

File No.: 04-1000-20-2022-060

February 25, 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 February 2, 2022 under the ***Freedom of Information and Protection of Privacy Act, (the Act)***, for:

**Records regarding the refusal of DP-2021-00776 including opposition letters. Date range: November 1, 2021 to January 31, 2022**

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

[http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00)

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

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2022-060); 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](mailto:cobi.falconer@vancouver.ca)

453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at [foi@vancouver.ca](mailto:foi@vancouver.ca) and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604-873-7407.

Encl. (Response package)

:ku

**From:** s.22(1)  
**To:** "Toronchuk, Jonathan" <Jonathan.Toronchuk@vancouver.ca>  
**Date:** 11/20/2021 1:34:27 PM  
**Subject:** [EXT] About 887 Great Northern Way - DP-2021-00776

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

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Hello,

I'm a resident at a nearby building and I have some concerns about opening a liquor store right in front of a park where kids play and close to a kindergarten school on the other side of the park. It doesn't seem appropriate.

Another issue is the consumption of alcohol in the park. I know that in English bay, people buy alcohol at the nearest liquor store that is just one block away from the beach and go sit and drink at the beach. That happens until late at night and it seems to be a problem for nearby residents.

It would be ideal if the developer could find a location that is not so close to a park.

Thank you,

s.22(1)

**From:** "Shape Your City" <ShapeYourCity@vancouver.ca>  
**To:** "Toronchuk, Jonathan" <Jonathan.Toronchuk@vancouver.ca>  
**Date:** 11/28/2021 4:59:02 PM  
**Subject:** [EXT] s.22(1) completed a comment form for 887 Great Northern Way (DP-2021-00776) development application

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s.22(1) completed a comment form for 887 Great Northern Way (DP-2021-00776) development application . If you would like to respond, please reply to the individual directly via email.

#### Your comments:

To Whom it May Concern: Which means me and other residents in the area. I walk past "Dude Chilling Park" often to get a bit of exercise, I go to Kingsgate Mall, the Library & community Centre, which I had hoped would have had a pool, to get my haircut, drug store etc. I enjoy having Skytrain nearby. I have been in this hood for s.22(1) s.22(1) I own my apartment. I have watched it grow & looked fwd to it. When I first moved here I was scared to walk at night. I was asked in daylight hrs. if I knew where some drugs could be had. Hookers, on the corner of Broadway ... It has improved I must say. I don't mind people drinking in the park, I wish the hookers had a safe place /home with legit safety for them. I don't want the new bathrooms at China creek to become a cesspool for drunks. So that as a person that wants to enjoy the park on a beautiful sunny day, I don't want to smell urine around the outside of them, or toilet paper or tampons clogging the toilets. I have been to the Commercial Dr. bathrooms & they got sketchy fast after the build. I don't want to see the garbage from drunk people's parties. I don't want to see the new building defaced with graffiti. I am happy with some of the improvements of the park, I think it could use 2 sets of stairs though. I feel a liquor store wouldn't be a grand idea for our neighbourhood. Sincerely s.22(1) s.22(1) Vancouver

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#### Street address

s.22(1)

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#### Postal code

Vancouver, BC, s.22(1)

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**Your overall position about the application:**

Opposed

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**From:** "Shape Your City" <ShapeYourCity@vancouver.ca>  
**To:** "Toronchuk, Jonathan" <Jonathan.Toronchuk@vancouver.ca>  
**Date:** 11/19/2021 6:19:55 PM  
**Subject:** [EXT] s.22(1) completed a comment form for 887 Great Northern Way (DP-2021-00776) development application

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s.22(1) completed a comment form for 887 Great Northern Way (DP-2021-00776) development application . If you would like to respond, please reply to the individual directly via email.

**Your comments:**

I am in favour of this application

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**Street address**

s.22(1)

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**Postal code**

Vancouver, BC, s.22(1)

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**Your overall position about the application:**

Support

---

**From:** "Shape Your City" <ShapeYourCity@vancouver.ca>  
**To:** "Toronchuk, Jonathan" <Jonathan.Toronchuk@vancouver.ca>  
**Date:** 11/19/2021 10:43:25 AM  
**Subject:** [EXT] s.22(1) completed a comment form for 887 Great Northern Way (DP-2021-00776) development application

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s.22(1) completed a comment form for 887 Great Northern Way (DP-2021-00776) development application . If you would like to respond, please reply to the individual directly via email.

#### Your comments:

I believe that this is a good decision that will better support the people that will live and work around the VCC and Emily Carr area, especially as more tech companies move in around it.

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#### Street address

s.22(1)

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#### Postal code

Vancouver, BC, s.22(1)

---

#### Your overall position about the application:

Support

---

**From:** "Shape Your City" <ShapeYourCity@vancouver.ca>  
**To:** "Toronchuk, Jonathan" <Jonathan.Toronchuk@vancouver.ca>  
**Date:** 11/18/2021 10:23:26 PM  
**Subject:** [EXT] s.22(1) completed a comment form for 887 Great Northern Way (DP-2021-00776) development application

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s.22(1) completed a comment form for 887 Great Northern Way (DP-2021-00776) development application . If you would like to respond, please reply to the individual directly via email.

**Your comments:**

All for this new addition to the neighbourhood!

---

**Street address**

s.22(1)

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**Postal code**

Vancouver, BC, s.22(1)

---

**Your overall position about the application:**

Support

---



**From:** "Shape Your City" <ShapeYourCity@vancouver.ca>  
**To:** "Toronchuk, Jonathan" <Jonathan.Toronchuk@vancouver.ca>  
**Date:** 11/19/2021 3:11:01 PM  
**Subject:** [EXT] s.22(1) completed a comment form for 887 Great Northern Way (DP-2021-00776) development application

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s.22(1) completed a comment form for 887 Great Northern Way (DP-2021-00776) development application . If you would like to respond, please reply to the individual directly via email.

**Your comments:**

This is a much needed addition to the area. My family fully supports this.

---

**Street address**

s.22(1)

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**Postal code**

Vancouver, BC, s.22(1)

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**Your overall position about the application:**

Support

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**From:** "Shape Your City" <ShapeYourCity@vancouver.ca>  
**To:** "Toronchuk, Jonathan" <Jonathan.Toronchuk@vancouver.ca>  
**Date:** 11/19/2021 7:46:03 PM  
**Subject:** [EXT] s.22(1) completed a comment form for 887 Great Northern Way (DP-2021-00776) development application

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s.22(1) completed a comment form for 887 Great Northern Way (DP-2021-00776) development application . If you would like to respond, please reply to the individual directly via email.

**Your comments:**

I support this development opportunity and look forward to shopping here.

---

**Street address**

s.22(1)

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**Postal code**

Vancouver, BC, s.22(1)

---

**Your overall position about the application:**

Support

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**From:** "Shape Your City" <ShapeYourCity@vancouver.ca>  
**To:** "Toronchuk, Jonathan" <Jonathan.Toronchuk@vancouver.ca>  
**Date:** 11/17/2021 11:59:34 AM  
**Subject:** [EXT] s.22(1) completed a comment form for 887 Great Northern Way (DP-2021-00776) development application

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s.22(1) completed a comment form for 887 Great Northern Way (DP-2021-00776) development application . If you would like to respond, please reply to the individual directly via email.

**Your comments:**

Fully support. We need more liquor retail options in this part of the city.

---

**Street address**

s.22(1)

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**Postal code**

Vancouver, BC, s.22(1)

---

**Your overall position about the application:**

Support

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**From:** "Shape Your City" <ShapeYourCity@vancouver.ca>  
**To:** "Toronchuk, Jonathan" <Jonathan.Toronchuk@vancouver.ca>  
**Date:** 11/19/2021 5:15:23 PM  
**Subject:** [EXT] s.22(1) completed a comment form for 887 Great Northern Way (DP-2021-00776) development application

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s.22(1) completed a comment form for 887 Great Northern Way (DP-2021-00776) development application . If you would like to respond, please reply to the individual directly via email.

**Your comments:**

Perfect location for something like this!

---

**Street address**

s.22(1) surrey

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**Postal code**

Surrey, BC, s.22(1)

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**Your overall position about the application:**

Support

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**From:** "Shape Your City" <ShapeYourCity@vancouver.ca>  
**To:** "Toronchuk, Jonathan" <Jonathan.Toronchuk@vancouver.ca>  
**Date:** 11/21/2021 4:51:28 PM  
**Subject:** [EXT] s.22(1) completed a comment form for 887 Great Northern Way (DP-2021-00776) development application

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s.22(1) completed a comment form for 887 Great Northern Way (DP-2021-00776) development application . If you would like to respond, please reply to the individual directly via email.

**Your comments:**

There haven't been as many empties and broken glass bottles at China creek since the update to the playground and bathroom. It would be a shame to turn such a great park into another drunk park (like Dude Chilling).

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**Street address**

s.22(1)

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**Postal code**

Vancouver, BC, s.22(1)

---

**Your overall position about the application:**

Opposed

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**From:** "Shape Your City" <ShapeYourCity@vancouver.ca>  
**To:** "Toronchuk, Jonathan" <Jonathan.Toronchuk@vancouver.ca>  
**Date:** 11/19/2021 3:13:05 PM  
**Subject:** [EXT] s.22(1) completed a comment form for 887 Great Northern Way (DP-2021-00776) development application

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s.22(1) completed a comment form for 887 Great Northern Way (DP-2021-00776) development application . If you would like to respond, please reply to the individual directly via email.

**Your comments:**

Fully support new business in the area.

---

**Street address**

s.22(1)

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**Postal code**

Vancouver, BC, s.22(1)

---

**Your overall position about the application:**

Support

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**From:** "Shape Your City" <ShapeYourCity@vancouver.ca>  
**To:** "Toronchuk, Jonathan" <Jonathan.Toronchuk@vancouver.ca>  
**Date:** 11/19/2021 6:02:00 PM  
**Subject:** [EXT] s.22(1) completed a comment form for 887 Great Northern Way (DP-2021-00776) development application

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s.22(1) completed a comment form for 887 Great Northern Way (DP-2021-00776) development application . If you would like to respond, please reply to the individual directly via email.

**Your comments:**

Would be a great addition to the neighborhood

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**Street address**

s.22(1)

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**Postal code**

Vancouver, BC, s.22(1)

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**Your overall position about the application:**

Support

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## Survey Responses

18 February 2020 - 20 January 2022

# 887 Great Northern Way development application comments

## Shape Your City Vancouver

Project: 887 Great Northern Way (DP-2021-00776) development application



VISITORS					
21					
CONTRIBUTORS			RESPONSES		
11			11		
2	9	0	2	9	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



**Respondent No:** 1

**Login:** s.22(1)

**Email:**

**Responded At:** Nov 17, 2021 11:59:32 am

**Last Seen:** Nov 17, 2021 19:59:33 pm

**IP Address:** s.22(1)

**Q1. Your comments:**

Fully support. We need more liquor retail options in this part of the city.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

**Q4. Your overall position about the application:**

Support



**Respondent No:** 2

**Login:** s.22(1)

**Email:**

**Responded At:** Nov 18, 2021 22:23:25 pm

**Last Seen:** Nov 19, 2021 06:23:26 am

**IP Address:** s.22(1)

**Q1. Your comments:**

All for this new addition to the neighbourhood!

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

**Q4. Your overall position about the application:**

Support





**Respondent No:** 3

**Login:** s.22(1)

**Email:**

**Responded At:** Nov 19, 2021 10:43:25 am

**Last Seen:** Nov 19, 2021 10:43:25 am

**IP Address:** n/a

**Q1. Your comments:**

I believe that this is a good decision that will better support the people that will live and work around the VCC and Emily Carr area, especially as more tech companies move in around it.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

**Q4. Your overall position about the application:**

Support



**Respondent No:** 4

**Login:** s.22(1)

**Email:**

**Responded At:** Nov 19, 2021 15:11:00 pm

**Last Seen:** Nov 19, 2021 15:11:00 pm

**IP Address:** n/a

**Q1. Your comments:**

This is a much needed addition to the area. My family fully supports this.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

**Q4. Your overall position about the application:**

Support



**Respondent No:** 5

**Login:** s.22(1)

**Email:**

**Responded At:** Nov 19, 2021 15:13:04 pm

**Last Seen:** Nov 19, 2021 15:13:04 pm

**IP Address:** n/a

**Q1. Your comments:**

Fully support new business in the area.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

**Q4. Your overall position about the application:**

Support



**Respondent No:** 6

**Login:** s.22(1)

**Email:**

**Responded At:** Nov 19, 2021 17:15:22 pm

**Last Seen:** Nov 19, 2021 17:15:22 pm

**IP Address:** n/a

**Q1. Your comments:**

Perfect location for something like this!

**Q2. Street address**

s.22(1) surrey

**Q3. Postal code**

Surrey, BC, s.22(1)

**Q4. Your overall position about the application:**

Support



**Respondent No:** 7

**Login:** s.22(1)

**Email:**

**Responded At:** Nov 19, 2021 18:01:59 pm

**Last Seen:** Nov 19, 2021 18:01:59 pm

**IP Address:** n/a

**Q1. Your comments:**

Would be a great addition to the neighborhood

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

**Q4. Your overall position about the application:**

Support





**Respondent No:** 8

**Login:** 5.22(1)

**Email:**

**Responded At:** Nov 19, 2021 18:19:54 pm

**Last Seen:** Nov 19, 2021 18:19:54 pm

**IP Address:** n/a

**Q1. Your comments:**

I am in favour of this application

**Q2. Street address**

5.22(1)

**Q3. Postal code**

Vancouver, BC

5.22(1)

**Q4. Your overall position about the application:**

Support



**Respondent No:** 9

**Login:** s.22(1)

**Email:**

**Responded At:** Nov 19, 2021 19:46:02 pm

**Last Seen:** Nov 19, 2021 19:46:02 pm

**IP Address:** n/a

**Q1. Your comments:**

I support this development opportunity and look forward to shopping here.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

**Q4. Your overall position about the application:**

Support



**Respondent No:** 10

**Login:** s.22(1)

**Email:**

**Responded At:** Nov 21, 2021 16:51:27 pm

**Last Seen:** Nov 21, 2021 16:51:27 pm

**IP Address:** n/a

**Q1. Your comments:**

There haven't been as many empties and broken glass bottles at China creek since the update to the playground and bathroom. It would be a shame to turn such a great park into another drunk park (like Dude Chilling).

**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:**

**Responded At:** Nov 28, 2021 16:59:01 pm

**Last Seen:** Nov 28, 2021 16:59:01 pm

**IP Address:** n/a

**Q1. Your comments:**

To Whom it May Concern: Which means me and other residents in the area. I walk past "Dude Chilling Park" often to get a bit of exercise, I go to Kingsgate Mall, the Library & community Centre, which I had hoped would have had a pool, to get my haircut, drug store etc. I enjoy having Skytrain nearby. I have been in this hood for s.22(1) I own my apartment. I have watched it grow & looked fwd to it. When I first moved here I was scared to walk at night. I was asked in daylight hrs. if I knew where some drugs could be had. Hookers, on the corner of Broadway ... It has improved I must say. I don't mind people drinking in the park, I wish the hookers had a safe place/home with legit safety for them. I don't want the new bathrooms at China creek to become a cesspool for drunks. So that as a person that wants to enjoy the park on a beautiful sunny day, I don't want to smell urine around the outside of them, or toilet paper or tampons clogging the toilets. I have been to the Commercial Dr. bathrooms & they got sketchy fast after the build. I don't want to see the garbage from drunk people's parties. I don't want to see the new building defaced with graffiti. I am happy with some of the improvements of the park, I think it could use 2 sets of stairs though. I feel a liquor store wouldn't be a grand idea for our neighbourhood. Sincerely s.22(1)  
s.22(1) Vancouver

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

**Q4. Your overall position about the application:**

Opposed

# Project Report

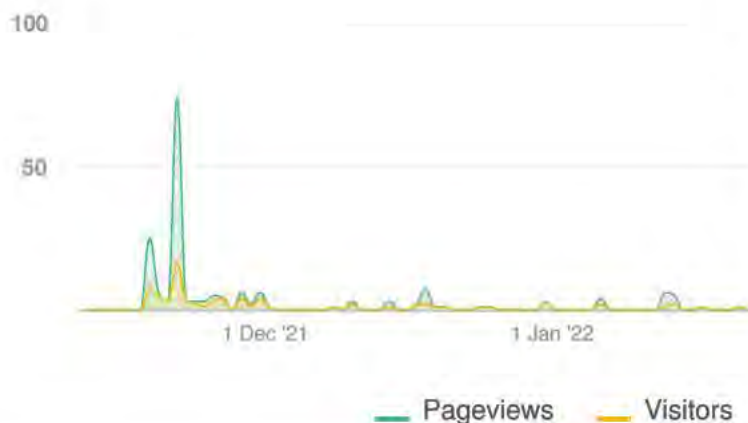
18 February 2020 - 20 January 2022

## Shape Your City Vancouver

887 Great Northern Way (DP-2021-00776)  
development application



### Visitors Summary



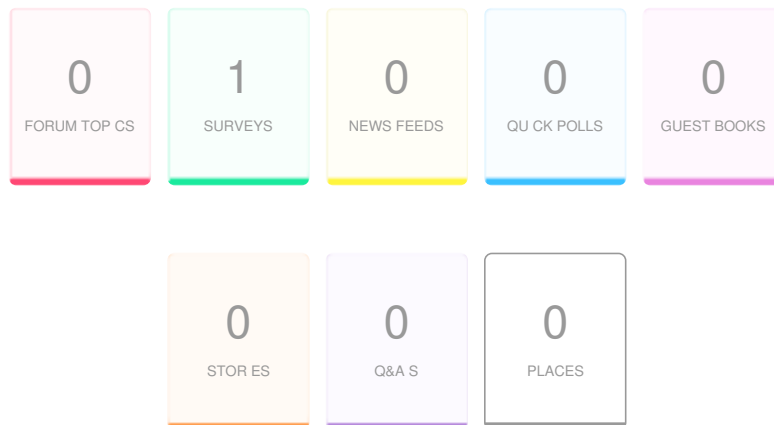
### Highlights

TOTAL VISITS	92	MAX VISITORS PER DAY	16
NEW REGISTRATIONS	0	ENGAGED VISITORS	11
		INFORMED VISITORS	33
		AWARE VISITORS	77

Aware Participants	77	Engaged Participants	11
Aware Actions Performed	Participants	Engaged Actions Performed	RegisteredUnverifiedAnonymous
Visited a Project or Tool Page	77		
Informed Participants	33	Contributed on Forums	000
Informed Actions Performed	Participants	Participated in Surveys	290
Viewed a video	0	Contributed to Newsfeeds	000
Viewed a photo	0	Participated in Quick Polls	000
Downloaded a document	17	Posted on Guestbooks	000
Visited the Key Dates page	1	Contributed to Stories	000
Visited an FAQ list Page	0	Asked Questions	000
Visited Instagram Page	0	Placed Pins on Places	000
Visited Multiple Project Pages	17	Contributed to Ideas	000
Contributed to a tool (engaged)	11		

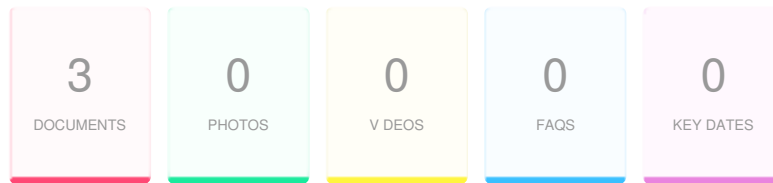


## ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	887 Great Northern Way development application comments	Published	2	2	9	0

## INFORMATION WIDGET SUMMARY



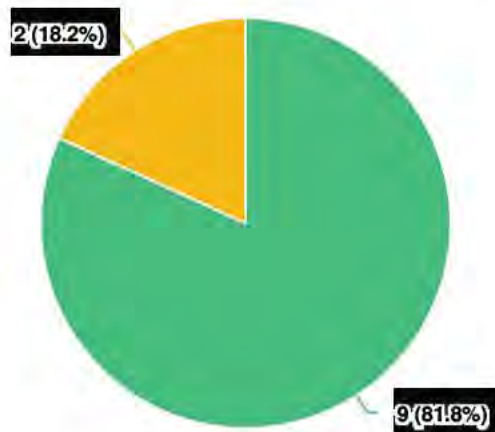
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Operational letter	2	5
Document	Site plan		2
Document	Notification postcard	6	6
Key Dates	Key Date		

## ENGAGEMENT TOOL: SURVEY TOOL

### 887 Great Northern Way development application comments

Visitors <b>21</b>	Contributors <b>11</b>	CONTRIBUTIONS <b>11</b>
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Your overall position about the application:



#### Question options

● Support ● Opposed

Optional question (11 response(s), 0 skipped)

Question type: Dropdown Question

**RECOMMENDATION TO DOP**

January 13, 2022

ACCEPT --- ☐

REFUSE --- ✕

**ADDRESS:**

895 GREAT NORTHERN WAY, Vancouver, BC V5T 4T5

**PERMIT NUMBER:**

DP-2021-00776

**RECOMMENDATION TO:**

Mandy So &amp; Joe Bosnjak

**FROM:**

JT

Manager/Supervisor Name

Staff Initials

**RECOMMENDATION SUMMARY:**

I would recommend REFUSAL for interior alterations and to change the use of approximately 2295 square feet from a Retail Store (units #4 and #5) to a Retail Type-2 Liquor Store in this existing mixed use building.

**Refusal based on the following items:**

- Due to nonconformance with the following Liquor Store Guidelines:
  - **3 Location and Number of Stores**
    - Proposed location is not within an identified Local Shipping Area
  - **4 Separation from Family oriented uses**
    - Proposed location is within 150 m of a park (China Creek North)
- Objections have been received from neighbouring property owners
  - opposition responses indicate concern for China Creek park (located across the street) to become a location for alcohol consumption and result in damages/safety concerns.

**Comments (if application were to be approved):**

Applicant to provide (prior to any permit issuance):

- Provision of the final digital plans to be **digitally signed and sealed by a registered architect.**

(Note to Applicant: Reference the following AIBC link for Electronic Seals and Sealing Documents Remotely, Notarius Digital Seal information:

<https://aibc.ca/2020/04/electronic-seals-and-sealing-documents-remotely-notarius-discount/>)

Operational letter indicates hours are to be 9am-11pm 7days a week

**Please confirm term #8 on permit:**

*"Hours of operation are limited to: 9:00 a.m. to 11:00 p.m., seven (7) days a week."*

Change of use from Retail Store to Retail – Type 2 Liquor store:

- (< 300sqm) = No change to Parking requirements
- No change to Loading requirements
- No change to bicycle parking requirements
  - (1) Class A bicycle space is required (same as Retail Store)
  - Engineering Review note:

*Notes to PC:*

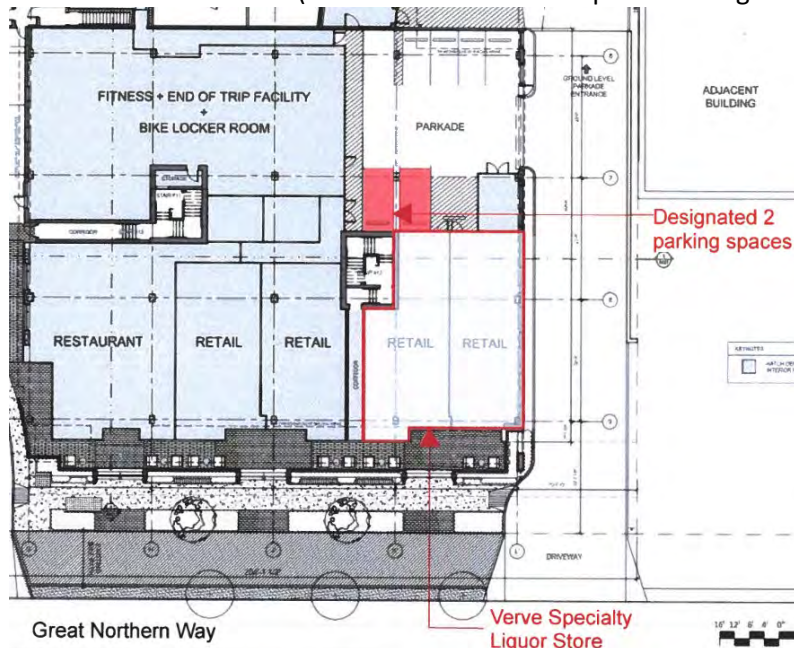
*If 1 Class A bicycle space and 1 end of trip clothing locker is required for this use, it could be accommodated back of house with stair free access from the vehicle parking (if bicycle parking and end of trip facilities are not already provided on site for the retail unit).*

*The Applicant should clarify if they have access to existing bicycle parking and loading facilities on site.*

- **Would the following notation on the plans suffice?**

*"access provided to existing end of trip facility & bike locker room"*

*(see screen shot of floor plan showing existing ETF + Bike locker room)*



**SPECIAL DEPARTMENTAL NOTES:**

Department	Note
Addressing	Address Review Complete 895 Great Northern Way - Retail Liquor Store
DRB	Accepted
BRB	Accepted – BRB courtesay review to be provided to applicant with decision
VPD	Accepted
Social Policy	Accepted
Engineering	Accepted - <i>with above note (bicycle parking and end of trip facilities)</i>

**NOTIFICATION SUMMARY:**

<b>Site Sign:</b>	Yes	<b>Install Date:</b>	November 15, 2021
<b>Post Cards:</b>	273 (2 US, 2 INTL and 269 CAN)	<b>Sent:</b>	November 16, 2021

### Results of Notification:

<b>Total:</b>	12	<b>Support:</b>	9	<b>Opposed:</b>	3	<b>Mixed:</b>	NA
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All (3) opposition responses indicate concern for China Creek park (located across the street) to become a location for alcohol consumption and result in damages/safety concerns.

## HISTORY:

(5) Storey Mixed Use Building  
Containing: Laboratory, General Office, Restaurant Class 1, Retail Shop

### Permit / Application Details:

Permit Number	Issue Date	Project Description
DE403462	1998.11.04	<p>Including the letter from Philips Wuori Long Inc, dated November 2, 1998, to construct a 5-storey, atop two levels of parking, laboratory/general office building in two phases, thereby permitting an increase in height and relaxing the rear yard regulation and number of standard-sized loading spaces.</p> <p>Phase 1 to be for three floors of laboratory (with accessory office) use;</p> <p>Phase 2 to be for five floors of laboratory and general office use.</p>
DP-2017-00687	2018.05.02	<p>Interior and exterior alterations, as follows:</p> <p>a) change the use of approx. 6,567 sq.ft from parking to retail at the ground floor, including re-design and relocation of a portion of the north west exterior wall;</p> <p>b) change the use of approx. 3,309 sq.ft. from parking to Amenity fitness centre at the ground floor (exclusive use by tenants);</p> <p>c) reconfigure remaining ground floor area for parking</p>



		spaces, bicycle room and end of trip facilities, thereby reducing overall parking by 43 spaces on site; d) change the use of approx. 7,338 sq.ft. from Amenity fitness centre to General Office at the first floor; and e) revised landscaping along Great Northern Way. in this existing five-storey laboratory/general office building.
DP-2018-00604	2018.11.02	Interior and exterior alterations to demise existing 3 CRUs to 5 units and change the use of approximately 2,152 sq.ft. from Retail to Restaurant Class 1 (existing CRU #1) including: increase of the overall Retail area by 29 sq.ft; reconfigure and increase the amenity area by 40 sq.ft; reduce Class A bicycle spaces by 7 and total parking spaces by 1; add a direct access to the bicycle parking room via the amenity space; change landscape and ground floor elevations to accommodate additional CRU entrances; relocate hot water tanks, provide direct access to existing waste and recycling room, and increase the existing water and recycling room in this existing mixed-use Laboratory/ Office/ Retail building on this site.
DP-2018-01006	2019.03.11	To update unit information, floor area, and parking for all existing uses on site. No work is being proposed under this permit.
DP-2019-00687	2019.09.03	Minor Amendment to Development Permit Number DP-2018-00604. permitting interior and exterior alterations including ground floor fitness centre amenity room layout, and generator room windows changed to ventilation louvres in the existing mixed-use Laboratory/ Office/ Retail building on this site, as shown on drawings A001, A011, A104, A203, A302, A303, A304, A402, L02, L03, L04, L06, LD01, and LD02 submitted by MCM Partnership, stamped received by this department on August 22, 2019, and now approved as a Minor Amendment to Development Permit Number DP-2018-00604.
DP-2021-00765	2021.11.24	To perform interior alterations to add an electrical closet on the ground floor, and generator room on level P1, in this existing mixed use building.
DB-2021-04538	2021.12.22	Structural modifications to the existing parkade levels to allow for the construction of new Broadway Subway line elevated guideway and piers.

**TECHNICAL REVIEW:**

Existing Retail Shops (units #4 and #5) – 2295 sq. ft.

Proposed Liquor Store - 2295 sq. ft.

Parking & Loading & Bicycle Calculation Details:

**Parking:**

As per **DP-2018-01006**

Type	Class	Category	Specifics	Permitt...	Existi...	Proposed	Units	Note
Item	DCL	Exemption	No Addi...					
Item	Parking/Loadi...	Bicycle	Class A	30.00	40.00	40.00		
Item	Parking/Loadi...	Bicycle	Class B	12.00	6.00	6.00		
Item	Parking/Loadi...	Loading	Class A	2.00	4.00	4.00		
Item	Parking/Loadi...	Loading	Class B	6.00	2.00	2.00		Existing relaxation
Item	Parking/Loadi...	Loading	Class C	2.00	0.00	0.00		Existing relaxation
Item	Parking/Loadi...	Parking	Total	263.00	293.00	293.00		

For entire development

As per **DP-2021-00765**

	Standard
Required	244
Existing	286

Parking required for this unit/use:

Per 4.2.5.3

	Standard
Required	2
provided	2

- Plans indicate (2) parking stalls are designated for the exclusive use of this store

**No changes to loading or bicycle**

**APPLICABLE SECTION 10 & 11 REGULATIONS:**

Section 11.19

**ADDITIONAL REGULATIONS & REQUIREMENTS:**

Liquor Store Guidelines

**TECHNICAL CALCULATION DETAILS:**

Application for a change of use to Liquor Store Type 2 at **887 Great Northern Way**.

As per the map below there are no other Cannabis stores, Liquor Stores, Schools, Small Pharmacy or community centres within the 150m Buffer zone. There is a Park (China Creek North Park) located within the 150m buffer zone.

