

File No.: 04-1000-20-2021-625

January 17, 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 December 6, 2021 under the ***Freedom of Information and Protection of Privacy Act, (the Act)***, for:

Records related to Craft Greenery Cannabis's development permit application (DP-2021-00784) for a Cannabis Retail Store at 102-3596 Kingsway, specifically:

- 1. Submissions made by the applicant;**
- 2. Parking and other by-law relaxations;**
- 3. Undue hardship claims;**
- 4. Letters of support and objections;**
- 5. Reasons for refusal.**

Date range: September 28, 2021 to October 14, 2021.

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download this section here:

http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

Please note: Permit application documents are routinely available on a fee for service basis from the Property Research section of the By-law and Compliance Administration branch, Development, Building & Licensing Department. To access these records please contact Property Research at property.research@vancouver.ca.

Permits can also be searched online at the following link: www.vancouver.ca/permit-search

Please see the following link which also provides more information on obtaining property records:

<https://vancouver.ca/home-property-development/request-property-research-and-copies-of-permits.aspx>

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

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2021-625); 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 foi@vancouver.ca 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

CRAFT GREENERY CANNABIS

City of Vancouver
Planning & Development Services
515 W 10th Ave,
Vancouver BC V5Z 4A8

December 10, 2020

***Operational Letter for 3596 Kingsway, Cannabis Retail Store Application
1248627 BC Ltd DBA Craft Greenery Cannabis Ltd.***

To Whom It May Concern:

1248627 BC Ltd. DBA Craft Greenery Cannabis is a Vancouver based company applying for cannabis primary retail in the Collingwood area of East Vancouver. Our plan is to provide access to adult use cannabis in a safe, secure and friendly environment that promotes consumer education. Craft Greenery Cannabis is focused on providing an excellent guest and shopping experience to build consumer and community trust in our curation of cannabis products and business practices.

We, Craft Greenery Cannabis, are seeking approval from the City of Vancouver with respect to a development permit for the purpose of opening a cannabis retail store at 3596 Kingsway Vancouver, BC V5R 5L7. We are dedicated to compliance and public safety and our continued participation in the local business community as this new retail iteration in this space.

Hours of Operations

Craft Greenery Cannabis will have hours of operation, that fall within the provincial guidelines, of 10am to 9pm, seven (7) days a week.

Name of Operator

1248627 BC Ltd DBA Craft Greenery Cannabis is owned and operated by shareholders Mark Okoth, Dennis Park and Terry Craig. The owners may be contacted at s.22(1) or by email at mark@abantu.com.

Employees / Staff

Craft Greenery Cannabis will employ approximately eight (8) to ten (10) employees at the facility comprising one senior manager, one assistant-manager and six to eight budtenders. (full and part time). Store managers will take the lead for security matters and will schedule bud tenders in shifts throughout the day to provide excellent customer service and allow for more opportunities to increase consumer knowledge as they shop in a relaxed environment.

CRAFT GREENERY CANNABIS

Security Plan

Patrons must be 19+ to enter the store. Anyone under the age of nineteen will not be permitted in the retail store. Craft Greenery Cannabis will implement a strict ID system on-site to verify age and ensure all patrons are of legal age and to eliminate the possibility of any youth entering the premises. Our intent is to provide security and safety while also allowing the patrons to not feel as if they are being strictly monitored.

Our layout plans for an open, well-lit space that is welcoming and encourages patrons to browse within the space in a comfortable shopping environment. Glass cases along the wall and floating islands in the main space will be locked and will require employee-only access. Please find enclosed within this application an in-depth security plan entitled, Craft Greenery Cannabis Security Plan.

Parking and Loading Strategy

The standalone location is wheelchair accessible and will be renovated to meet all municipal and provincial requirements for a cannabis primary retail location. There is parking adjacent to the standalone location and has ample street parking along Kingsway, nearby transit stops for local bus lines, as well as bike and walking access. All loading will be done via the front entrance way.

Line-ups

Craft Greenery Cannabis does not anticipate line ups outside the building or within its store. Patrons will enter through the front door and move around the open layout front section where they can peruse the available products located within locked, glass displays along the interior walls and floating island areas.

This layout will allow for budtenders to engage with customers, assist their search, answer questions and educate the consumer. We believe this creates a more relaxed shopping environment where consumers can discover at their own pace, ask assistance at their leisure and patrons who may already know what they want or are doing in-store pick up can be helped without requiring everyone to line up to be served first.

Orders can be placed at the POS terminal and paid for and in-store pick ups can be quickly facilitated. A staff member will then package the purchase allowing the customer to then leave the retail store in a timely manner.

We thank you for your consideration of our application for a cannabis primary non-medicinal retail at 3596 Kingsway, Vancouver BC V5R 5L7. We believe we are well suited and well-intended in our desire to operate a compliant, successful cannabis primary retail in the Collingwood community. If you require any further details or information, please do not hesitate to contact us at any time. We look forward to hearing from you.

CRAFT GREENERY CANNABIS

Sincerely,

Dennis Young-Joon Park
Craft Greenery Cannabis, Chief Operating Officer

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.

- The Director of Planning may vary the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the maximum height shall not, in any event, exceed the maximum prescribed in section 4.3.1 nor the floor space exceed 33⅓ 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.O [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.

2.3.2 The Director of Planning may vary the use conditions of section 2.3.1 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 types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.

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, in accordance with section 3.3.3 of 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, in accordance with section 3.3.3 of this Schedule, 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, and in accordance with section 3.3.3 of this Schedule 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.O [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.

3.3.2 The Director of Planning may vary the use conditions of section 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 types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.

3.3.3 Unless its development does not require the demolition or change of use or occupancy of one or more rental housing units, registered owners of buildings containing three or more dwelling units in conjunction with any of the uses listed in this Schedule, Multiple Dwellings, or Multiple Conversion Dwellings consisting of three or more dwelling units, must:

- (a) if it is new development that requires demolition of one or more buildings on that site, or if it is an existing development that requires major alterations resulting in a change to the unit mix of the building(s) and the reconfiguration of a majority of the existing dwelling units, housekeeping units, or sleeping units:

- (i) enter into a housing agreement, satisfactory to Council, that secures:

- A. one for one replacement of existing rental housing units with dwelling units on the site or in the same zoning district or on another site that was subject to the Rental Housing Stock ODP before it was rezoned to allow for replacement housing and is adjacent to the contiguous area of the zoning district of the site that requires the replacement housing, or one for one replacement with another type of affordable housing if permitted under an applicable community plan, except that in cases where the existing rental housing units are sleeping or housekeeping units, the Director of Planning may permit less than one for one replacement, having regard for the Council's intention to maximize the replacement of such rental units; and
- B. a Tenant Relocation Plan in keeping with the city's Tenant Relocation and Protection Policy, if applicable, and

(ii) ensure that at least 35% of the total number of dwelling units include two or more bedrooms, except where the Director of Planning considers that such requirement would deter or prevent:

- A. the conservation of a protected heritage property or a building on, or eligible for addition to, the Vancouver Heritage Register;
- B. the renovation of a building where there are physical constraints due to light, access, and the form and structural elements of the existing building;
- C. development of low-rise and midrise buildings on mid-block or unique sites with significant design challenges in meeting the requirement; or
- D. development of projects on sites or in areas identified in Council-approved plans or policies as targeted to single and couple households,

or

(b) if it is an existing development requiring renovations resulting in a change of use or occupancy of a rental housing unit on that site, but it does not require major alterations or additions resulting in a change to the unit mix of the building(s) and the reconfiguration of a majority of the existing dwelling units, housekeeping units, or sleeping units:

- (i) secure, to the satisfaction of the Director Planning, one for one replacement of existing rental housing units with dwelling units on the site or in the same zoning district, except that in cases where the existing rental housing units are sleeping or housekeeping units, the Director of Planning may permit less than one for one replacement, having regard for the Council's intention to maximize the replacement of such rental units; and
- (ii) provide a Tenant Relocation Plan in keeping with the city's Tenant Relocation and Protection Policy, if applicable;

and, in this section, all references to the demolition or change of use or occupancy of one or more rental housing units are to include then existing rental housing units and rental housing units that, during the three years preceding the date of application for a development permit, a person has demolished or in respect of which has changed the use or occupancy.

4 Regulations

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

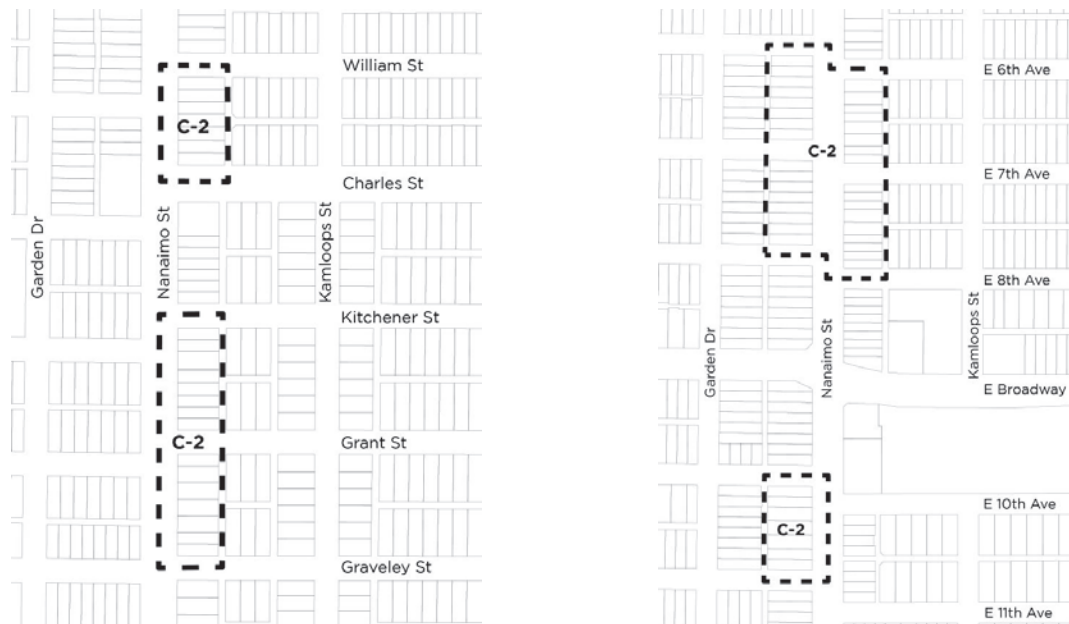
4.1 Site Area -- Not Applicable.

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:

- 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;
- for the next 4.6 m, the height of a building, measured from base surface, shall not exceed 10.7 m; and
- 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.

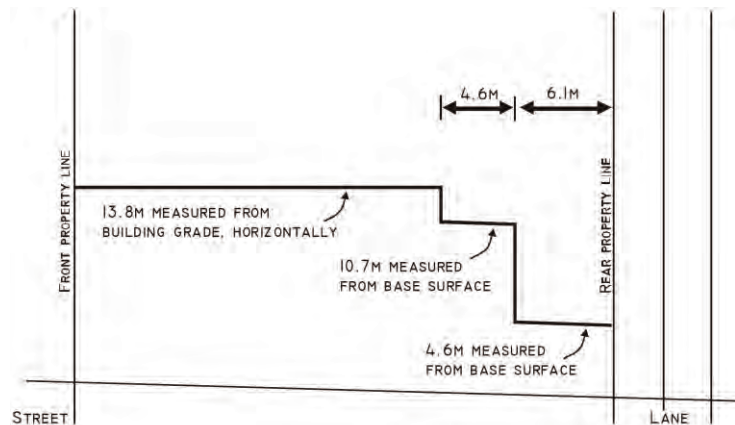


Figure 2. Height

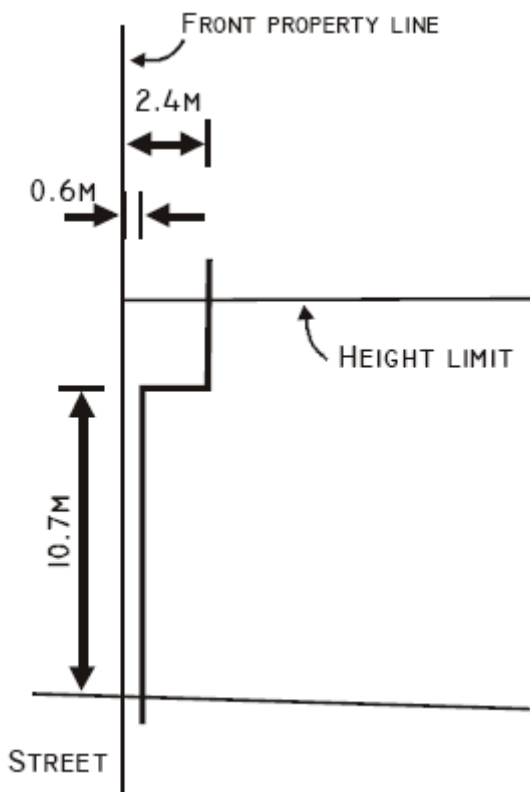
4.4 Front Yard and Setback

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 decks 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

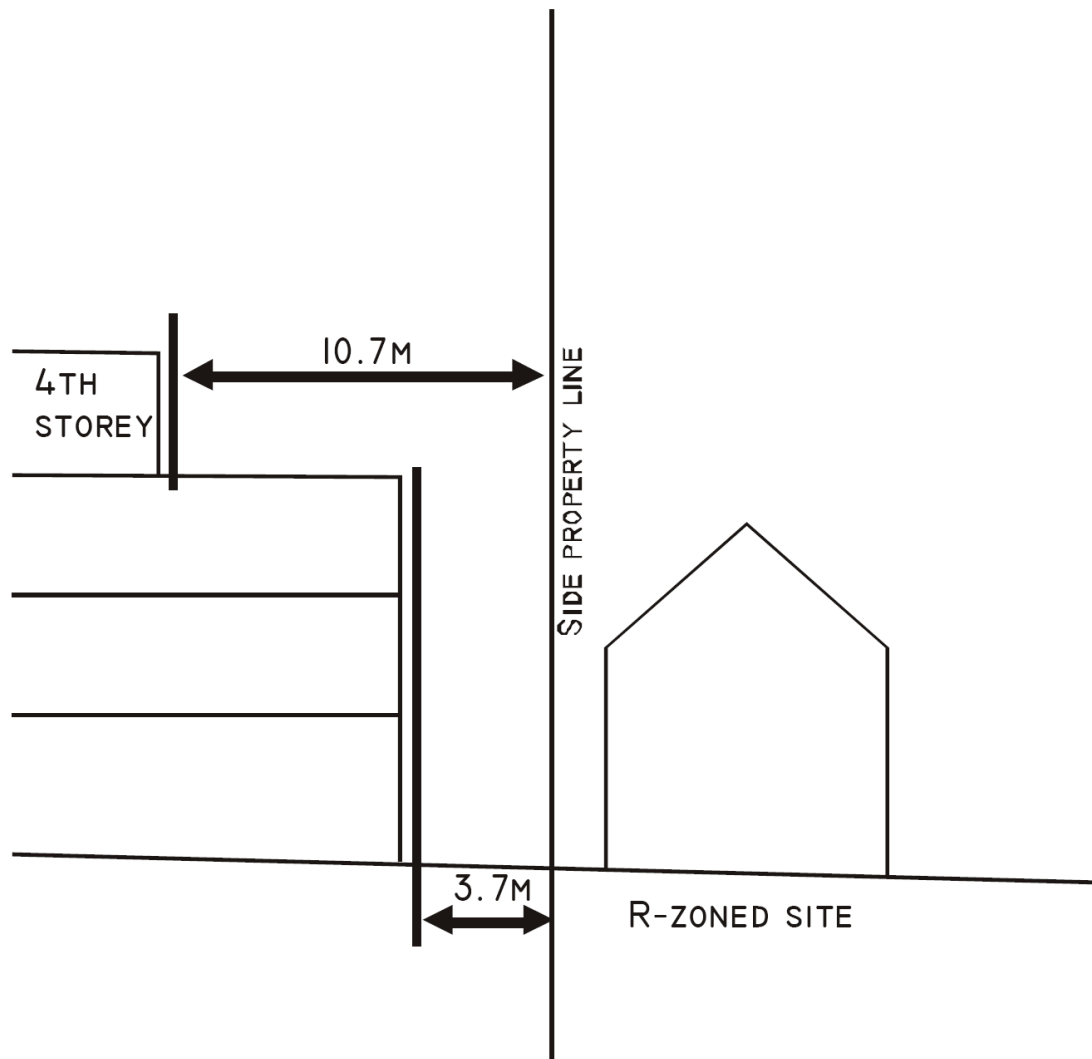


4.5 Side Yards and Setback

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.

Figure 4. Side Yard and Setback Adjacent



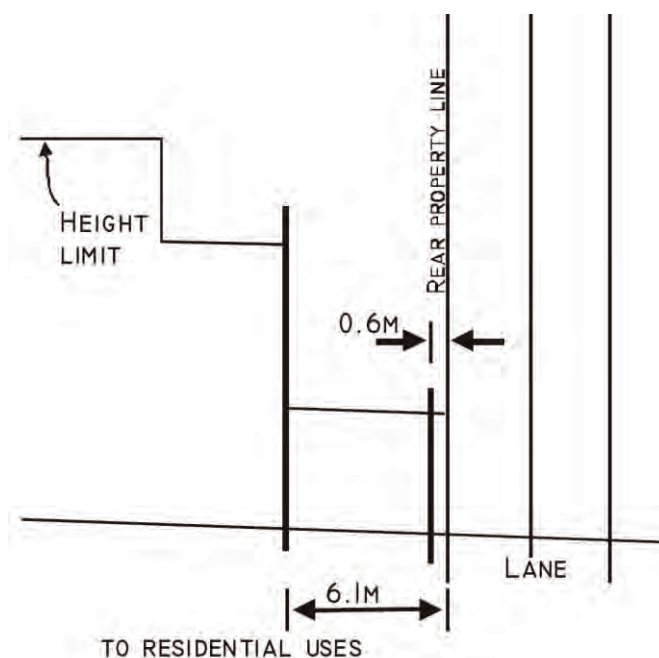
4.6 Rear Yard and Setback

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 decks 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 decks 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) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the floor area being provided;
- (b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;
- (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 deck 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 vary 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 m².

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 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



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.

Project Report

18 February 2020 - 31 October 2021

Shape Your City Vancouver

#102-3596 Kingsway (DP-2021-00784) cannabis retail development application



Visitors Summary

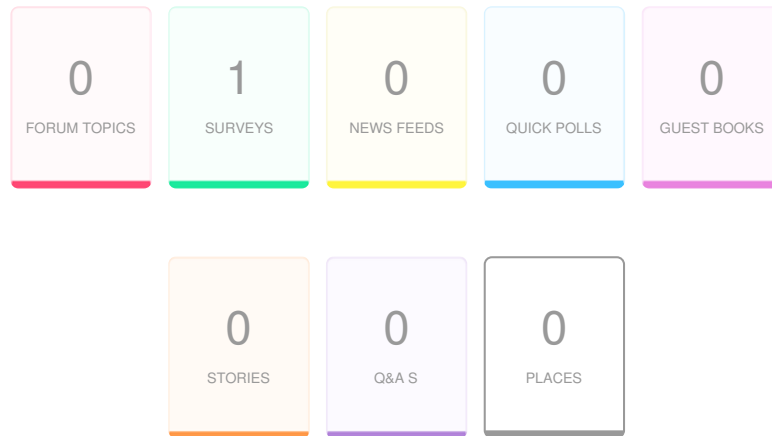


Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
77	9	
NEW REGISTRATIONS		
5		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
33	43	61

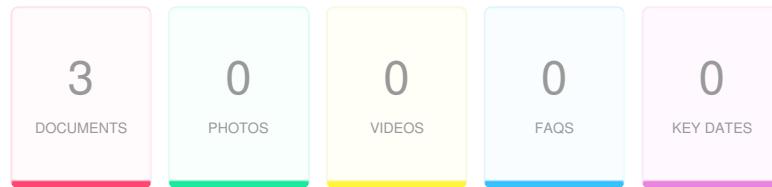
Aware Participants	61	Engaged Participants	33		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	61				
Informed Participants	43	Contributed on Forums	0	0	0
Informed Actions Performed	Participants	Participated in Surveys	6	27	0
Viewed a video	0	Contributed to Newsfeeds	0	0	0
Viewed a photo	0	Participated in Quick Polls	0	0	0
Downloaded a document	3	Posted on Guestbooks	0	0	0
Visited the Key Dates page	3	Contributed to Stories	0	0	0
Visited an FAQ list Page	0	Asked Questions	0	0	0
Visited Instagram Page	0	Placed Pins on Places	0	0	0
Visited Multiple Project Pages	9	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)	33				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	#102-3596 Kingsway development application comments	Published	39	6	27	0

INFORMATION WIDGET SUMMARY



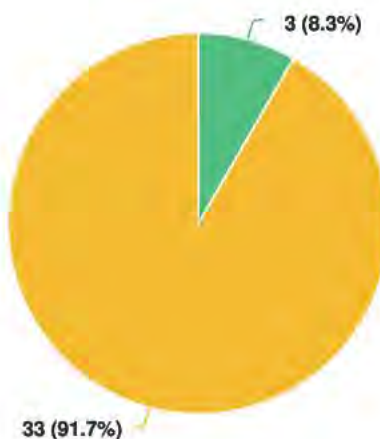
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Operational letter	3	3
Document	Site plan	2	3
Document	Notification postcard	0	0
Key Dates	Key Date	3	3

ENGAGEMENT TOOL: SURVEY TOOL

#102-3596 Kingsway development application comments

Visitors 39	Contributors 33	CONTRIBUTIONS 36
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Your overall position about the application:



Question options

Support Opposed

Optional question (36 response(s), 0 skipped)

Question type: Dropdown Question

Survey Responses

18 February 2020 - 31 October 2021

#102-3596 Kingsway development application comments

Shape Your City Vancouver

Project: #102-3596 Kingsway (DP-2021-00784) cannabis retail development
application



VISITORS

39

CONTRIBUTORS

33

RESPONSES

36

6

Registered

27

Unverified

0

Anonymous

6

Registered

30

Unverified

0

Anonymous



Respondent No: 1

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 01, 2021 16:28:37 pm

Last Seen: Oct 01, 2021 23:42:15 pm

IP Address: s.22(1)

Q1. Your comments:

This is more of a restaurants oriented and grocery type of business neighborhood. More of a older or peoples been here for a longer period of time. I don't think cannabis store would fix it this type of neighborhood. Beside, there is a day care on the same block.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 2

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 01, 2021 17:41:15 pm

Last Seen: Oct 01, 2021 17:41:15 pm

IP Address: n/a

Q1. Your comments:

I strongly opposed the above business close to the block of my home. I don't want to attract people who smoke the grass close to the high intensive residential area.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 3

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 01, 2021 17:45:33 pm

Last Seen: Oct 01, 2021 17:45:33 pm

IP Address: n/a

Q1. Your comments:

It's bad that to have this shop opened in such a busy traffic interaction. It will have more people from other areas with different backgrounds to the business. It may create problems to the area.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 4

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 01, 2021 21:32:55 pm

Last Seen: Oct 01, 2021 21:32:55 pm

IP Address: n/a

Q1. Your comments:

We are opposed to this application. The increased traffic of such a store so close to the residential houses would negatively affect the neighbourhood. Especially being opened so late 7 days a week.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 5

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 01, 2021 23:10:10 pm

Last Seen: Oct 01, 2021 23:10:10 pm

IP Address: n/a

Q1. Your comments:

This application should be denied. Location is too close to children (schools, community centres etc). There is a daycare and preschool on the same street 83m away.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 6

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 02, 2021 10:05:36 am

Last Seen: Oct 02, 2021 10:05:36 am

IP Address: n/a

Q1. Your comments:

We don't approve of this application.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 7

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 02, 2021 10:24:04 am

Last Seen: Oct 02, 2021 10:24:04 am

IP Address: n/a

Q1. Your comments:

I am opposed to this development for several reasons: There are already far too many existing Cannabis shops along Kingsway. Currently there are 6 Cannabis stores within a 2 km radius of Joyce & Kingsway. Within 500 m, there are already 3 stores, and adding this potential store would result in 4 stores within a 500 m radius. The existing Cannabis shops are already negatively impacting this Joyce-Collingwood community by the weak store frontage that it brings, and changing the culture of this community by attracting a demographic that increases lack of safety for our children. Our neighbourhood is full of young children, and this commercial space should instead be a vibrant space that can be safely enjoyed by families, youth and children.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 8

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 02, 2021 10:29:09 am

Last Seen: Oct 02, 2021 10:29:09 am

IP Address: n/a

Q1. Your comments:

I am a resident in this neighbourhood, which includes many young families. With the recent small business closures in the Joyce-Collingwood area, the demographics and pedestrian foot traffic that this area is already attracting is creating an unsafe environment for children who are walking to schools, and for children who would like to play in the yard and parks. To provide an additional retailer of Cannabis to this area would only further change the demographic and not provide a chance for this neighbourhood to improve in terms of becoming a family-friendly safe neighbourhood with family-friendly store-fronts. I would like for the Vancouver City Council to carefully consider the negative impact these changes will be making on the Kingsway-Collingwood district. And to consider how there direly needs to be other improvements in this neighbourhood in terms of improving alternative clean and welcoming storefronts and commercial retailers to capitalize on the potential of this beautiful neighbourhood. Adding a Cannabis retailer would be going backwards. May I suggest an alternative retail store, such as a Shopper's Drugmart instead.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 9

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 02, 2021 11:10:36 am

Last Seen: Oct 02, 2021 11:10:36 am

IP Address: n/a

Q1. Your comments:

There are already 3 cannabis stores in this neighborhood, we don't need anymore of them.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 10

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 02, 2021 11:39:12 am

Last Seen: Oct 02, 2021 11:39:12 am

IP Address: n/a

Q1. Your comments:

There is a kindergarten at next block of this address. Keep weeds away from kids please!

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 11

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 02, 2021 11:41:25 am

Last Seen: Oct 02, 2021 11:41:25 am

IP Address: n/a

Q1. Your comments:

This neighborhood is full smell of marijuana. NO MORE cannabis store here!!!

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 12

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 02, 2021 13:11:01 pm

Last Seen: Oct 02, 2021 13:11:01 pm

IP Address: n/a

Q1. Your comments:

Cannabis store is OK to me

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 13

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 02, 2021 15:55:02 pm

Last Seen: Oct 19, 2021 17:44:56 pm

IP Address: s.22(1)

Q1. Your comments:

It is definitely non-essential. I don't want to increase the chance of exposing my children to such non-essential hazardous business, and related people with this habit.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 14

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 02, 2021 17:00:53 pm

Last Seen: Oct 02, 2021 17:00:53 pm

IP Address: n/a

Q1. Your comments:

there are several this kind of retail stores already at there .

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 15

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 02, 2021 18:09:17 pm

Last Seen: Oct 02, 2021 18:09:17 pm

IP Address: n/a

Q1. Your comments:

Please do not have the cannabis retail store here. This highly affect the community around. Currently it is a quite and safe region. I believe that if we have the cannabis store here, it is going to increase the crime rate in our neighborhood.

Q2. Street address

s.22(1)

Vancouver

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 16

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 02, 2021 20:01:13 pm

Last Seen: Oct 02, 2021 20:01:13 pm

IP Address: n/a

Q1. Your comments:

I absolutely oppose to having a cannabis shop right here on Kingsway We already have 2 of this shops in close proximity to this new proposal. It will be bad for the teenagers in our building and community. The cannabis is the start to the opioid use that is causing so much death among our youth. NO NO Thanks.

Q2. Street address

s.22(1) Vancouver Bc.

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 17

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 03, 2021 10:50:29 am

Last Seen: Oct 03, 2021 10:50:29 am

IP Address: n/a

Q1. Your comments:

My wife and I are s.22(1) and are very opposed to a cannabis development close to our residence.

Q2. Street address

s.22(1) Vancouver

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 18

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 03, 2021 15:08:29 pm

Last Seen: Oct 03, 2021 15:08:29 pm

IP Address: n/a

Q1. Your comments:

I disapprove, we need better well-being facilities, gyms, hardware stores, etc Everything but a cannabis shop

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 19

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 03, 2021 15:12:11 pm

Last Seen: Oct 03, 2021 15:12:11 pm

IP Address: n/a

Q1. Your comments:

I oppose to this. We need more wellbeing stores(gyms, hardware stores) not cannabis.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 20

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 05, 2021 11:15:02 am

Last Seen: Oct 05, 2021 18:42:47 pm

IP Address: s.22(1)

Q1. Your comments:

My Name is s.22(1) and I live at s.22(1) I do not approve the proposed cannabis store application. Below are the reasons why I don't think it should be approved. 1) There is an early learning center "Peebles and Piaget" located 70 metres away. It is not an appropriate location for a cannabis store. It does not contribute to an educational environment or a wholesome community environment. 2) There is also the Collingwood Neighborhood House Annex located 500 metres away, another sensitive use. 3) There are several cannabis stores in close proximity #102-3596 Kingsway to and one already within 300 metres from this proposed site. more than enough to support the growing community. They are: I) 4Twenty Cannabis at 3441 Kingsway (300 metres away) II) Sunrise Cannabis at 2943 Kingsway (1.4 km away) III) Development Permit Issued DP-2019-00041 at 2580 Kingsway (2.1 Km away) IV) Development Permit Issued DP-2020-000191 at 2983 Rupert St (3.4 Km away) V) Development Permit issued DP-2017-000213 at 2267 Kingsway (2.7 Km away) VI) Development Permit issued DP-2019-000585 at 2076 Kingsway (3.2 Km away) VII) Kingsway Cannabis at 2140 Kingsway (3.1 Km away) VIII) A bud Above Craft Boutique at 4914 Victoria drive (3.1 Km away) IX) Affinity cannabis store at 5403 Victoria drive (3.2 Km away) * Not to mention several other development permits issued and business license and development permit issued all within 5km of #102-3596 Kingsway, less than 5 minutes driving, 10 minutes by transit and 30 minutes walking. I respectfully ask that you deny this proposed cannabis store. Manny Thanks,

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 21

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 05, 2021 18:42:59 pm

Last Seen: Oct 06, 2021 01:45:18 am

IP Address: s.22(1)

Q1. Your comments:

It will impact our business negatively. People will avoid visiting our neighbour hood. We don't welcome their business!

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 22

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 05, 2021 20:58:55 pm

Last Seen: Oct 05, 2021 20:58:55 pm

IP Address: n/a

Q1. Your comments:

I'm concerned that this establishment will bring the wrong crowd or have more people in the surrounding area smoking cannabis. I'm also concerned that it will bring more people to smoke cannabis entrance to our building or entrance to our underground parking. The building I live on has a lot of children.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 23

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 06, 2021 20:28:57 pm

Last Seen: Oct 06, 2021 20:28:57 pm

IP Address: n/a

Q1. Your comments:

I strongly reject the idea of opening a cannabis retail store so close to my home. Cannabis can cause a lot of health and social problems. It can increase the chances of younger teen getting access to it which could have more problems in the future. In addition, cannabis has a terrible smell which affects the air quality of the area and could lead to other health problems such as second hand smoking and asthma especially for other adults.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 24

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 06, 2021 21:41:26 pm

Last Seen: Oct 06, 2021 21:41:26 pm

IP Address: n/a

Q1. Your comments:

I strongly oppose the opening of a cannabis retail store near my home s.22(1) and cannabis usage creates a strong smell that makes me want to throw up and lose my appetite. I believe opening one near me would decrease the air quality and cause more health issues

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 25

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 07, 2021 17:02:13 pm

Last Seen: Oct 07, 2021 17:02:13 pm

IP Address: n/a

Q1. Your comments:

Hi, I wish to register my concerns about having a cannabis store in my neighbourhood, Here exist a daycare centre next to the proposed cannabis store. And also the Central Park is 2 minutes walk and thus a risk to public safety. The safety of the people in this neighbourhood is my concern. There is also few existing cannabis stores in the area. Therefore I do not support this proposal. I hope my concerns are taken into consideration.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 26

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 07, 2021 18:32:10 pm

Last Seen: Oct 07, 2021 18:32:10 pm

IP Address: n/a

Q1. Your comments:

Disapprove of the application. Already another cannabis establishment down the block. Situated in proximity to residential area - smells will be concerning. Low income housing for homeless also being established down the block from the location - counterintuitive for the City of Vancouver to build a supportive low income housing for the homeless only then to establish a cannabis retailer next door.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 27

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 08, 2021 21:19:34 pm

Last Seen: Oct 08, 2021 21:19:34 pm

IP Address: n/a

Q1. Your comments:

There are already a few cannabis stores in the area, we do not need more popping up. I prefer to see something which adds value to the community and not something to enable you to get high.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 28

Login: s.22(1)

Email: s.22(1)

om

Responded At: Oct 08, 2021 22:14:39 pm

Last Seen: Oct 08, 2021 22:14:39 pm

IP Address: n/a

Q1. Your comments:

Absolute, must not happen. There is another one very close that address. We have one elementary school 2 blocks away. This is too danger from kids to old people.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 29

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 09, 2021 15:41:56 pm

Last Seen: Oct 09, 2021 15:41:56 pm

IP Address: n/a

Q1. Your comments:

Don't see any sort of harm.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 30

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 12, 2021 09:30:12 am

Last Seen: Oct 12, 2021 09:30:12 am

IP Address: n/a

Q1. Your comments:

I don't see any issue with this application that will affect our community

Q2. Street address

s.22(1)

Vancouver

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 31

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 13, 2021 01:29:15 am

Last Seen: Oct 14, 2021 07:52:15 am

IP Address: s.22(1)

Q1. Your comments:

(1) there has an existing store near our property, 4 Twenty Cannabis at 3439 Kingsway, Vancouver, B.C. , I don't know why they has applied the second Cannabis Retail Store near our property (2) if Craft Greenery Cannabis Ltd. applied a store at #102 -3596 Kingsway, It is not good. Because Pebbles and Piaget Early Learning school (for 10 months to 5 years old child) will next to this store, walking from 3439 Kingsway to Early Learning school only 3 minutes. The smoke from Cannabis is not good for child (3) In my property, sometimes I smelt the smoke of Cannabis from outside, we need to close all windows, the smelt made my husband and my daughter feel uncomfortable (4) if the store open from 10am to 9 pm, seven days a week, many people will go to this store from day to night, s.22(1) this is not safe to me and my family. I oppose Craft Greenery Cannabis Ltd applied the store near our building.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 32

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 13, 2021 14:11:44 pm

Last Seen: Oct 13, 2021 14:11:44 pm

IP Address: n/a

Q1. Your comments:

s.22(1) The smell of cannabis is already very strong in the area throughout most days and it is very bothering since I have marijuana allergy s.22(1) I'm afraid having a cannabis store so close to where I live will make the situation worse.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 33

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 13, 2021 14:24:52 pm

Last Seen: Oct 13, 2021 14:24:52 pm

IP Address: n/a

Q1. Your comments:

I am very against the opening of this cannabis store, and I know the many families with children and animals in our surrounding residential area feel the same. My wife in particular is very sensitive and has a bad reaction to Marijuana. She loves to spend most of her days s.22(1), but a lot of times the smell of marijuana will drive her back home. Even indoors she has to actively avoid the smell by shutting windows on some sides of the house. I feel her quality of life has been greatly affected by this and I hate seeing her struggle with this persistent issue everyday.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 34

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 13, 2021 22:44:41 pm

Last Seen: Oct 14, 2021 05:51:00 am

IP Address: s.22(1)

Q1. Your comments:

My name is s.22(1) I am writing as Strata Council President on behalf of council representing the owners of Lincoln Place located at 5818 Lincoln Street (Strata Plan LMS2866). We do not approve of the proposed cannabis store application. Below are the reasons why we don't think it should be approved. 1) Many families in our building have young children. Being in immediate proximity to a cannabis store is not good for their well being. 2) There is a daycare center "Pebbles and Piaget" located 70 metres away.. This is not an appropriate location for a cannabis store. It does not contribute to an educational or wholesome community environment. 3) There is also the Collingwood Neighbourhood House Annex located 500 metres away, another sensitive use. 4) There are several cannabis stores in close proximity #102-3596 Kingsway to and one already within 300 metres from this proposed site. more than enough to support the growing community. They are: I) 4Twenty Cannabis at 3441 Kingsway (300 metres away) II) Sunrise Cannabis at 2943 Kingsway (1.4 km away) III) Development Permit Issued DP-2019-00041 at 2580 Kingsway (2.1 Km away) IV) Development Permit Issued DP-2020-000191 at 2983 Rupert St (3.4 Km away) V) Development Permit issued DP-2017-000213 at 2267 Kingsway (2.7 Km away) VI) Development Permit issued DP-2019-000585 at 2076 Kingsway (3.2 Km away) VII) Kingsway Cannabis at 2140 Kingsway (3.1 Km away) VIII) A bud Above Craft Boutique at 4914 Victoria drive (3.1 Km away) IX) Affinity cannabis store at 5403 Victoria drive (3.2 Km away) * Not to mention several other development permits issued and business license and development permit issued all within 5km of #102-3596 Kingsway, less than 5 minutes driving, 10 minutes by transit and 30 minutes walking. We respectfully ask that you deny this proposed cannabis store. Regards, s.22(1) Strata Council President, LMS 2866

Q2. Street address 5818 Lincoln Street

Q3. Postal code Vancouver, BC, V5R4P7

Q4. Your overall position about the application: Opposed



Respondent No: 35

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 14, 2021 08:41:50 am

Last Seen: Oct 14, 2021 08:41:50 am

IP Address: n/a

Q1. Your comments:

The number of teenagers is high in this area, opening a cannabis shop is not a good idea.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 36

Login: s.22(1)

Email: s.22(1)

Responded At: Oct 20, 2021 17:59:04 pm

Last Seen: Oct 20, 2021 17:59:04 pm

IP Address: n/a

Q1. Your comments:

I feel like there is a growing amount of homeless people in the neighbourhood and this will attract more. I also don't want the neighbourhood smelling like weed. There are a lot of restaurants and having a cannabis store in the mix is odd. There's also a daycare on the same block. If they get approved then I'll be neighbour's with a church and a cannabis store. I'm not a fan.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed

NOTICE OF DEVELOPMENT APPLICATION



**#102-3596 Kingsway
DP-2021-00784**

September 28, 2021

Craft Greenery Cannabis Ltd. has applied to the City of Vancouver for permission for interior alterations and to change the use, at the above-noted address, to a Cannabis Retail Store, consisting of:

- Approximately 1,085.0 sq. ft.
- Proposed hours of operation:
10 am to 9 pm, seven days a week

Under the site's existing C-2 zoning, the application is "conditional" so it may be permitted. However, it requires the decision of the Director of Planning.

We welcome your written comments on this application by **October 14, 2021**.

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



Contact **Claudia Hicks**, Project Coordinator at
604.871.6083 or **claudia.hicks@vancouver.ca**

From: "Mark Okoth" <mark@abantu.com>
To: "Hicks, Claudia" <claudia.hicks@vancouver.ca>
Date: 9/27/2021 4:30:07 PM
Subject: [EXT] Re: 3596 Kingsway mounted DP Signage
Attachments: 3596 Kingsway DP-2021-00784 Signage Sept 27 2021.jpg

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 Claudia

Hope that you had a good weekend.
I got this email from Robin this morning.

I have gone ahead and mounted the signage on the inside of the front window. I have attached a photo for you to see.

If you could let me know if this location will be okay for the signage that would be great. Also if you are able to let us know what the next steps will be during this application process that would be great. This is my first time dealing with this type of thing.

Thank you very much for all your help.
Have a good rest of the day:)

Mark Okoth - Director
Craft Greenery Cannabis

3596 Kingsway
Vancouver BC V5R-5L7
s.22(1)

Hey Mark,

See below. Does this answer your question?

From: Hicks, Claudia <claudia.hicks@vancouver.ca>
Sent: September 27, 2021 11:00 AM
To: Robin Plessl <robin@sukiccreativestudio.com>
Subject: Kingsway

Hi Robin,

Mark called about the sign placement. (Sorry there seems to be an issue with my Jabber). In any case, please have the sign facing Kingsway. It can be free standing on private property, but it looks like a window will be temporarily lost - however it has to be visible from Kingsway.

With thanks,

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083

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From: "Hicks, Claudia" <claudia.hicks@vancouver.ca>
To: "Kim, Jennifer (DBL)" <Jennifer.Kim@vancouver.ca>
Date: 10/15/2021 7:18:32 AM
Subject: FW: [EXT] Objection to DP-2021-00784 Craft Greenery Cannabis Ltd. interior alternations & change of use
Attachments: cov objection to craft greenery cannabis application.pdf

Good morning Jennifer,
Response for 3596 Kingsway
With thanks,
Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: P M <pm@goodrichrealty.com>
Sent: Thursday, October 14, 2021 7:05 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Objection to DP-2021-00784 Craft Greenery Cannabis Ltd. interior alternations & change of use

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.

Pls find attached our objection from residents and businesses in this area.

Thank you,

Goodrich Realty Property Management Team

Goodrich Realty Inc.
Tel: 604 873 4811
Email: pm@goodrichrealty.com
110 - 4395 Fraser Street,
Vancouver BC V5V 4G4



Date: October 14, 2021
To: claudia.hicks@vancouver.ca
From: Goodrich Realty Inc.
Re: **Objection to DP-2021-00784 Craft Greenery Cannabis Ltd.
interior alternations & change of use at 102 3596 Kingsway**

We represent total of 44 residents and businesses at 3515 Kingsway, 3523-3529 Kingsway, 3551 Kingsway, 3601-3605 Kingsway.

We are writing to the City of Vancouver with our **STRONG OBJECTION TO**
DP-2021-00784 Craft Greenery Cannabis Ltd.
interior alternations & change of use at 102 3596 Kingsway

As a long time property manager, we have experienced the destroying of residential neighbourhood and small businesses by Cannabis Stores, their irresponsible business practices to allow loitering of people around their stores, and not adhering to the laws. We have found in the past Cannabis Stores in the neighbourhood which will sell to anyone who comes into the store without proper doctor prescription or identification.

The Cannabis Stores bring with them loitering, break-ins, destroying of property, threats to the safety and well being of residents and small businesses in the area. It is a constant handling against damage to building property, personal property, littering, homeless setting up tents and living quarters on properties, cleaning of feces and garbage, disturbances, etc. They put children at risk, they result in an unsafe living environment for families with children and vulnerable elderly people, they destroy the small businesses in the area when people are afraid to go near unsafe environment with people loitering around and dangerous conditions which are being brought in by the Cannabis Stores.

On behalf of the residents and small businesses, we **OBJECT TO** **DP-2021-00784 Craft Greenery Cannabis Ltd.**
interior alternations & change of use at 102 3596 Kingsway

Thank you in advance to your attention and consideration.

Yours sincerely,

D Louie

Property Manager

From: "CHRISTIE, John" <john.christie@vpd.ca>
To: "Hicks, Claudia" <claudia.hicks@vancouver.ca>
Date: 11/3/2021 1:07:53 PM
Subject: RE: 3596 Kingsway - DP-2021-00784

Hi Claudia, the VPD does have concerns with this application as Collingwood Annex is within the 300 meter buffer zone.

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

VANCOUVER POLICE DEPARTMENT |

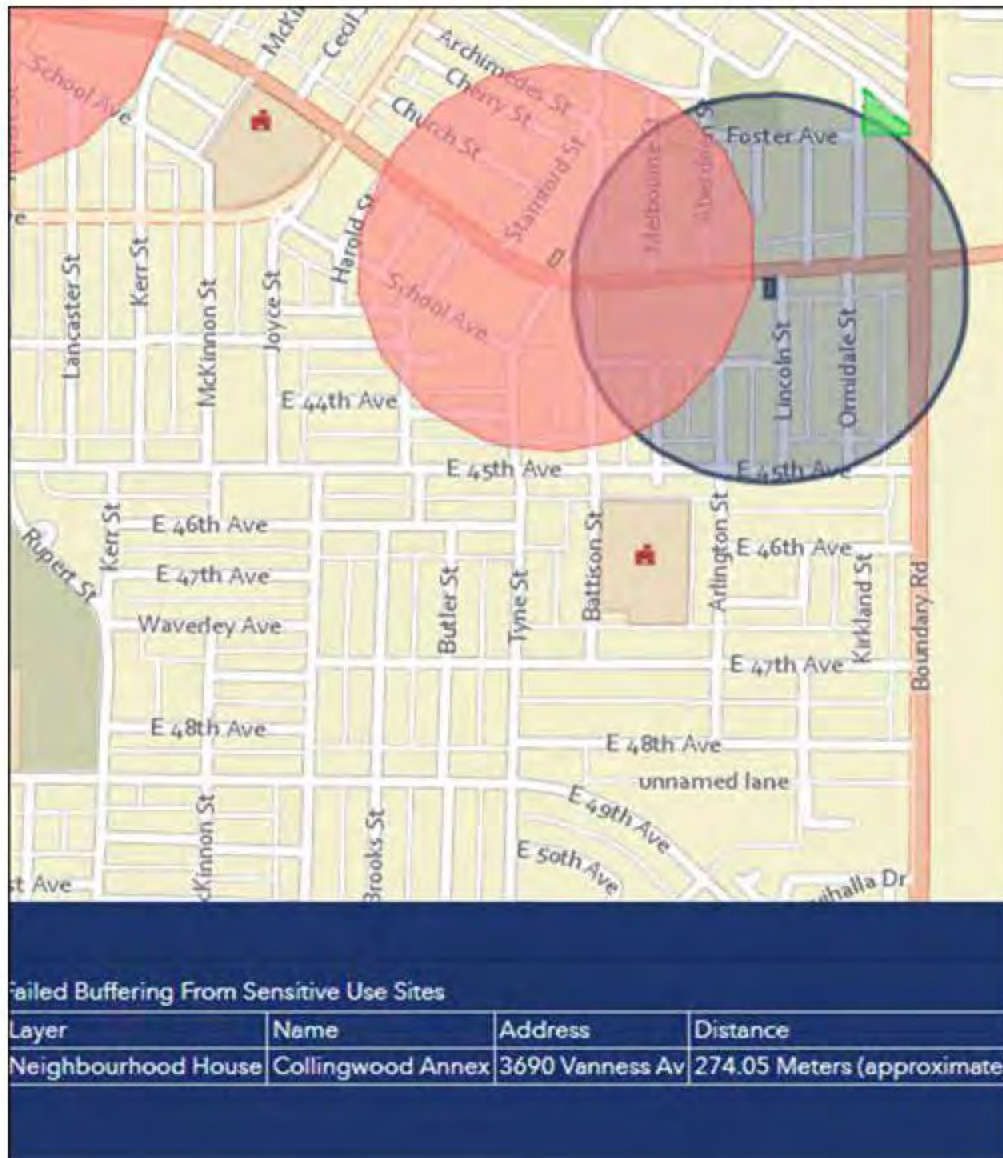
Beyond the Call

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From: Hicks, Claudia <claudia.hicks@vancouver.ca>
Sent: Tuesday, November 2, 2021 1:05 PM
To: CHRISTIE, John <john.christie@vpd.ca>
Subject: 3596 Kingsway - DP-2021-00784

Hi John,
Could you please let me know if you have any concerns in regards to the above-noted Cannabis Retail operation?



With thanks,
Claudia Hicks
 Project Coordinator - Development Review Branch
 Development, Buildings & Licensing
 604.871.6083



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RECOMMENDATION TO DOP

Nov 5/21

ACCEPT --- ☐

REFUSE --- ✕

ADDRESS:

3596 Kingsway

PERMIT NUMBER:

DP-2021-00784

RECOMMENDATION TO:

M. So

Manager/Supervisor Name

FROM:

C. Hicks

Staff Initials

RECOMMENDATION SUMMARY:

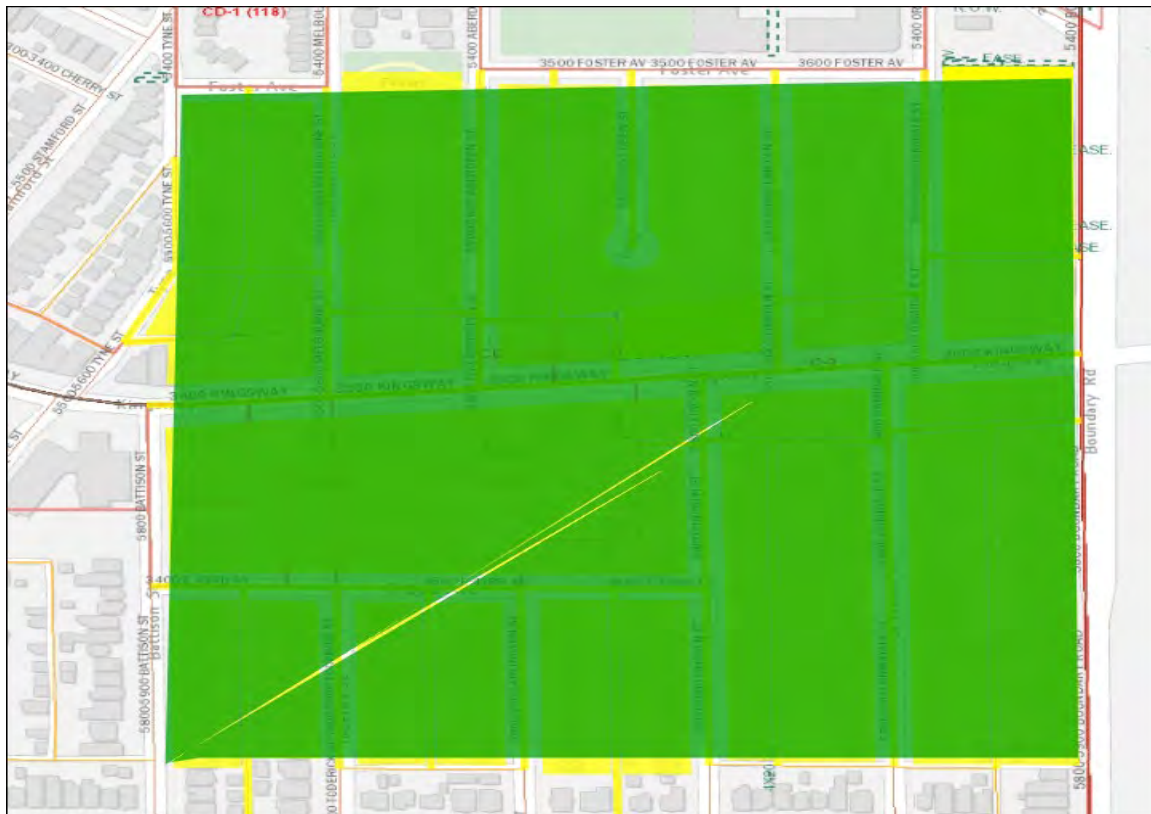
I would recommend REFUSAL for interior alterations and change of use of approximately 1085.0 square feet from Commercial Retail to a Cannabis Retail Store.

SPECIAL DEPARTMENTAL NOTES:

1. No review required per VBBL
2. Social Policy – too close to Neighbourhood House – otherwise no concerns
3. VPD – non-support – too close to Neighbourhood House
4. Cleared by Engineering

NOTIFICATION SUMMARY: Yes -required

Notification Area:



Site Sign: Yes **Install Date:** September 27, 2021

Postcards: Yes **Send Date:** September 28, 2021 **Number:** #1132
Expiry Date: October 13, 2021

Results of Notification:

Responses: 36 **Objections:** 33 **In Favour:** 3 **Petition(s):** N/A

Goodrich Realty:

"We represent total of 44 residents and businesses at 3515 Kingsway, 3523-2539 Kingsway, 3551Kingsway, 3601-3605 Kingsway. We are writing to the City of Vancouver with our strong objection to DP-2021-00784 Craft Greenery Cannabis Ltd., interior alterations and change of use at 102-3596 Kingsway."

Strata Council President (Lincoln Place located at 5818 Lincoln Street):

"On behalf of council representing the owners of Lincoln Place located at 5818 Lincoln Street (Strata Plan LMS2866). We do not approve of the proposed cannabis store application."

Summary of Responses:

Opposed:

- Bad odours
- Already enough Cannabis Stores in area
- Too close to the neighbourhood house, daycare and pre-school
- Prefer to see use that adds to the community
- Too close to where low income housing is being built
- Risk to public safety, park 2 blocks away
- Decrease air quality from smoke
- Causes health and social problems
- Attract the wrong crowd, increase in crime, loitering
- Bad for teenagers in the area
- Expose children to pot
- Would like more welcoming storefronts and family friendly
- More of a residential area

Support:

- Don't see any issues with the application affecting the community
- Fine by me

There were 33 separate objections received (pls see Notification Map under Documents) and one letter from the Strata Manager of 3515 Kingsway, 3523-2539 Kingsway, 3551Kingsway, 3601-3605 Kingsway, representing 44 business owners and residents opposed to the proposal. There were 3 responses in favour.

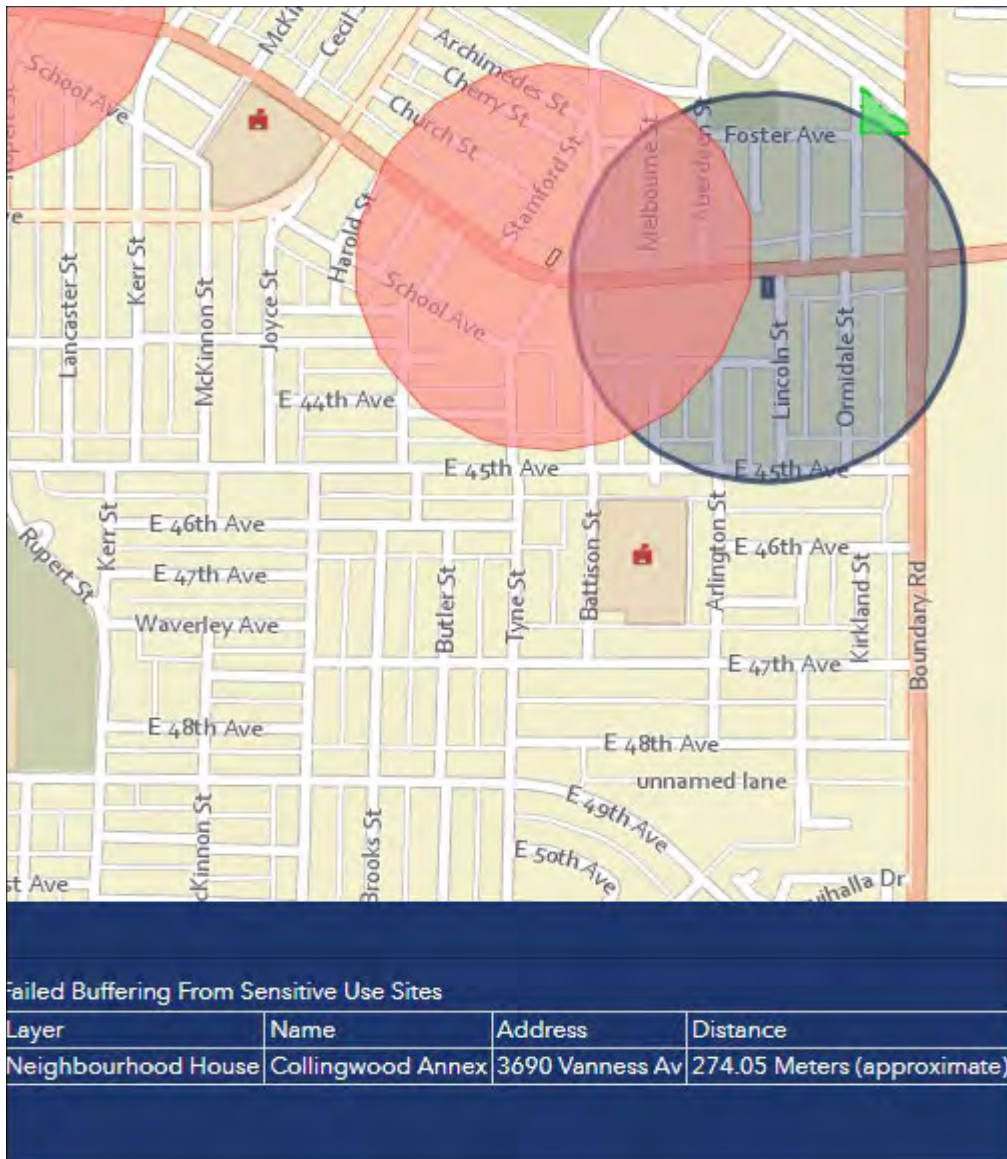
HISTORY:

BP-2021-02220 – under review

Interior alteration only to demise the existing retail store on the first floor of this 2-storey mixed use (retail and residential) building into 2 retails stores creating new vestibule at front and a common corridor at rear.

TECHNICAL REVIEW:

3596 KINGSWAY	V5R 5L7	Retail Dealer	Other	Issued	21		N/A
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Parking & Loading & Bicycle Calculation Details:

No change Retail to Retail

APPLICABLE SECTION 10 & 11 REGULATIONS:

Section 11.6

ADDITIONAL REGULATIONS & REQUIREMENTS:

Cannabis Guidelines near youth facilities

TECHNICAL CALCULATION DETAILS:

Cannabis Retail conditional use in C-2

No change in pkg/loading/bicycle spaces (Retail to Retail)

Application does not meet Section 11.6.2 (b) of the Zoning and Development By-law:

Location is within 300m of the nearest property line of a site containing a school-elementary or secondary, or community centre or neighbourhood house.

(Neighbourhood House - Collingwood Annex - 3690 Vanness Avenue approximately 274.05m from site)

Recommend REFUSAL for the following reasons:

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

November 25, 2021

Robin Plessl

s.22(1)

**RE 3596 Kingsway
Development Application Number DP-2021-00784**

Please be advised that the Director of Planning has Refused DP-2021-00784 on November 24, 2021, for the following reason(s):

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

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

Yours truly,



Claudia Hicks
claudia.hicks@vancouver.ca
(604) 871-6083