiliarity between the expiry date noted on the DP and the website, can you clarify?

DP

Terms and Conditions

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

(B) This development permit is approved for a limited period of time, expiring April 25, 2020, unless extended in writing by the Director of Planning.

Website Portal

Development Permit, DP-2019-00673: Issued (Development Review Branch - Addition / Alteration - Including the Letter of Operation stamped "Received" by this Department on August 19, 2019, interior alterations and to change the use of approximately 1,995 sq ft. from a Health Care Office to a Cannabis Retail use, in this existing building on this site, for a limited period of time expiring on October 7, 2020 unless extended in writing by the Director of Planning.) 4060 CAMBIE STREET, Vancouver, BC V5Z 2X8 (Brayden Taekema), Created: August 19, 2019, Issued: October 07, 2019

On Tue, Oct 8, 2019 at 8:23 AM Brayden Taekema <<u>brayden@myeden.ca</u>> wrote:

Perfect.

Thank you,

On Tue, Oct 8, 2019 at 8:21 AM Sneddon, Giselle <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

Yes, that's exactly right. It will be available for pickup from the Services Centre concierge.

	ank you.
Kir	nd regards,
GI	SELLE SNEDDON Project Coordinator Development Review Branch
De	velopment, Buildings & Licensing
Cit	y of Vancouver 515 W 10 th Ave
Va	ncouver BC V5Y 1V4
<u>gis</u>	elle.sneddon@vancouver.ca
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and	NFIDENTIALITY NOTICE: This message and any accompanying documents contain confidential information intended for a spec I purpose. This message is private and protected by law. If you are not the intended recipient, you are hereby notified that an ying or distribution, or the taking of any action based on the contents of this information, is strictly prohibited.
Se	om: Brayden Taekema [mailto: <u>brayden@myeden.ca]</u> nt: October 8, 2019 8:21 AM
Se To	
Se To Su	nt: October 8, 2019 8:21 AM : Sneddon, Giselle
Se To Su Ge	nt: October 8, 2019 8:21 AM : Sneddon, Giselle Ibject: Re: 4060 Cambie Street DP
See To Su Ol	nt: October 8, 2019 8:21 AM : Sneddon, Giselle ibject: Re: 4060 Cambie Street DP bod morning Giselle,
See To Su Ge Ol Th	nt: October 8, 2019 8:21 AM : Sneddon, Giselle ibject: Re: 4060 Cambie Street DP bood morning Giselle, cay great, do I pick it up from Development Services front desk?
Set To Su Ol Th Or	nt: October 8, 2019 8:21 AM : Sneddon, Giselle ibject: Re: 4060 Cambie Street DP bood morning Giselle, cay great, do I pick it up from Development Services front desk? nanks,
See To Su Gri Ol	nt: October 8, 2019 8:21 AM :: Sneddon, Giselle ibject: Re: 4060 Camble Street DP bood morning Giselle, cay great, do I pick it up from Development Services front desk? hanks, hanks, h Tue, Oct 8, 2019 at 8:17 AM Sneddon, Giselle < <u>Giselle.Sneddon@vancouver.ca</u> > wr

Thank you.
Kind regards,
GISELLE SNEDDON Project Coordinator Development Review Branch
Development, Buildings & Licensing
City of Vancouver 515 W 10 th Ave
Vancouver BC V5Y 1V4
giselle.sneddon@vancouver.ca
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From: Brayden Taekema [mailto: <u>brayden@myeden.ca]</u> Sent: October 7, 2019 4:44 PM To: Sneddon, Giselle Subject: Re: 4060 Cambie Street DP
Hi Giselle,
Great news to hear. Will be in contact shortly.
Thank you!!
On Mon, Oct 7, 2019 at 4:22 PM Sneddon, Giselle < <u>Giselle.Sneddon@vancouver.ca</u> >
Hi Brayden,
Hi Brayden, Thank you for your patience.

Please let me know if you have any questions or concerns.
Kind regards,
GISELLE SNEDDON Project Coordinator Development Review Branch
Development, Buildings & Licensing
City of Vancouver 515 W 10 th Ave
Vancouver BC V5Y 1V4
giselle.sneddon@vancouver.ca
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From: Brayden Taekema [mailto: <u>brayden@myeden.ca]</u> Sent: October 7, 2019 10:18 AM To: Sneddon, Giselle Subject: Re: 4060 Cambie Street DP
Good morning Giselle,
Hope you had a great weekend! Do you have any update on the timing of a decision?
Thanks,
On Tue, Oct 1, 2019 at 9:50 AM Brayden Taekema < <u>brayden@myeden.ca</u> > wrote: Good morning Giselle,
Thanks for the update. My guess would be that there isn't any information that you can relay to me until the decision date, so I will wait patiently until then!
Hope to hear from you soon. Thanks,

On Tue, Oct 1, 2019 at 9:37 AM Sneddon, Giselle <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

Hi Brayden,

I just wanted to keep you updated regarding the decision date for this application.

I have completed my review and submitted my recommendation. Cannabis Retail applications are a little different than a regular DP application. There are meetings held every few weeks to go over each cannabis application and make a final decision.

As far as I'm aware, there is a meeting scheduled for this Friday, however, these meetings are pushed back every once in a while.

As soon as a decision has been made, I will be contacting you.

Thank you.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca

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From: Brayden Taekema [mailto:brayden@myeden.ca] Sent: September 6, 2019 8:42 AM To: Sneddon, Giselle Subject: Re: 4060 Cambie Street DP

Great, thank you! Brayden Taekema Operations Manager, EDEN On Fri., Sep. 6, 2019, 08:00 Sneddon, Giselle, <<u>Giselle.Sneddon@vancouver.ca</u>> wrote: HI Brayden, The sign can be removed after a decision has been made. Again, our expected date for decision is October 21st, however this date is tentative and subject to change. Kind regards, GISELLE SNEDDON | Project Coordinator | Development Review Branch Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 giselle.sneddon@vancouver.ca **Error! Filename not specified.** CONFIDENTIALITY NOTICE: This message and any accompanying documents contain confidential information intended for a specific individual and purpose. This message is private and protected by law. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution, or the taking of any action based on the contents of this information, is strictly prohibited. From: Brayden Taekema [mailto:brayden@myeden.ca] Sent: September 5, 2019 4:54 PM To: Sneddon, Giselle Subject: Re: 4060 Cambie Street DP Thanks Giselle, Can you confirm at what point the DP sign can be removed? The landlord is wondering. Brayden Taekema Operations Manager, EDEN

On Thu., Sep. 5, 2019, 16:22 Sneddon, Giselle, <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

Hi Brayden,

Thanks for sending that over.

Postcards will be sent out tomorrow.

I'll let you know if we need anything further from you before a decision is made.

Thank you.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca

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From: Brayden Taekema [mailto:brayden@myeden.ca] Sent: September 5, 2019 4:14 PM To: Sneddon, Giselle Subject: Re: 4060 Cambie Street DP

Hi Giselle,

Find the amended plans with out the existing or proposed changes showing.

Th	anks again,
	a Thu, Sep 5, 2019 at 8:26 AM Brayden Taekema < <u>brayden@myeden.ca</u> > wrote: Hi Giselle,
	Yes, it is in operation. I will have that amended for you today. Thank you for pringing it to my attention.
	Brayden Taekema Operations Manager, EDEN
	On Thu., Sep. 5, 2019, 08:17 Sneddon, Giselle, < <u>Giselle.Sneddon@vancouver.ca</u> > wrote: Hi Brayden,
	I just want to double-check that the current Health Care Office that the Cannabis store will be in, is no longer in operation. Is that right?
	Since we will be posting the current floor plans of the health care office onto our website, I just want to be sure that it is not in use.
	If it will still be in use, please update the plans to block out the current floor plans.
	Thank you.
	Kind regards,
	GISELLE SNEDDON Project Coordinator Development Review Branch
	Development, Buildings & Licensing
	City of Vancouver 515 W 10 th Ave
	Vancouver BC V5Y 1V4
	giselle.sneddon@vancouver.ca
	I am humbly thankful that I live and work on the territories of the x ^w məθk ^w əýəm (<u>Musqueam</u>), S <u>k</u> wxwú7mesh (<u>Squamish</u>), and səlilwəta?ł / selílwitulh (<u>Tsleil-Waututh</u>) nations.

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From: Sneddon, Giselle Sent: September 5, 2019 8:09 AM To: 'Brayden Taekema' Subject: RE: 4060 Cambie Street DP

Hi Brayden,

Looks good.

I'll send out the postcards by tomorrow. The notification period will be until September 24th, but I will be accepting comments up until the date of decision.

Our expected date for decision is October 21st, however this date is tentative and subject to change.

I will keep you posted if we require anything further from you.

Thank you.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca

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From: Brayden Taekema [mailto: <u>brayden@myeden.ca]</u> Sent: September 4, 2019 10:46 PM To: Sneddon, Giselle Subject: Re: 4060 Cambie Street DP
Good evening Giselle,
Find attached a few photos of the erected sign. Let me know the timing for public input as well as an estimate of the timeline of when we can expect to hear a decision from the Director.
Thanks!
On Wed, Sep 4, 2019 at 11:45 AM Brayden Taekema < <u>brayden@myeden.ca</u> > wrote:
Hi Giselle,
Okay, thank you!
Brayden Taekema Operations Manager, EDEN
On Wed., Sep. 4, 2019, 11:35 Sneddon, Giselle, < <u>Giselle.Sneddon@vancouver.ca</u> > wrote:
Hi Brayden,
No, it has to be facing the street.
It can be placed on the exterior, partially on the window, partially on the wall, if it will fit there.

Thank you.
Kind regards,
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Hi Giselle,
Had some issues with placing the sign on top of the unit.
Is it possible to place on the side of the unit? Ive attached a photo.
Brayden Taekema Operations Manager, EDEN
On Tue., Aug. 27, 2019, 13:20 Brayden Taekema, < <u>brayden@myeden.ca</u> > wrote:
Great, it should be up by end of this week, and if not, early next week.
Brayden Taekema

Operations Manager, EDEN
On Tue., Aug. 27, 2019, 13:12 Sneddon, Giselle, < <u>Giselle.Sneddon@vancouver.ca</u> > wrote:
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Thank you.
Kind regards,
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From: Brayden Taekema [mailto: <u>brayden@myeden.ca]</u> Sent: August 27, 2019 12:14 PM To: Sneddon, Giselle Subject: Re: 4060 Cambie Street DP
Hi Giselle,
I have attached another option for the DP sign. This version will allow the current tenant's view to not be obstructed as the DP process goes ahead.
--
Brayden Taekema Operations Manager, ED M: (250) 877.0571 A: #405 -151 W Hastings myeden.ca



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Hi Giselle,

Find the amended plans with out the existing or proposed changes showing.

Thanks again,

On Thu, Sep 5, 2019 at 8:26 AM Brayden Taekema <<u>brayden@myeden.ca</u>> wrote: | Hi Giselle,

Yes, it is in operation. I will have that amended for you today. Thank you for bringing it to my attention.

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On Thu., Sep. 5, 2019, 08:17 Sneddon, Giselle, <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

Hi Brayden,

I just want to double-check that the current Health Care Office that the Cannabis store will be in, is no longer in operation. Is that right?

Since we will be posting the current floor plans of the health care office onto our website, I just want to be sure that it is not in use.

If it will still be in use, please update the plans to block out the current floor plans.

Thank you.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10^{th} Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca

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Sent: Sep To: 'Braye	eddon, Giselle otember 5, 2019 8:09 AM den Taekema' RE: 4060 Cambie Street DP
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Thank yo	и.
Kind rega	rds,
GISELLE SN	IEDDON Project Coordinator Development Review Branch
Developme	nt, Buildings & Licensing
City of Vand	couver 515 W 10 th Ave
Vancouver	BC V5Y 1V4
giselle.sned	Idon@vancouver.ca

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From: Brayden Taekema [mailto:brayden@myeden.ca] Sent: September 4, 2019 10:46 PM To: Sneddon, Giselle Subject: Re: 4060 Cambie Street DP

Good evening Giselle,

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Thanks!

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Brayden Taekema Operations Manager, EDEN

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Hi Brayden,

No, it has to be facing the street.

It can be placed on the exterior, partially on the window, partially on the wall, if it will fit there.

Thank you. Kind regards, GISELLE SNEDDON | Project Coordinator | Development Review Branch Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 giselle.sneddon@vancouver.ca I am humbly thankful that I live and work on the territories of the x^wməθk^wəýəm (Musqueam), Skwxwú7mesh (Squamish), and sə'lilwəta? / se'lilwitulh (Tsleil-Waututh) nations. Error! Filename not specified. CONFIDENTIALITY NOTICE: This message and any accompanying documents contain confidential information intended for a specific individual and purpose. This message is private and protected by law. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution, or the taking of any action based on the contents of this information, is strictly prohibited. From: Brayden Taekema [mailto:brayden@myeden.ca] Sent: September 4, 2019 10:42 AM To: Sneddon, Giselle Subject: Re: 4060 Cambie Street DP Hi Giselle, Had some issues with placing the sign on top of the unit. Is it possible to place on the side of the unit? Ive attached a photo. Brayden Taekema Operations Manager, EDEN On Tue., Aug. 27, 2019, 13:20 Brayden Taekema, <<u>brayden@myeden.ca</u>> wrote: Great, it should be up by end of this week, and if not, early next week. Brayden Taekema Operations Manager, EDEN

On Tue., Aug. 27, 2019, 13:12 Sneddon, Giselle, <<u>Giselle.Sneddon@vancouver.ca</u>> wrote: Hi Brayden,

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Thank you.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca

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From: Brayden Taekema [mailto:brayden@myeden.ca] Sent: August 27, 2019 12:14 PM To: Sneddon, Giselle Subject: Re: 4060 Cambie Street DP

Hi Giselle,

I have attached another option for the DP sign. This version will allow the current tenant's view to not be obstructed as the DP process goes ahead.

Let me know if you can confirm that this is OK so that I can have it hung this week.

Thanks,

On Fri, Aug 23, 2019 at 4:35 PM Brayden Taekema <<u>brayden@myeden.ca</u>> wrote:

Okay,

Thank you very much Giselle and I will find a solution to hanging the sign up. I should have that up and pictures sent to you by mid week. And thank you for the note about accepting responses after the input period.

Thanks!

On Fri, Aug 23, 2019 at 4:29 PM Sneddon, Giselle <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

Hi Brayden,

Thanks for re-sending. Sign is good to go. Once the site sign is up, I'll send out the postcards and confirm to you the dates of the notification period. Please note that while there is an end date to the notification period, I will continue to accept responses up until the date of decision.

Unfortunately the site sign is standard. You can place the sign above the main entrance to the exterior of the building, if possible.

Thank you.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca

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From: Brayden Taekema [mailto:brayden@myeden.ca] Sent: August 23, 2019 4:27 PM To: Sneddon, Giselle Subject: Re: 4060 Cambie Street DP

Sorry find the new sign attached

On Fri, Aug 23, 2019 at 4:25 PM Brayden Taekema <<u>brayden@myeden.ca</u>> wrote:

Hi Giselle,

See my notes in red.

The site sign mock-up looks but please edit my phone number to read 604-829-9491. Amended, please see new version attached.

I will update your Applicant information to reflect the new company name. Great, thank you.

I took a look at the photo of the site sign on the store front and can see how it would be challenging to put up the sign in the window. I would recommend that you place the sign in between the two main entrances on the exterior of the building. Okay, there is actually only one entrance to the building and that is on the right hand side (it looks like there is two, but there is only one. As this business is going to be staying open while we go through this process I would like to mitigate any issues. Must the sign be 4'x8'? is it possible to go any smaller? ie 3'x6'?

Let me know if you have any questions or concerns. Are you aware of when the public input period will be starting and ending yet? Or will you only know after I install the site sign?

Have a great weekend. You too!

On Fri, Aug 23, 2019 at 4:17 PM Sneddon, Giselle <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

Hi Brayden,

The site sign mock-up looks but please edit my phone number to read 604-829-9491.

I will update your Applicant information to reflect the new company name.

I took a look at the photo of the site sign on the store front and can see how it would be challenging to put up the sign in the window. I would recommend that you place the sign in between the two main entrances on the exterior of the building.

Let me know if you have any questions or concerns.

Have a great weekend.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

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Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca

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From: Brayden Taekema [mailto:brayden@myeden.ca] Sent: August 23, 2019 4:08 PM To: Sneddon, Giselle Subject: Re: 4060 Cambie Street DP

Hey Giselle,
First off, I knew there was something I was forgetting to ask! The window storefront of the 4060 Cambie location is a little bit funky and the site sign requirements will not allow for it to sit inside the windows properly. (ive attached a photo of what the front looks like and what I am thinking I will do.) Do you have any innovative ideas for the site sign or do you recommend just placing on the outside of the window?
Secondly, I have attached the floor plans without the floor plan and also the site sign (I have amended the applicant name on the sign to the subsidiary co, King Edward and Cambie Operations Ltd.)
Also, find attached the new DP Form with the King Edward and Cambie Operations Ltd, I will keep my name on as the applicant name as I have signing authority within the company.
Thanks again,
On Thu, Aug 22, 2019 at 3:22 PM Brayden Taekema < <u>brayden@myeden.ca</u> > wrote:
Too funny! No worries.
Thanks again.
On Thu, Aug 22, 2019 at 3:16 PM Sneddon, Giselle < <u>Giselle.Sneddon@vancouver.ca</u> > wrote:
Hi Brayden,
Wow, it's Thursday but feeling like a Friday.
Let's try this again.
Here you go.
Kind regards, GISELLE SNEDDON Project Coordinator Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca

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From: Brayden Taekema [mailto:brayden@myeden.ca] Sent: August 22, 2019 3:09 PM To: Sneddon, Giselle Subject: Re: 4060 Cambie Street DP

Hi Giselle,

There were no attachments (that I can see) on that last email you sent.

If you could re-send that would be great.

On Thu, Aug 22, 2019 at 1:32 PM Sneddon, Giselle <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

Hi Brayden,

Sorry about that, here is a revised version. Please supersede the previous attachment.

Thank you and see you tomorrow

Kind regards,

GISELLE SNEDDON	Project Coordinato	r Development	Review Branch
	r roject cooramate	i j bevelopment	neview brunen

Development, Buildings & Licensing

City of Vancouver | 515 W 10^{th} Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca

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From: Brayden Taekema [mailto:<u>brayden@myeden.ca</u>] Sent: August 22, 2019 11:44 AM To: Sneddon, Giselle Subject: Re: 4060 Cambie Street DP

Hi Giselle,

One issue with the information you would like to include on the site sign is the 'progress' section. Please amend and let me know what this should read

On Thu, Aug 22, 2019 at 10:30 AM Brayden Taekema <<u>brayden@myeden.ca</u>> wrote:

Perfect,

I'll get on that request right away and have that back to you shortly.

See you tomorrow,

On Thu, Aug 22, 2019 at 10:28 AM Sneddon, Giselle <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

Hi Brayden,

Yes that has happened in the past with a few other applicants, so I thought it would be best to double-check.

Just a PDF of the revised site plan is great, no need to submit a hard-copy as it will only be going on the website.

Tomorrow, you can come straight to the services centre. Please inform the concierge that you're meeting with me and you can proceed to desk #6. I will meet you there.

Thank you and see you tomorrow.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca

I am humbly thankful that I live and work on the territories of the x^wməθk^wəýəm (<u>Musqueam</u>), Skwxwú7mesh (<u>Squamish</u>), and səʻlilwəta?4 / seʻlílwitulh (<u>Tsleil-Waututh</u>) nations.

Error! Filename not specified.

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From: Brayden Taekema [mailto:brayden@myeden.ca] Sent: August 22, 2019 10:26 AM To: Sneddon, Giselle Subject: Re: 4060 Cambie Street DP

Hi again Giselle,

Yes! Super weird, just found it in my spam folder. I think much higher of you, don't worry!
Okay great, I will have my architect amend the plans right away and hopefully have those back to you either tomorrow or early next week. I should have the site sign ready for you to take a look at by Monday as well and hopefully we can get the sign up next week. I may need your help in brainstorming a way to erect the sign on site. I will take some pictures of the site and we can discuss tomorrow what my options are for erecting the sign.
And yes, 3pm tomorrow would be great. Let me know the location of where I can meet you! (ie Development Services Building Office) or if a coffee shop works better!
Thanks again,
On Thu, Aug 22, 2019 at 10:16 AM Sneddon, Giselle < <u>Giselle.Sneddon@vancouver.ca</u> > wrote:
Hi Brayden,
Thank you for your e-mail.
I sent you another e-mail to you and Zach, but it may have gone into a junk folder.
Yes, if you could provide me a revised site plan without the floor plans on it, that would be great.
I have spoken with senior staff regarding this application and we are prepared to notify. Please refer to the attachments for information on the site sign. Please send me a proof of the sign for final approval before it is manufactured.
I am available tomorrow afternoon at 3pm, will that time work?
Thank you.

Kind regards,

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giselle.sneddon@vancouver.ca

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From: Brayden Taekema [mailto:<u>brayden@myeden.ca</u>] Sent: August 22, 2019 10:00 AM To: Sneddon, Giselle Subject: 4060 Cambie Street DP

Good morning Giselle!

Sorry that I was unable to make the 11am DP Intake meeting on Monday for this site. I just wanted to touch base with you and make sure everything went well on Monday. I have attached the PDF versions of all required documents.

On a side note, I am hoping I can set up a 10-15 minute meeting with you maybe early next week or even today/tomorrow? I have a few questions in regards to the DP process as well as a few of the particular company details that are asked for. It will be much easier and less wordy to explain my questions in person. Let me know a time that works for you.

Thanks so much and look forward to hearing from you,



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PROJECT DATA

BUILDING TYPE

Hey Giselle,

First off, I knew there was something I was forgetting to ask! The window storefront of the 4060 Cambie location is a little bit funky and the site sign requirements will not allow for it to sit inside the windows properly. (ive attached a photo of what the front looks like and what I am thinking I will do.) Do you have any innovative ideas for the site sign or do you recommend just placing on the outside of the window?

Secondly, I have attached the floor plans without the floor plan and also the site sign (I have amended the applicant name on the sign to the subsidiary co, King Edward and Cambie Operations Ltd.)

Also, find attached the new DP Form with the King Edward and Cambie Operations Ltd, I will keep my name on as the applicant name as I have signing authority within the company.

Thanks again,

On Thu, Aug 22, 2019 at 3:22 PM Brayden Taekema <<u>brayden@myeden.ca</u>> wrote: Too funny! No worries.

Thanks again.

On Thu, Aug 22, 2019 at 3:16 PM Sneddon, Giselle <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

Hi Brayden,

Wow, it's Thursday but feeling like a Friday.

Let's try this again.

Here you go.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca

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the contents of this information, is strictly prohibited

From: Brayden Taekema [mailto:brayden@myeden.ca] Sent: August 22, 2019 3:09 PM To: Sneddon, Giselle Subject: Re: 4060 Cambie Street DP

Hi Giselle,

There were no attachments (that I can see) on that last email you sent.

If you could re-send that would be great.

On Thu, Aug 22, 2019 at 1:32 PM Sneddon, Giselle <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

Hi Brayden,

Sorry about that, here is a revised version. Please supersede the previous attachment.

Thank you and see you tomorrow

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca

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CITY OF VANCOUVER | Development, Buildings & Licensing

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From: Brayden Taekema [mailto:<u>brayden@myeden.ca]</u> Sent: August 22, 2019 11:44 AM To: Sneddon, Giselle Subject: Re: 4060 Cambie Street DP

Hi Giselle,

One issue with the information you would like to include on the site sign is the 'progress' section. Please amend and let me know what this should read

On Thu, Aug 22, 2019 at 10:30 AM Brayden Taekema <<u>brayden@myeden.ca</u>> wrote:

Perfect,

I'll get on that request right away and have that back to you shortly.

See you tomorrow,

On Thu, Aug 22, 2019 at 10:28 AM Sneddon, Giselle <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

Hi Brayden,

Yes that has happened in the past with a few other applicants, so I thought it would be best to double-check.

Just a PDF of the revised site plan is great, no need to submit a hard-copy as it will only be going on the website.

Tomorrow, you can come straight to the services centre. Please inform the concierge that you're meeting with me and you can proceed to desk #6. I will meet you there.

Thank you and see you tomorrow.

Kind regards,

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Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

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I am available tomorrow afternoon at 3pm, will that time work?

Thank you.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

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giselle.sneddon@vancouver.ca

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Sorry that I was unable to make the 11am DP Intake meeting on Monday for this site. I just wanted to touch base with you and make sure everything went well on Monday. I have attached the PDF versions of all required documents.

On a side note, I am hoping I can set up a 10-15 minute meeting with you maybe early next week or even today/tomorrow? I have a few questions in regards to the DP process as well as a few of the particular company details that are asked for. It will be much easier and less wordy to explain my questions in person. Let me know a time that works for you.

Thanks so much and look forward to hearing from you,

PS. Let me know if you need the site/floor plans amended to be posted on your website (Cody Profili had asked for this in a previous DP).









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ALL WORK ASSOCIATED WITH THIS PERMIT IS FOR THE CHANGE

OF USE IN A COMMERICAL UNIT

NO REDUCTION OR CHANGE IN TRAVEL DISTANCE OR EXIT/EGRESS

PROVISION IS ASSOCIATED WITH THIS WORK

NO CHANGES OF BLDG AREA OR FLOOR AREA IS ASSOCIATED WITH THIS WORK

NO CHANGES OF THE BLDG'S FIRE RESISTANCE RATINGS OF EXISTING FLOORS AND LOAD-BEARING WALLS, COLUMNS AND BEAMS IS ASSOCIATED WITH THIS WORK



STREE AMBIE U





4060 FLOOR PLAN (EXISTING PLAN) SCALE: 3/16" = 1'-0"



BUILDING TYPE **1 STOREY SINGLE OCCUPANCY** COMMERCIAL RETAIL BUILDING

LEGAL DESCRIPTION LOT 6 BLOCK 661 DISTRICT LOT 526 PLAN VAP2913

PID 013-343-661

CIVIC ADDRESS 4060 CAMBIE STREET;

ZONING C-2 (COMMERCIAL)

4060 CAMBIE ST BLDG AREA 1,955.00 SF (181.62 SM)

PARKING REQUIREMENTS

4.2.5.1 COMMERCIAL RETAIL 1 SPACE PER 1,076.00 SF (100.00 SM)

1,955.00 SF / 1,076 00 SF = 1.81

TOTAL REQ'D = 2.00 (1.81) TOTAL PROV'D = 5.00

LOADING REQUIREMENTS

5.2.5 COMMERCIAL RETAIL CLASS B: 1 SPACE TO 5,005.21 SF (485.00 SM)

TOTAL REQ'D = 1 CLASS B

TOTAL PROV'D = 1 CLASS B

BICYCLE REQUIREMENTS

6.1.2 BICYCLE SPACE REQUIREMENT EXEMPTIONS THE REQUIRED NUMBER OF OFF-STREET BICYCLE SPACES NEED NOT BE PROVIDED WHERE ANY ADDITIONS, ALTERATIONS OR CHANGES OF USE TO A BUILDING EXISTING ON OCTOBER 17, 1995 WOULD, IN TOTAL, RESULT IN AN INCREASE OF LESS THAN 10 PERCENT OF THE NUMBER OF SPACES REQUIRED BEFORE THE ADDITIONS,

ALTERATIONS OR CHANGE IN USE.

TOTAL REQ'D = NONE TOTAL PROV'D = NONE



City of Vancouver - FOI 2021-449 - Page 313 of 350

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PLANNING AND DEVELOPMENT SERVICES **Development** and / or Mailing Address:

Mailing Address: 453 West 12th Avenue, Vancouver BC V5Y 1V4 tel: 604.873.7611

Building Application Form

1000		is important. Complete			
Address: 4060	Cambie Street	Spe	ecifics:		
Floor Level: 1	Suite No:				
Legal Description					10000
Lot(s) 6	Block(s)_661	District L	ot(s) 526	Plan	Number(s) 2913
Are you aware of orders or letters Is the building be Note: If you int	f the presence of any contan f the existence of any contar with respect to the subject eing converted to strata-title end to convert an existing I 1.6627 for information on t	ninated soils studie property? e ownership? building to strata t	es, reports, soi Yes Yes itle ownershi	il agreements No No p, please con	Yes No , or Ministry of Environment tact Subdivision and Strata T he issuance of any permits.
This area mus	t be completed by the p	person <u>signing</u> th	ne applicati	on form	
CONTRACTORY AND	ayden Taekema			You are	
Mailing Address:	Suite 2300 - 550 Bu	urrard Street		01 02	Property Owner Contractor
_{City:} Vancou	Suite 2300 - 550 Bu ver Po	ostal Code: V6C	2B5	03 04	Certified Professional Design Professional
E-mail Address:	brayden@myeden.c	ca		04 □05 ☑ 06 □07 □08 □	Tenant Agent for Owner
Phone Number:	250.877.0571 F	ax Number:		07 08	Agent for Tenant Consultant
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Please continue application on reverse

City of Vancouver Development and/or Building Permit Form continued

This application is to: (Check applicable boxes)	
001 Construct a new building(s) 002 Add to an existing building 003 Alter the interior/exterior 004 Add to a building and alter the existing portion 005 Add to a building and change the use 006 Add to the building, alter existing portion and change 008 Add to the building, alter existing portion and change 008 Enclose an area of an existing building (balcony enclosures) Project/Site Permit 014 Change of use 015 Retain use 016 Alter grade (raise or lower grade) 022 Alterations for a new suite 023 Alterations for a new suite 024 Demolish	Is this a new tenant? Yes No What is the existing use? Healthcare Office What is the proposed use? Cannabis Retail How many storeys? 1 How many levels of underground parking? 0 How many <u>new</u> rooftop units? 0 Describe work to be done: (Complete carefully, Your application will be based on your written description.) -demolition of interior partition walls - construction of new partition walls - installation of finishings, displays, and tables - installation of security features - updating exterior signage
045 Mechanical kitchen exhaust, roof top unit, satellite dish	+
046 Prefabricated structure placed on site	
047 Fire damage repair	
UAR Flood damago robair	
048 Flood damage repair 050 Landscape only	
050 Landscape only	Office Use Only
050 Landscape only 053 Building envelope repair What is the value of the work proposed? (Include cost of plans, material and labour) \$ 100,000 Will any of the following be altered/repaired/installed?	Office Use Only
050 □ Landscape only 053 □ Building envelope repair What is the value of the work proposed? (Include cost of plans, material and labour) \$ 100,000 Will any of the following be altered/repaired/installed? Select all that apply: ☑ Electrical □ Gas □ Drain Tile	Office Use Only
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050 □ Landscape only 053 □ Building envelope repair What is the value of the work proposed? (Include cost of plans, material and labour) \$ 100,000 % 100,000 Will any of the following be altered/repaired/installed? Select all that apply: □ Electrical □ □ Gas □ □ Plumbing □ 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	Office Use Only Invoice #
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As owner or owner's agent, I have verified that the information contained within this document and associated applications and plans is correct, and describes a use, a building or a work which complies with all relevant by-laws and statutes. I understand that personal information contained in this form will not be released to the public except as required by law; however, all associated applications and plans will be made publicly available during the development or building application process. 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 to 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.

SIGNED AT VANCOUVER, B.C. THIS 16th DAY OF AUGUST

Hi Giselle,

Great, thanks. Good to hear that their is a way to amend the DP to match the BP drawings that we decide on.

On Wed, Oct 9, 2019 at 2:22 PM Sneddon, Giselle <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

Hi Brayden, Yes the drawings for the DP and the BP have to match. If you are proposing a change in interior layout, I would recommend you submit your BP with the layout you are choosing to continue with. Closer to the issuance of the BP, or soon after the BP has been issued, you will need to make an appointment with the Development Review branch and apply for a minor amendment to your original DP (DP-2019-00673). Let me know if you have any more questions or concerns. Kind regards, GISELLE SNEDDON | Project Coordinator | Development Review Branch Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 giselle.sneddon@vancouver.ca CITY OF Development, VANCOUVER | Buildings & Licensing CONFIDENTIALITY NOTICE: This message and any accompanying documents contain confidential information intended for a specific individual and purpose. This message is private and protected by law. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution, or the taking of any action based on the contents of this information, is strictly prohibited.

From: Brayden Taekema [mailto:<u>brayden@myeden.ca</u>] Sent: October 9, 2019 1:34 PM To: Sneddon, Giselle Subject: Re: 4060 Cambie Street DP

Good afternoon Giselle,

I just have a question about the floor plans that we had initially submitted with our DP Intake for this site. Now that I am moving onto the Building Permit stage, is it mandatory that I use the same floor plan design going into the Building Permit stage, or can I amend the plans to suit how we want it to look now? Obviously over time we have had different ideas on what we want the store layout to look like and am wondering if the plans submitted for the BP Intake must match what was approved during the DP stage.

Thanks,

On Tue, Oct 8, 2019 at 2:01 PM Brayden Taekema <<u>brayden@myeden.ca</u>> wrote:

Okay,

That was my initial thought, was just being sure.

Thanks Giselle,

On Tue, Oct 8, 2019 at 1:57 PM Sneddon, Giselle <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

Hi Brayden,

I would recommend contacting 3-1-1 and going through the phone tree until you get to the Building Enquiry Line. They will be the best resource for you in regards to the requirements you will need for your Building Permit application.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca



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HI Giselle,

On a second note, who is my best resource within the City to go through to figure out what sort of Engineers will need to sign off on my proposed alterations in the interior for a Building Permit?

Thanks,

On Tue, Oct 8, 2019 at 8:49 AM Brayden Taekema <<u>brayden@myeden.ca</u>> wrote:

Okay great Giselle thanks for the clarification.

Have a great day !

On Tue, Oct 8, 2019, 08:47 Sneddon, Giselle, <Giselle.Sneddon@vancouver.ca> wrote:

Hi Brayden,

For several Development permit applications that are linked to a specific operator and use, there is a 1 year expiry for this development permit. This means that after one year, the Director of Planning will review it once again and either extend the permit, or it will expire.

About 6 or so weeks before your permit expires, you will be contacted with the proper forms and fees required to extend your permit.

Let me know if you have any questions or concerns.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

	incouver BC V5Y 1V4
gi	selle.sneddon@vancouver.ca
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рu	INFIDENTIALITY NOTICE: This message and any accompanying documents contain confidential information intended for a specific individual a rpose. This message is private and protected by law. If you are not the intended recipient, you are hereby notified that any disclosure, copyin tribution, or the taking of any action based on the contents of this information, is strictly prohibited.
Se Te	rom: Brayden Taekema [mailto: <u>brayden@myeden.ca]</u> ent: October 8, 2019 8:40 AM p: Sneddon, Giselle ubject: Re: 4060 Cambie Street DP
N	o worries,
Ci	an you clarify the expiration date? Does it just expire if we do not open by that alotted timeframe?
0	n Tue, Oct 8, 2019, 08:36 Sneddon, Giselle, < <u>Giselle.Sneddon@vancouver.ca</u> > wrote:
C	n Tue, Oct 8, 2019, 08:36 Sneddon, Giselle, < <u>Giselle.Sneddon@vancouver.ca</u> > wrote: Hi Brayden,
C	
C	Hi Brayden,
C	Hi Brayden, Thank you for catching that. I have issued a change notice and updated the permit. The correct permit will be with your permit pack
C	Hi Brayden, Thank you for catching that. I have issued a change notice and updated the permit. The correct permit will be with your permit pack the concierge.
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From: Brayden Taekema [mailto:brayden@myeden.ca] Sent: October 8, 2019 8:30 AM To: Sneddon, Giselle Subject: Re: 4060 Cambie Street DP

Giselle,

Just some quick clarification, there seems to be a dissimiliarity between the expiry date noted on the DP and the website, can you clarify?

DP

Terms and Conditions

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

(B) This development permit is approved for a limited period of time, expiring April 25, 2020, unless extended in writing by the Director of Planning.

Website Portal

Development Permit, DP-2019-00673: Issued (Development Review Branch - Addition / Alteration - Including the Letter of Operation stamped "Received" by this Department on August 19, 2019, interior alterations and to change the use of approximately 1,995 sq ft. from a Health Care Office to a Cannabis Retail use, in this existing building on this site, for a limited period of time expiring on October 7, 2020 unless extended in writing by the Director of Planning.) 4060 CAMBIE STREET, Vancouver, BC V5Z 2X8 (Brayden Taekema), Created: August 19, 2019, Issued: October 07, 2019

On Tue, Oct 8, 2019 at 8:23 AM Brayden Taekema <<u>brayden@myeden.ca</u>> wrote:

Perfect.

Thank you,

On Tue, Oct 8, 2019 at 8:21 AM Sneddon, Giselle <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

Yes, that's exactly right. It will be available for pickup from the Services Centre concierge.

Thank you.
Kind regards,
GISELLE SNEDDON Project Coordinator Development Review Branch
Development, Buildings & Licensing
City of Vancouver 515 W 10 th Ave
Vancouver BC V5Y 1V4
giselle.sneddon@vancouver.ca
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From: Brayden Taekema [mailto: <u>brayden@myeden.ca]</u> Sent: October 8, 2019 8:21 AM To: Sneddon, Giselle Subject: Re: 4060 Cambie Street DP
Good morning Giselle,
Okay great, do I pick it up from Development Services front desk?
Thanks,
On Tue, Oct 8, 2019 at 8:17 AM Sneddon, Giselle < <u>Giselle.Sneddon@vancouver.ca</u> > wrote:
Good morning Brayden,
I forgot to mention that your permit will be available for pick up by 1pm this afternoon and available for 2 months from today.
Thank you.

G	SELLE SNEDDON Project Coordinator Development Review Branch
D	evelopment, Buildings & Licensing
Ci	ty of Vancouver 515 W 10 th Ave
V	ancouver BC V5Y 1V4
gi	selle.sneddon@vancouver.ca
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S T	rom: Brayden Taekema [mailto: <u>brayden@myeden.ca]</u> ent: October 7, 2019 4:44 PM p: Sneddon, Giselle ubject: Re: 4060 Cambie Street DP
H	i Giselle,
	i Giselle, reat news to hear. Will be in contact shortly.
C	
C T	reat news to hear. Will be in contact shortly. hank you!!
C T	reat news to hear. Will be in contact shortly.
C T	reat news to hear. Will be in contact shortly. hank you!! n Mon, Oct 7, 2019 at 4:22 PM Sneddon, Giselle < <u>Giselle.Sneddon@vancouver.ca</u> >
C T	reat news to hear. Will be in contact shortly. hank you!! n Mon, Oct 7, 2019 at 4:22 PM Sneddon, Giselle < <u>Giselle.Sneddon@vancouver.ca</u> > Hi Brayden,


I just wanted to keep you updated regarding the decision date for this application.

I have completed my review and submitted my recommendation. Cannabis Retail applications are a little different than a regular DP application. There are meetings held every few weeks to go over each cannabis application and make a final decision.

As far as I'm aware, there is a meeting scheduled for this Friday, however, these meetings are pushed back every once in a while.

As soon as a decision has been made, I will be contacting you.

Thank you.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca

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From: Brayden Taekema [mailto:<u>brayden@myeden.ca</u>] Sent: September 6, 2019 8:42 AM To: Sneddon, Giselle Subject: Re: 4060 Cambie Street DP

Great, thank you!

Brayden Taekema Operations Manager, EDEN On Fri., Sep. 6, 2019, 08:00 Sneddon, Giselle, <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

HI Brayden,

The sign can be removed after a decision has been made.

Again, our expected date for decision is October 21st, however this date is tentative and subject to change.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca

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From: Brayden Taekema [mailto:brayden@myeden.ca] Sent: September 5, 2019 4:54 PM To: Sneddon, Giselle Subject: Re: 4060 Cambie Street DP

Thanks Giselle,

Can you confirm at what point the DP sign can be removed? The landlord is wondering.

Brayden Taekema Operations Manager, EDEN

On Thu., Sep. 5, 2019, 16:22 Sneddon, Giselle, <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

Hi Brayden,

Thanks for sending that over.
Postcards will be sent out tomorrow.
I'll let you know if we need anything further from you before a decision is made.
Thank you.
Kind regards,
GISELLE SNEDDON Project Coordinator Development Review Branch
Development, Buildings & Licensing
City of Vancouver 515 W 10 th Ave
Vancouver BC V5Y 1V4
giselle.sneddon@vancouver.ca
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From: Brayden Taekema [mailto: <u>brayden@myeden.ca]</u> Sent: September 5, 2019 4:14 PM To: Sneddon, Giselle Subject: Re: 4060 Cambie Street DP
Hi Giselle,
Find the amended plans with out the existing or proposed changes showing.
Thanks again,
On Thu, Sep 5, 2019 at 8:26 AM Brayden Taekema < <u>brayden@myeden.ca</u> > wrote: Hi Giselle,

Yes, it is in operation. I will have that amended for you today. Thank you for bringing it to my attention.
Brayden Taekema Operations Manager, EDEN
On Thu., Sep. 5, 2019, 08:17 Sneddon, Giselle, < <u>Giselle.Sneddon@vancouver.ca</u> > wrote: Hi Brayden,
I just want to double-check that the current Health Care Office that the Cannabis store will be in, is no longer in operation. Is that right?
Since we will be posting the current floor plans of the health care office onto our website, I just want to be sure that it is not in use.
If it will still be in use, please update the plans to block out the current floor plans.
Thank you.
Kind regards,
GISELLE SNEDDON Project Coordinator Development Review Branch
Development, Buildings & Licensing
City of Vancouver 515 W 10 th Ave
Vancouver BC V5Y 1V4
giselle.sneddon@vancouver.ca
I am humbly thankful that I live and work on the territories of the x ^w məθk ^w əýəm (<u>Musqueam</u>), S <u>kw</u> xwú7mesh (<u>Squamish</u>), and səlilwəta?ł / selilwitulh (<u>Tsleil-Waututh</u>) nations.
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Hi Brayden,	
Looks good.	
I'll send out the postcards by tomorrow. The notification period will be until September 24 th , but I will be accepting comments up until the date of decision.	
Our expected date for decision is October 21 st , however this date is tentative and subject to change.	
I will keep you posted if we require anything further from you.	
Thank you.	
Kind regards,	
GISELLE SNEDDON Project Coordinator Development Review Branch	
Development, Buildings & Licensing	
City of Vancouver 515 W 10 th Ave	
Vancouver BC V5Y 1V4	
giselle.sneddon@vancouver.ca	
I am humbly thankful that I live and work on the territories of the x ^w məθk ^w əýəm (<u>Musqueam</u>),	
Skwxwú7mesh (Squamish), and səʻlilwəta?ł / seʻlilwitulh (<u>Tsleil-Waututh</u>) nations.	
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From: Brayden Taekema [mailto: <u>brayden@myeden.ca]</u> Sent: September 4, 2019 10:46 PM	

Sneddon, Giselle ject: Re: 4060 Cambie Street DP							
Good evening Giselle,							
Find attached a few photos of the erected sign. Let me know the timing for public input as well as an estimate of the timeline of when we can expect to hear a decision from the Director.							
Thanks!							
On Wed, Sep 4, 2019 at 11:45 AM Brayden Taekema < <u>brayden@myeden.ca</u> > wrote:							
Hi Giselle,							
Okay, thank you!							
rayden Taekema perations Manager, EDEN							
On Wed., Sep. 4, 2019, 11:35 Sneddon, Giselle, < <u>Giselle.Sneddon@vancouver.ca</u> > wrote:							
Hi Brayden,							
No, it has to be facing the street.							
It can be placed on the exterior, partially on the window, partially on the wall, if it will fit there.							
Thank you.							
Kind regards,							
GISELLE SNEDDON Project Coordinator Development Review Branch							
Development, Buildings & Licensing							
City of Vancouver 515 W 10 th Ave							
Vancouver BC V5Y 1V4							
giselle.sneddon@vancouver.ca							

I am humbly thankful that I live and work on the territories of the x ^w məθk ^w əýəm (<u>Musqueam</u>), S <u>k</u> w <u>x</u> wú7mesh (<u>Squamish</u>), and səlilwəta?ł / selílwitulh (<u>Tsleil-Waututh</u>) nations. Error! Filename not specified. CONFIDENTIALITY NOTICE: This message and any accompanying documents contain confidential information intended for a specific individual and purpose. This message is private and protected by law. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution, or the taking of any action based on the contents of this information, is strictly prohibited.
From: Brayden Taekema [mailto:brayden@myeden.ca] Sent: September 4, 2019 10:42 AM To: Sneddon, Giselle Subject: Re: 4060 Cambie Street DP
Hi Giselle,
Had some issues with placing the sign on top of the unit.
Is it possible to place on the side of the unit? Ive attached a photo.
Brayden Taekema Operations Manager, EDEN
On Tue., Aug. 27, 2019, 13:20 Brayden Taekema, < <u>brayden@myeden.ca</u> > wrote:
Great, it should be up by end of this week, and if not, early next week. Brayden Taekema Operations Manager, EDEN
On Tue., Aug. 27, 2019, 13:12 Sneddon, Giselle, < <u>Giselle.Sneddon@vancouver.ca</u> > wrote:
Hi Brayden,
Yes, that looks good. Once it's up, please send me a photo and then I will send out the postcards.
Thank you.

Kind regards,
GISELLE SNEDDON Project Coordinator Development Review Branch
Development, Buildings & Licensing
City of Vancouver 515 W 10 th Ave
Vancouver BC V5Y 1V4
giselle.sneddon@vancouver.ca
l am humbly thankful that I live and work on the territories of the xʷməðkʷəýəm (<u>Musqueam</u>), Sk̠wx̠wú7mesh (<u>Squamish</u>), and səlilwəta२४ / selilwitulh (<u>Tsleil-Waututh)</u> nations.
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From: Brayden Taekema [mailto:brayden@myeden.ca] Sent: August 27, 2019 12:14 PM To: Sneddon, Giselle Subject: Re: 4060 Cambie Street DP
Hi Giselle,
I have attached another option for the DP sign. This version will allow the current tenant's view to not be obstructed as the DP process goes ahead.
Let me know if you can confirm that this is OK so that I can have it hung this week.
Thanks,
On Fri, Aug 23, 2019 at 4:35 PM Brayden Taekema < <u>brayden@myeden.ca</u> > wrote: Okay,
Thank you very much Giselle and I will find a solution to hanging

the sign up. I should have that up and pictures sent to you by mid week. And thank you for the note about accepting responses after the input period.
Thanks!
On Fri, Aug 23, 2019 at 4:29 PM Sneddon, Giselle < <u>Giselle.Sneddon@vancouver.ca</u> > wrote:
Hi Brayden,
Thanks for re-sending. Sign is good to go. Once the site sign is up, I'll send out the postcards and confirm to you the dates of the notification period. Please note that while there is an end date to the notification period, I will continue to accept responses up until the date of decision.
<pre><pre></pre><pre></pre><pre>style="font-size:11.0pt;font-famil"</pre></pre>
E ror!Brayden TaekemaFilenameOperations Manager, EDEN EMPIREnotm: (250) 877.0571spec ied.A: #405 -151 W Hastings St. Vancouver, B.C. V6B 1H4myeden.ca
Error!E ror!E ror!E ror!FilenameFilenameFilenameFilenamenotnotnotnotspecified.specified.specified.
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Brayden Taekema Operations Manager, EDEN EMPIRE M: (250) 877.0571

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No comment.

Sarah Hicks Licence Office Manager Deputy Chief Licence Inspector

Sent from my iPhone

On Aug 21, 2019, at 2:56 PM, Sneddon, Giselle <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

Good afternoon,

I have received a new Cannabis Retail application at 4060 Cambie Street (DP-2019-00673).

I have attached their operational letter and the Cannabis Evaluation Area on VanMaps.

Please let me know if you have any questions or concerns with this business.

Thank you.

Kind regards, GISELLE SNEDDON | Project Coordinator | Development Review Branch Development, Buildings & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Y 1V4 giselle.sneddon@vancouver.ca I am humbly thankful that I live and work on the territories of the x^wməθk^wəýəm (Musqueam),

Skwxwú7mesh (Squamish), and sə'lilwəta?4 / se'lílwitulh (Tsleil-Waututh) nations.

<image001.png>

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<Cannabis Potential Evaluation Area.JPG>

<Operational Letter.pdf>

From: To: Cc: Subject: Date:	<u>Brayden Taekema</u> <u>Sneddon Giselle</u> <u>Anna Prints</u> Re: TV9043-C 4060 Cambie street, Vancouver Development Permit revision December 2, 2019 2:32:12 PM
Great thanks G	Great thanks Giselle. He has since replied. Enjoy your day!
On Mon., Dec.	On Mon., Dec. 2, 2019, 09:45 Sneddon, Giselle, < <u>Giselle.Sneddon@vancouver.ca</u> > wrote:
Hi Brayden,	
<mark>s.22(1)</mark> for a M/A to <i>a</i>	s.22(1) He will be getting back to you as soon as possible regarding your request for a M/A to a cannabis store. Please note that it may be a different PC who reviews your Minor Amendment.
Thank you.	
Kind regards,	
GISELLE SNEDD	GISELLE SNEDDON Project Coordinator Development Review Branch
Development, Bu	Development, Buildings & Licensing
City of Vancouve	City of Vancouver 515 W 10 th Ave
Vancouver BC V5Y 1V4	5Y 1V4
giselle.sneddon@vancouver.ca	<u>Dvancouver.ca</u>
CoV-DBL	
1 1 -	
CONFIDENTIALITY NOTICE: This message is private and taking of any action based o	CONFIDENTIALITY NOTICE: This message and any accompanying documents contain confidential information intended for a specific individual and purpose. This message is private and protected by law. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution, or the taking of any action based on the contents of this information, is strictly prohibited.
From: Brayden Taek Sent: December 2, 2 To: Sneddon, Giselle Cc: Anna Prints Subject: Re: TV904;	From: Brayden Taekema [mailto: <u>brayden@myeden.ca]</u> Sent: December 2, 2019 9:25 AM To: Sneddon, Giselle Cc: Anna Prints Subject: Re: TV9043-C 4060 Cambie street, Vancouver Development Permit revision

Hi Giselle,

Good afternoon Giselle,	From: Anna Prints [mailto: <u>anna@permitmasters.ca]</u> Sent: November 27, 2019 1:09 PM To: Sneddon, Giselle Cc: Brayden Taekema Subject: TV9043-C 4060 Cambie street, Vancouver Development Permit revision	CONFIDENTIALITY NOTICE: This message and any accompanying documents contain confidential information intended for a specific individual and purpose This message is private and protected by law. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution, or the taking of any action based on the contents of this information, is strictly prohibited.	COV-DBL	giselle.sneddon@vancouver.ca	Vancouver BC V5Y 1V4	City of Vancouver 515 W 10 th Ave	Development, Buildings & Licensing	GISELLE SNEDDON Project Coordinator Development Review Branch	Kind regards,	Thank you.	You can send him your proposal for your layout changes.	You will need to contact my supervisor, Joe Bosnjak (<u>joe.bosnjak@vancouver.ca</u>) before setting up an appointment for a Cannabis Minor Amendment.	Good morning Anna,	On Wed, Nov 27, 2019 at 1:46 PM Sneddon, Giselle < <u>Giselle.Sneddon@vancouver.ca</u> > wrote:	I have sent Joe an email 5 days ago and tried to call, but with no response. Do you have any other options to recommend? As you were the PC for this project, I hope we can still use you to amend this DP!
	Permit revision	dential information intended for a specific individual and purpose. e hereby notified that any disclosure, copying or distribution, or										<u>vancouver.ca</u>) before setting up an appointment		<u>reddon@vancouver.ca</u> > wrote:	response. Do you have any other options to still use you to amend this DP!



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Brayden Taekema
Sneddon, Giselle
zach Eden
Re: [EXTERNAL] Re: M/A to 4060 Cambie Street
January 24, 2020 4:25:41 PM
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image001.png

Thank you for the quick turn around Giselle.

We have a similar DP amendment with a site at 1674 Davie St (DP-2019-00202) which was submitted mid-December. Still have not heard anything back from the PC. Hope to hear soon!

Thanks

On Fri., Jan. 24, 2020, 16:20 Sneddon, Giselle, <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

Hi Brayden,
Your M/A application has been issued. It will be available for pick up at 3pm on Monday, and available for 2 months from that date.
Let me know if you have any questions or concerns.
Kind regards,
GISELLE SNEDDON Project Coordinator Development Review Branch
Development, Buildings & Licensing
City of Vancouver 515 W 10 th Ave
Vancouver BC V5Y 1V4
giselle.sneddon@vancouver.ca
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From: Brayden Taekema [mailto:brayden@myeden.ca]
Sent: January 17, 2020 2:01 PM
To: Sneddon, Giselle
Cc: zach Eden
Subject: Re: [EXTERNAL] Re: M/A to 4060 Cambie Street

Great thank you!

On Fri., Jan. 17, 2020, 13:55 Sneddon, Giselle, <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

Hi Brayden,

Yes there is a minor amendment fee. It will be approximately 25% of the original permit fee.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca

CoV-DBL

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From: Brayden Taekema [mailto:brayden@myeden.ca]
Sent: January 17, 2020 1:55 PM
To: Sneddon, Giselle
Cc: zach Eden
Subject: Re: [EXTERNAL] Re: M/A to 4060 Cambie Street

Hi Giselle,

Great. Thanks and we will have this prepared for the 23rd. Will there be a fee associated with this Amendment?

On Fri., Jan. 17, 2020, 13:32 Sneddon, Giselle, <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

Hi Brayden,

Please bring two sets of all revised pages (site plan and floor plan).

I will also need the M/A application filled in (attached).

When you arrive, let the concierge know you are here for our appointment and they will send you to rom #6.

Thank you and have a great weekend.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca

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From: Brayden Taekema [mailto:brayden@myeden.ca]
Sent: January 17, 2020 1:31 PM
To: Sneddon, Giselle
Cc: zach Eden
Subject: [EXTERNAL] Re: M/A to 4060 Cambie Street

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Hi Giselle,

Great, yes just some minor changes to the floor layout. Can you please provide me with all paperwork and information you will require on the 23rd?

Thanks in advance.

On Fri., Jan. 17, 2020, 13:11 Sneddon, Giselle, <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:

Hi Brayden,

Joe Bosnjak has informed me that you're keen to make a change to the DP at 4060 Cambie Street.

I am able to process your amendment for you. I have scheduled an intake date for Thursday, January 23rd at 2:00 pm. Will this time work for you?

Let me know.

Kind regards,

GISELLE SNEDDON | Project Coordinator | Development Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Y 1V4

giselle.sneddon@vancouver.ca

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From:	Brayden Taekema
To:	Bosnjak Joe
Cc:	zach Eden; Sneddon Giselle
Subject:	[EXTERNAL] Re: 4060 Cambie Street Minor Amendment - Cannabis DP-2019-00673
Date:	January 17, 2020 1:53:06 PM

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Thanks Joe,

I am in contact with Giselle as I write this and thanks for getting this sorted!

Have a great weekend.

On Fri., Jan. 17, 2020, 13:51 Bosnjak, Joe, <joe.bosnjak@vancouver.ca> wrote:

Hi Brayden,

I have reviewed the changes proposed and we will be able to do this a bit quicker. I have cc'ed the PC Giselle who will be in touch with you on setting up a time to drop of the drawings/fee. I will be cancelling your intake appointment on February 6 as it is no longer required.

Regards

Joe

From: Brayden Taekema [mailto:brayden@myeden.ca] Sent: Thursday, January 16, 2020 12:27 PM To: Bosnjak, Joe Cc: zach Eden Subject: 4060 Cambie Street | Minor Amendment - Cannabis DP-2019-00673

Hi Joe,

Further to our conversation on Tuesday, here is the floor and parking layout we are looking to apply for the BP with as well as the DP issued drawings.

Notes:

1. Minor interior layout changes due to shear wall locations.

2. Parking: required parking for the 1,985 sq.ft is 2 stalls. With the acknowlegment that in the original drawings we had 5 stalls (an extra un-useable stall beside the back of the building) we still have sufficient parking with 4 stalls available in the proposed BP drawings.

Those are the two minor changes between the issued DP drawings and the BP we are hoping to obtain. Let me know if this is an easy fix on your end.

Hope you understand that the DP amendment simply for these minor layout changes creates a lengthy process.

PS. this site did not go through the BOV to obtain the DP.

Let me know what you think.

------ Forwarded message ------From: **Brayden Taekema** <<u>brayden@myeden.ca</u>> Date: Mon., Dec. 2, 2019, 16:54 Subject: Re: 4060 Cambie Street | Minor Amendment - Cannabis DP-2019-00673 To: Bosnjak, Joe <<u>joe.bosnjak@vancouver.ca</u>> Cc: Anna Prints <<u>anna@permitmasters.ca</u>>

Hi Joe,

Following up with the drawings as noted:

1. Original DP Application

2. Proposed DP Amendment

3. Original vs Proposed.

I tried to break down our proposed amendment as easily as possible on the 'Original vs Proposed' notes. Let me know if anything is unclear.

This DP amendment is meant to be done so that our Building Permit drawings match our DP drawings.

Thanks,

On Mon, Dec 2, 2019 at 2:35 PM Brayden Taekema <<u>brayden@myeden.ca</u>> wrote:

Hi Joe,

Tonight, I will send you:

- 1. The original DP Drawings in PDF
- 2. The new drawings that we are hoping to obtain BP with in PDF
- 3. Both layouts on one sheet so you can see our proposed changes.

On Mon., Dec. 2, 2019, 10:53 Bosnjak, Joe, <joe.bosnjak@vancouver.ca</u>> wrote:

Hello Brayden,

Can you please send me a PDF of the layout changes? Please bubble all the specific area's being requested to be changed so I can see what will be required.

Thanks

Joe

From: Brayden Taekema [mailto:brayden@myeden.ca]
Sent: Wednesday, November 27, 2019 4:34 PM
To: Bosnjak, Joe
Cc: Anna Prints
Subject: 4060 Cambie Street | Minor Amendment - Cannabis DP-2019-00673

(disregard previous thread)

Good afternoon,

Hope you are well Joe, we were advised by a PC in the Review Branch to speak with you in regards to the process of going through a Minor Amendment for a Cannabis Development Permit. We are looking to amend the floor plans with minor changes to our floor layout.

Details:

Site received approval for Cannabis Use from the City on October 7th.

We are looking to submit for a Building Permit as soon as possible. Please find attached the new plans for our site. Any information into the process would be greatly appreciated and I have cc'ed Anna from PermitMasters on this e-mail as well.

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Thanks,

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From:	Brayden Taekema
To:	Sneddon, Giselle
Cc:	Zach Nash
Subject:	[EXT] Re: [EXT] DP-2019-00673 & DP-2020-00055
Date:	September 9, 2020 3:12:14 PM
Attachments:	image001.png

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Great,

Thank you Giselle.



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On Wed, Sep 9, 2020 at 3:03 PM Sneddon, Giselle <<u>Giselle.Sneddon@vancouver.ca</u>> wrote:





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From: Brayden Taekema [mailto:brayden@edenempire.com] Sent: September 9, 2020 2:46 PM To: Sneddon, Giselle Cc: Zach Nash Subject: [EXT] DP-2019-00673 & DP-2020-00055

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Hi Giselle,

The two DP #s in the subject line are in reference to 4060 Cambie Street. This Development Permit is set to expire October 7, 2020. We are requesting an extension on this DP. Let me know what is required or who the right person is to be in contact with to make this happen.

Thanks,

Brayden Taekema Operations Manager EDEN EMPIRE

M: 604-356-0519 edenempire.com [edenempire.com]



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