

File No.: 04-1000-20-2022-198

May 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 April 17, 2022 under the *Freedom of Information and Protection of Privacy Act, (the Act)*, for:

**Neighbourhood notification results for 1408 East 57th Avenue, DP-2021-00939. Date range: December 1, 2021 to March 31, 2022.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under Section 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 (#04-1000-20-2022-198); 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 604-871-6584.

Encl. (Response package)

:pm

# Survey Responses

18 February 2020 - 12 April 2022

## 1404 E 57th Ave development application comments

### Shape Your City Vancouver

Project: 1404 E 57th Ave (DP-2021-00939) development application



VISITORS					
7					
CONTRIBUTORS			RESPONSES		
3			3		
1	2	0	1	2	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



**Respondent No:** 1

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

**Email:**

**Responded At:** Jan 08, 2022 18:31:37 pm

**Last Seen:** Jan 09, 2022 02:22:05 am

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

**Q1. Your comments:**

I am a posing the issue because I think they might make it in to a cannabis site

**Q2. Street address**

s.22(1) Vancouver B.C

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Opposed



**Respondent No:** 2

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

**Email:**

**Responded At:** Jan 10, 2022 10:05:36 am

**Last Seen:** Jan 10, 2022 10:05:36 am

**IP Address:** n/a

**Q1. Your comments:**

Close to David Thompson high school. Traffic in knight and already a weed shop we don't need an expanded alcohol 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:** 3

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

**Email:**

**Responded At:** Jan 10, 2022 16:41:24 pm

**Last Seen:** Jan 10, 2022 16:41:24 pm

**IP Address:** n/a

**Q1. Your comments:**

Too close to elementary and secondary schools. Not enough parking in that corner, creating potential traffic congestion. I do NOT support the proposal of expanding the existing retail Liquor Store – Type 2 into the adjacent retail space by approximately 870 sq. ft. in the existing two-storey mixed-use building.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Opposed

# Project Report

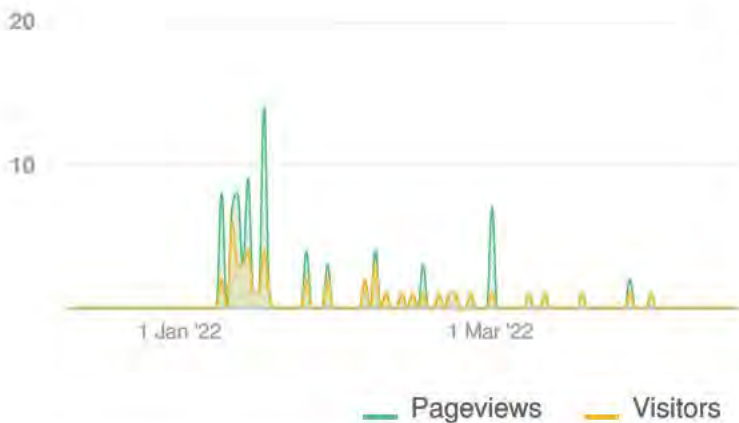
18 February 2020 - 12 April 2022

## Shape Your City Vancouver

### 1404 E 57th Ave (DP-2021-00939) development application



#### Visitors Summary

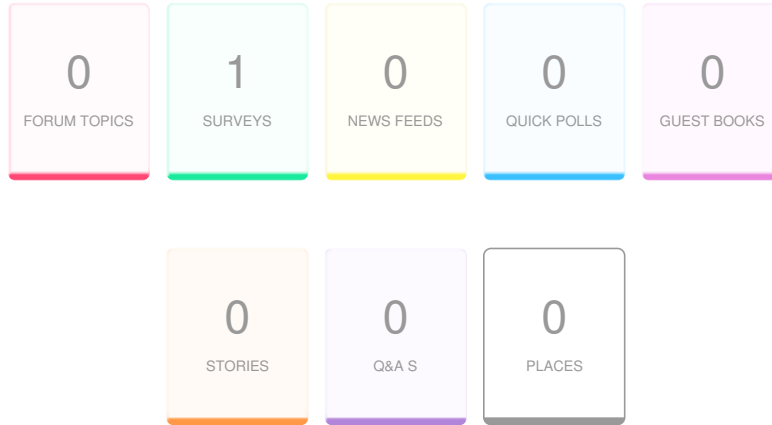


#### Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
48	6	
NEW REGISTRATIONS		
1		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
3	12	46

Aware Participants	46	Engaged Participants	3		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	46	Contributed on Forums	0	0	0
Informed Participants	12	Participated in Surveys	1	2	0
Informed Actions Performed	Participants	Contributed to Newsfeeds	0	0	0
Viewed a video	0	Participated in Quick Polls	0	0	0
Viewed a photo	0	Posted on Guestbooks	0	0	0
Downloaded a document	5	Contributed to Stories	0	0	0
Visited the Key Dates page	2	Asked Questions	0	0	0
Visited an FAQ list Page	0	Placed Pins on Places	0	0	0
Visited Instagram Page	0	Contributed to Ideas	0	0	0
Visited Multiple Project Pages	8				
Contributed to a tool (engaged)	3				

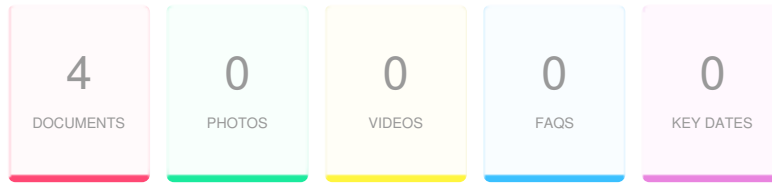
## ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	1404 E 57th Ave development application comments	Published	7	1	2	0



## INFORMATION WIDGET SUMMARY



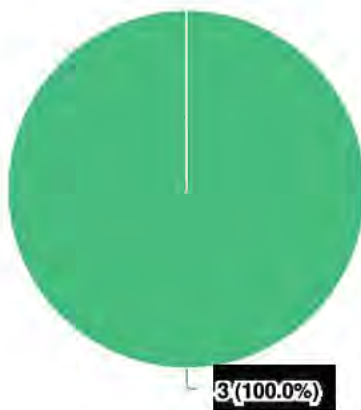
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Cover and details	4	4
Document	Existing and proposed plan	2	2
Document	Operational letter	2	2
Document	Notification postcard	1	1
Key Dates	Key Date	2	2

## ENGAGEMENT TOOL: SURVEY TOOL

### 1404 E 57th Ave development application comments

Visitors <b>7</b>	Contributors <b>3</b>	CONTRIBUTIONS <b>3</b>
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Your overall position about the application:



#### Question options

- Opposed

Optional question (3 response(s), 0 skipped)

Question type: Dropdown Question

**From:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 4/12/2022 8:22:07 AM  
**Subject:** 1408 E 57th ave - DP-2021-00939 - Decision of Refusal

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Dear Sir and/or Madam:

Please refer to my postcard of January 5, 2022 , regarding the application to perform interior alterations and change the use of approximately 860 sq. ft. from a Service Use (print shop) by expanding the existing Retail use - Liquor Store (Type 2) in the existing mixed-use building.

The Director of Planning has requested that you, as a neighbouring property owner, be advised that this application was considered on April 11, 2022 and was refused for the following reason(s):

- the proposed development does not satisfactorily comply with the policies or guidelines that affect this site;
- objections have been received from neighbouring property owners;
- the proposed use is unsatisfactory at this location

It should be noted, however, that the applicant has the right to appeal this decision of refusal to the Board of Variance in accordance with the provisions of the Vancouver Charter.

Regards,  
Dallas Arcangel  
Project Coordinator II  
Development Review Branch  
604.871.6857

**From:** "Gerow, Connie" <connie.gerow@vancouver.ca>  
**To:** "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>  
**Date:** 4/13/2022 9:14:17 AM  
**Subject:** RE: Development Application 1404 E 57th Ave - DP-2021-00939

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Hello,

You are receiving this update because you had provided comments on the proposed development application at this address through the Shape Your City platform.

Please be advised that the Director of Planning has Refused DP-2021-00939 on April 11, 2022, for the following reason(s):

- the proposed development does not satisfactorily comply with the policies or guidelines that affect this site;
- objections have been received from neighbouring property owners; and
- the proposed use is unsatisfactory at this location

The applicant may be eligible to appeal this decision to the Board of Variance within 30 days of the date of refusal.

<https://shapeyourcity.ca/1404-e-57-ave>

Thank you for your participation.



Connie Gerow | Office Support Clerk  
Development Review Branch  
Development, Buildings & Licensing | City of Vancouver  
t. 604.829.4333

I am humbly thankful that I live and work on the territories of the xʷməθdōˀr̄əm ([Musqueam](#)), Skwx̱w̱817\_ wú7mesh ([Squamish](#)), and səlilwətaʔ ([Tsleil-Waututh](#)) Peoples.

**RECOMMENDATION TO DOP**

March 15, 2022

ACCEPT ---  REFUSE --- X

**ADDRESS:** 1408 E 57TH AVENUE, Vancouver, BC

**PERMIT NUMBER:** DP-2021-00939

<b>RECOMMENDATION TO:</b> Joe Bosnjak – Supervisor	<b>FROM:</b> DMA
Manager/Supervisor Name	Staff Initials

**Zone – C-1**  
**Use – Liquor store-Type 2**

**RECOMMENDATION SUMMARY:**

I would recommend **REFUSAL** to:  
Including the Letter of Operation dated September 29, 201, from Van Land Use Consulting, to change the use of approximately 860 sq. ft. from a Service Use (print shop) on to the existing Retail Type-2 Liquor Store in the existing mixed-use building. The approval is for a limited period of time expiring on XXXX, 2023, unless extended in writing by the Director of Planning.

**STAFF REVIEWS:**

- Engineering - cleared with conditions; off-site prkg, Dec 20, 2021 Shannon Blackwood
- DRB - cleared with conditons; Mar 18, 2022 D. Arcangel
- (Note – a PT letter was created in error and cannot be removed from Posse).
- Licensing - not in support; not is Local Shopping Area Nov 8, 2022 Maria Castro
- Police - accepted; Mar 8, 2022 Mike Lemon
- Social Policy - accepted; Jan 21, 2022 Erin Grant
- Building - cleared; Mar 15, 2022 Paolo Volpi
- Addressing - cleared; Feb 17, 2022 Christine Rarama

**NOTIFICATION SUMMARY:**

<b>Site Sign:</b> Yes	<b>Install Date:</b> January 5, 2022	
<b>Postcards:</b> Yes	<b>Send Date:</b> January 5, 2022	<b>Number:</b> 372
	<b>Expiry Date:</b> January 21, 2022	

**Results of Notification:**

**Responses:** 5      **Objections:** 3      **In Favour:** 2– via phone

3 in support – wanted this use nearby; another person “*happy it wasn’t another cannabis shop*”

2 Opposed - too close to an elementary school (see map – about 325 m away)

- parking congestion & traffic

Liquor Store is conditional use in C-1. This proposal is for Liquor Store Type 2 (under 3000.0 sq. ft.) that sells beer/wine/spirits.

I would recommend Refusal for the following reasons:

**1. Liquor Store Design Guidelines:**

As per 3.2(a), Existing Type 2 liquor stores may remain in their current location....subject to still meeting the guidelines.

Section 3.4b:

The proposed site is **not located in a Local Shopping Area**, and therefore does not meet Liquor Store Guidelines.

(b) One store only (of any Type) may be located in new Local Shopping Areas, identified through neighbourhood planning programs.

**Proposed locations in these emerging Local Shopping Areas will not be considered until these new Local Shopping Areas are defined and approved.**

Section 4:

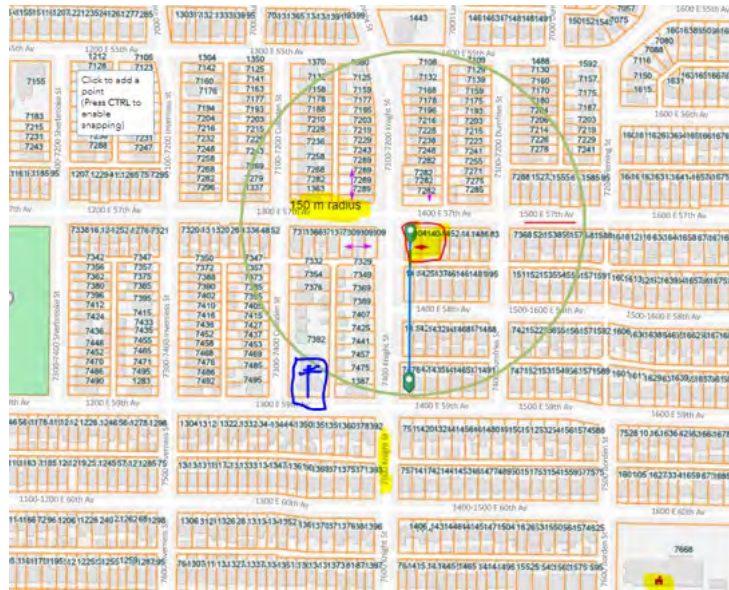
**Separation from family-oriented uses.**

No liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house. This IS within 150 of the Vancouver Baptist Church (about 103 m at closest point).

Notification was conducted with 4 responses with 2 against and 2 in favor.

Although there is support from the local community for the liquor store, and that the location does meet Section 4 of our Guidelines, Council has reiterated with the revised Liquor Store Guidelines in May 2018, that a liquor store is not supported in a non-local shopping area. Due to objections from neighbouring property owners and not meeting our Liquor Store Guidelines for a location in a local shopping area, recommend REFUSAL.

- o • Refusal 1- Non-Compliance - Policies and Guidelines; the proposed development does not satisfactorily comply with the policies or guidelines that affect this site;
- o The proposed location does not not meet Section 3.4 (b) and Section 4 of the Liquor Store Guidelines - the site is outside of the closest designated Local Shopping Area, (Area #26), and is within 150m of a Church use;
- o Refusal 2 - Objections Received; objections have been received from neighbouring property owners;
- o Refusal 3 - Unsatisfactory proposed use; the proposed use is unsatisfactory at this location



**HISTORY:**

Permit Number	Issue Date	Project Description
DP-2020-00728	Nov 4, 2020	In accordance with Section 4.4 of the Zoning and Development By-law, your request is granted, thereby permitting: <ul style="list-style-type: none"> <li>• addition of door separating sales area from public area;</li> <li>• addition of partition wall and door separating sales area from staff area (back of house);</li> </ul> as shown on Drawings A-2, submitted by DMC Design stamped "RECEIVED" by this Department on September 23, 2020 and now APPROVED as a Minor Amendment to Development Permit Number DP-2018-00578, which has been approved for a limited time.
DP-2018-00578	Oct 11, 2018	To provide interior alterations and to change the use from a <b>Retail Store to a Cannabis Retail use</b> , in this existing mixed-use building on this site. The approval is for a limited period of time expiring on October 5, 2019, unless extended in writing by the Director of Planning. This appeal #Z35194 was heard by the Board of Variance on May 22, 2018, and was allowed, overturning the decision of the Director of Planning.
DP-2018-00392	Dec 10, 2018	Appeal #Z35388 was heard by the Board of Variance on November 20, 2018, and was allowed, overturning the decision of the Director of Planning, including the Letter of Operation dated April 26, 2018, from Joe Van Vliet, Consultant, Van Land Use Consulting, interior alterations and to change the use of approximately 1656.0 square <b>feet from Retail, (Limited Food), to a Retail Type-2 Liquor Store in this mixed-use building on this site.</b>
DP-2017-00872	<b>Refused</b> Oct 3/17	Including the Letter of Operation submitted by Health LifeStyle <b>Marijuana Supplies Center</b> Ltd. stamped "RECEIVED" by this department on August 17, 2017, application to provide interior alterations and the change of use from Retail Store to Medical



		Marijuana-Related Use at this existing mixed-use building.
<b>DE414692</b>	30 May 2011	Land/Utility <b>To provide 5 small car spaces on this existing site to be used as an ancillary parking area to 1404 E 57th.</b> Scope of work to include paving the site, a new crossing off of E 58th, the provision of seven (7) trees along the west side of the site and the retention of one (1) street tree on E. 58th.  <b>CROSS REFERENCE TO 1404 E 57th RELATED DE414693</b> Address Note: This site is providing 5 parking spaces for the adjacent site at 1404 E 57th Av therefore the sites are cross referenced.
<b>DB436742</b>	29 Jun 2011	<b>DEMO</b> - to demolish one-family dwelling on this site (\$10,000).
<b>DE419865</b>	18 Feb 2016	Including Letter of Operation submitted by The Green Room stamped "RECEIVED" by this department on November 18, 2015, application to provide interior alterations and a change of use from Retail Store to <b>Medical Marijuana-Related Use</b> at this existing commercial building.
<b>DE414693</b>	31 May 2011	To alter and reduce the width of this existing site through a road widening on Knight St to facilitate a new left turn bay at Knight & 57th Ave, also to <b>reconfigure the surface parking</b> , provide new landscaping along the west property line including 4 new trees and revise the crossing off of E 57th Ave.  <b>RELATED DE414692 (1411 E 58TH to provide ancillary parking for this site)</b> <b>Address Note: The adjacent site at 1411 E 58th Av will be providing parking for this site therefore the sites have been cross referenced.</b>
<b>DE201683</b>	24 Sep 1984	No Project Description found for search criteria.
<b>DB443969</b>	24 Sept 2013	To change the use of this space from <b>retail to printshop</b> for a new tenant (Laser Sharp Printing + signs) at this existing residential/commercial building on this site.
<b>DB346603</b>	16 Jun 2011	<b>install a wireless telecommunication facility - antennas</b> on the rooftop level and radio equipment at the basement level of this existing mix-use building.

**TECHNICAL REVIEW:**

**Parking:**

	<b>Standard</b>	<b>Small</b>	<b>Accessible</b>
<b>Required</b>	17	3	5
<b>Existing</b>	15? Tbc	3	* 5
<b>Proposed</b>	15? Tbc	3	* 5

H/C – 0 spaces existing and required

**\* 5 spaces are provided off-site via DE414692 and DE414693 @ 1404 E 57<sup>th</sup> ave**

There is no change in parking/loading/bicycle spaces from Retail to Liquor Store. However, the Engineering conditions revealed that there are 5 off-site parking spaces. Research showed that these were cited under a previous DE414693 , as shown below.

**Loading:**



	Class B
Required	1
Existing	1
Proposed	1

Bicycle:

	Class A	Class B
Required	0	0
Existing	0	0
Proposed	0	0

**ADDITIONAL REGULATIONS & REQUIREMENTS:**

Section 4 - Parking By-law  
Liquor Store Guidelines

**TECHNICAL CALCULATION DETAILS:**

		Technical Review for:		1408 E 57th ave	DP-2021-00939	
Legend	N/C					
	<b>BYLAW</b>	<b>Existing</b>		<b>PROPOSED</b>		
Site Area			12414.00		12414 sf	
Use(s)					Commercial/Residential	
<b>FSR</b>	<b>BYLAW</b>	<b>Commercial</b>	0.4		0.4	
		<b>Residential</b>	0.42		0.42	
	<b>1.20</b>	<b>Total</b>	<b>0.82 FSR</b>		<b>0.82 FSR</b>	
<b>Floor Area</b>		<b>(7 DU's)</b>	<b>Residential</b>	5214 sf	<b>No change</b>	5214
			<b>Commercial</b>	2620 sf	2620	243.4 m <sup>2</sup>
		Liquor store	1486			
		Print shop	860		Liquor -total	2346
		Hair salon	860		Hair salon	860
		Vape Shop	792		Vape Shop	792
		Cannabis	792		Cannabis	792
					Misc	
Comm'l		<b>Ex Comm</b>	4966	2206		4946
		<b>Unknown/ extra</b>	140			140
	15021.7 sf	<b>Total</b>	<b>** 10320.3</b>	( 958.8 m <sup>2</sup> )	<b>Total</b>	<b>**10320.3</b>
						** see note

