

File No.: 04-1000-20-2023-390

August 10, 2023

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of June 29, 2023 under the ***Freedom of Information and Protection of Privacy Act*** for:

Records related to permission being granted for smoking cannabis at New Amsterdam & Cannabis Culture, including legal information pertaining to permission to operate these business and rules that have been set, if any. Date range: Earliest available to June 28, 2023.

All responsive records are attached. Some information in the records has been severed (blacked out) under s.3(3)(b), s.15(1)(l), and s.22(1) of the Act. You can read or download these sections here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00.

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

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2023-390); 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,

Kevin Tuerlings, FOI Case Manager, for

[Signed by Kevin Tuerlings]

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. Alternatively, you can call the FOI Case Manager at 604-871-6584.

Encl. (Response Package)

:dl

July 22, 2015

Jodie Emery,
Cannabis Culture,
303 W Hastings St,
Vancouver BC,
V6B 1H6

Dear Jodie Emery:

RE: Medical Marijuana-related Use located at 303 W Hastings St, Vancouver BC

On June 24, 2015 Vancouver City Council approved new regulations for businesses (including non-profit societies) in which the use of marijuana for medicinal purposes is advocated. This new land use category, called "Medical Marijuana-related Use", is now eligible to obtain City approvals subject to standard review processes including permitting (e.g. Development Permit, Building Permit, Electrical Permit, etc.) and Business Licensing.

According to City records, your business at 303 W Hastings St, Vancouver BC fits within this new land use category. If you are not operating a medical marijuana-related use or are uncertain whether you are, please contact Sarah Hicks at 604.873.7546 with your Business Licence Number. If you are operating as a medical marijuana-related use, and wish to continue to do so, you must immediately commence the process of obtaining a Business Licence for your marijuana-related business. To provide you with details on the procedures and different stages, we invite you to attend one of two Information Sessions. Staff will be present to let you know more about the process and answer your questions. These will be held:

- July 30, 2015 from 11:00 am to 1:00 pm; and,
- August 10, 2015 from 10:00 am to 12:00 noon.

Both Information Sessions will be held at City Hall. Space is limited, so please RSVP early to reserve a space for one or two attendees via the following URLs:

vancouver.ca/july30

vancouver.ca/august10

or send e-mail to cm.rsvp@vancouver.ca

For anyone unable to attend an Information Session, important information about the new procedures and policies is provided on the following pages and will be available online by date at vancouver.ca.

Obtaining Permitting and Licencing for a Marijuana-related Business

Stage One: Preliminary Application

The first step is to make a Preliminary Application at the Development Services Enquiry Centre located at 515 West 10th Avenue. The purpose of the application process is to ensure that your business is located at a location allowed by the Zoning and Development By-law.

- Applicants are required to make a Preliminary Application before 4:30 pm on August 21st, 2015 including a copy of a lease and payment of a \$100 application fee.
- Applications received after this deadline will be considered on a second priority basis (i.e. after applications received by deadline) and will not be allowed to continue operating while their application is in process. For this reason, it is in your best interest to make application on time.
- Applications that pass Stage One review will move to Stage Two. Those that do not pass Stage One will be required to cease operations in that location, but will be allowed to reapply at another location.

Please note that if you believe that you will be unable to meet the locational regulations in your current location, it is nonetheless important that you make a preliminary application before the deadline. This will ensure that you get a fair evaluation, and even if you are required to relocate, your new application will be considered on a priority basis over applications that come in after deadline.

Stage Two: De-clustering (if applicable)

Stage Two will determine if your business is located closer than 300 metres of another valid application; if so, your application will be subject to a merit-based evaluation process to determine which business will be allowed to remain in the same location, and which will not. The evaluation will consider your land use, complaints record, permitting record and business practice history. This process includes a Special Inspection (at a cost of \$504) to assess any work done without a permit.

Applications that pass Stage Two will be allowed to proceed to Stage Three; those that fail will be required to cease operations in that location (but will be allowed to reapply at another location).

Stage Three: Full Application

Stage Three deals with the standard permitting and licensing aspects of the business:

- Within 30 days of preliminary approval under Stage One and/or Two, applicants will be required to make application for a Development Permit and get a Special Inspection (if one was not done already in Stage Two).
- If a Development Permit is issued, you must obtain any permits required for construction work, electrical, plumbing or gas work, within another 30 days.

- You must obtain final inspection for this work within 90 days of permit issuance.
- Finally, you must obtain a Business Licence, including payment of the fee (\$30,000, except that Compassion Clubs are \$1,000) within 30 days of final inspection. This stage requires the applicant to demonstrate compliance with all applicable requirements (e.g. the Building, Licence and Zoning and Development By-laws). Upon approval of your permits, issuance of final inspection and Occupancy Permit, receipt of a Good Neighbour Agreement, and payment of the Licence fee, a Business Licence will be issued.

If you are unsuccessful in meeting any of the deadlines within the three application stages, your business will be found in non-compliance of the City of Vancouver regulations and subject to enforcement action (including fines or a Court Order).

Smoking

As we begin the process of licensing your business we also want to ensure that you are aware of the regulations in the City of Vancouver Health By-law which states that smoking is not allowed inside any commercial premise. By "smoking", we also mean dabbing, vaping, vapourizing and the use of e-cigarettes.

As the licensing process unfolds, there will be increased inspections of your premises. You will be required to post "No Smoking" signage as per the requirements set out in the Health By-law. If we find evidence of smoking on the premises (advertising, websites, ashtrays, smoke, etc.) the following will occur:

- The store operator on site will be required to show their ID to the Inspector and a \$250 ticket will be written in the name of the store manager. A ticket may be issued for each individual occurrence.
- The information regarding the smoking violation may impact the processing of your Business License.
- Your Business License will not be issued until we are satisfied that the smoking has ceased, including any and all advertising in violation of the Health Bylaw.
- If your business license is not issued you will be required to close.

Edibles

City policy is that edibles, except for oils, tinctures and capsules, will not be permitted to be sold. Effective immediately, edibles cannot be sold in your business. If we conduct an inspection and find evidence that you are selling edibles, the following will occur:

- The store operator on site will be verbally warned that edibles for sale are not permitted and will be instructed to remove them from the shelves.
- Photographs will be taken of the edibles, and the information regarding the sale of edibles may impact the processing of your Business License.
- Your Business License will not be issued until we are satisfied that the sale of edibles has ceased, including any and all advertising promoting sales of edibles on your premises.
- If your Business License is not issued you will be required to close.

If you have any questions about the licensing process please attend one of the Information Sessions mentioned above. If you have any questions regarding the Health By-law or the sale of edibles, please call 3-1-1 and your call will be referred to staff in the Property Use Inspections Branch.

Yours truly,

A handwritten signature in black ink, appearing to be 'J Greer', with a stylized flourish at the end.

John Greer, Assistant Director
Development Review Branch
Planning and Development Services

:TK

July 22, 2015

Mark Emery,
Vancouver Seed Bank,
307 W Hastings St.,
Vancouver BC,
V6B 1H6

Dear Mark Emery:

RE: Medical Marijuana-related Use located at 307 W Hastings St, Vancouver BC

On June 24, 2015 Vancouver City Council approved new regulations for businesses (including non-profit societies) in which the use of marijuana for medicinal purposes is advocated. This new land use category, called "Medical Marijuana-related Use", is now eligible to obtain City approvals subject to standard review processes including permitting (e.g. Development Permit, Building Permit, Electrical Permit, etc.) and Business Licensing.

According to City records, your business at 307 W Hastings St, Vancouver BC fits within this new land use category. If you are not operating a medical marijuana-related use or are uncertain whether you are, please contact Sarah Hicks at 604.873.7546 with your Business Licence Number. If you are operating as a medical marijuana-related use, and wish to continue to do so, you must immediately commence the process of obtaining a Business Licence for your marijuana-related business. To provide you with details on the procedures and different stages, we invite you to attend one of two Information Sessions. Staff will be present to let you know more about the process and answer your questions. These will be held:

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Yours truly,

A handwritten signature in dark ink, appearing to be 'J. Greer', with a stylized flourish at the end.

John Greer, Assistant Director
Development Review Branch
Planning and Development Services

:TK

May 26, 2016

Avalon Sunsplash Ltd.
dba Cannabis Culture
c/o Marc Emery
307 West Hastings Street
Vancouver, BC
V6B 1H6

Dear Sir/Madam:

**Re: 307 West Hastings Street
Cannabis Culture**

It has come to our attention that the business at this location may be permitting smoking, vaping or e-smoking on the premises in violation of the City of Vancouver Health By-law (No. 9535). If this is the case, I would like to provide you with information to help you ensure compliance with the Health By-law and thus avoid enforcement action.

The Health By-law (hereafter, "the by-law") does not allow a person to smoke inside a building. Furthermore, the by-law does not allow smoking outside a building if it is within six metres of an opening (including doors, windows or air intakes) or within six metres of a customer service area (e.g. patio or yard).

For purposes of the by-law, "smoking" refers to burning a cigarette or cigar, or burning any substance using a pipe, hookah pipe, lighted smoking device or electronic smoking device (e-cigarette) and "burning" means to produce smoke, vapour or other substances that can be inhaled.

As a business operator, it is up to you and your staff to ensure that employees and customers do not smoke in your business, in violation of the by-law. You are also required to display signage advising that smoking is not allowed on your premises. Samples of the signage required to be posted in your premises are available on the BC Lung Association website.

City of Vancouver Inspection Services will be conducting inspections of your business to determine that the Health By-law is being met. A \$500 municipal ticket will be issued to the store manager or the employee in charge for any smoking violations and a \$250 ticket to the smoker. Further enforcement action, including the laying of charges by the City Prosecutor or Business Licence suspension or revocation, will also be pursued. The intent of this letter is to give you an advance opportunity to resolve any by-law violations prior to the pending inspection.

Your co-operation would be appreciated. If you have any questions, please contact 311.

Yours truly,

A handwritten signature in black ink, appearing to be 'A. Toma', with a large loop at the start and a horizontal stroke at the end.

A. Toma, P. Eng.
Director Licensing, Property Use Inspections and Animal Services

/jh



IR No 380203

Property Address		Date of Inspection	
303 W. HASTINGS		22 SEPT 2008	
Name and Address of Property Owner/Agent		Specifics of Property Address	Permit No.
		301	
Contractor		Number of Storeys	
		Approved Use of Building <input type="checkbox"/> Land <input type="checkbox"/>	
Contractor's Business Address	Contractor's Business Licence Account No.	Present Use of Building <input type="checkbox"/> Land <input type="checkbox"/>	
Reason for Inspection		TO OBTAIN PHOTOS - SMOKING MARIJUANA	

I OBSERVED PEOPLE SMOKING MARIJUANA CIGARETTES WHEN I VISITED THE NEW AMSTERDAM CAFE AT 2.15 PM 12TH SEPT 2008 AND AT 12.30 p.m 22ND SEPT 2008. I WAS TAKING PHOTOS OF THE PERMITTED SMOKING ROOM AND ITS SIGN. I HAVE NOT INFORMED TODD BOLLI THIS IS AGAINST THE HEALTH BY-LAW

I COULD SMELL MARIJUANA DURING BOTH VISITS.

REC. REFER TO BARB WINDSOR

Date Report Made	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input type="checkbox"/> PUI <input type="checkbox"/> OTHER	Inspector's Name	Signature
23RD SEPT 2008			AR Buchanan	

For Office Use Only	<input type="checkbox"/> Recheck by Inspector in _____ days
<input type="checkbox"/> File	<input type="checkbox"/> _____ attention in _____ days
<input type="checkbox"/> Copy to	If no _____
<input type="checkbox"/> Refer to	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

May 26, 2016

New Amsterdam Holdings Inc.
dba New Amsterdam Cafe
301 West Hastings Street
Vancouver, BC
V6B 1H6

Dear Sir/Madam:

**Re: 301 West Hastings Street
New Amsterdam Cafe**

It has come to our attention that the business at this location may be permitting smoking, vaping or e-smoking on the premises in violation of the City of Vancouver Health By-law (No. 9535). If this is the case, I would like to provide you with information to help you ensure compliance with the Health By-law and thus avoid enforcement action.

The Health By-law (hereafter, "the by-law") does not allow a person to smoke inside a building. Furthermore, the by-law does not allow smoking outside a building if it is within six metres of an opening (including doors, windows or air intakes) or within six metres of a customer service area (e.g. patio or yard).

For purposes of the by-law, "smoking" refers to burning a cigarette or cigar, or burning any substance using a pipe, hookah pipe, lighted smoking device or electronic smoking device (e-cigarette) and "burning" means to produce smoke, vapour or other substances that can be inhaled.

As a business operator, it is up to you and your staff to ensure that employees and customers do not smoke in your business, in violation of the by-law. You are also required to display signage advising that smoking is not allowed on your premises. Samples of the signage required to be posted in your premises are available on the BC Lung Association website.

City of Vancouver Inspection Services will be conducting inspections of your business to determine that the Health By-law is being met. A \$500 municipal ticket will be issued to the store manager or the employee in charge for any smoking violations and a \$250 ticket to the smoker. Further enforcement action, including the laying of charges by the City Prosecutor or Business Licence suspension or revocation, will also be pursued. The intent of this letter is to give you an advance opportunity to resolve any by-law violations prior to the pending inspection.

Your co-operation would be appreciated. If you have any questions, please contact 311.

Yours truly,

A handwritten signature in black ink, appearing to be 'A. Toma', with a large loop at the start and a horizontal line extending to the right.

A. Toma, P. Eng.
Director Licensing, Property Use Inspections and Animal Services

/jh



Property Use Inspection Report

IR Number	UI 56224	EN Number	EN 109885	Date of Inspection (yyyy/mm/dd)	2015/09/25
Main Address	303 W Hastings St			Specifics and/or Suite #	301, 303, 307
Secondary Address	301 & 307				
Tenant	Marc & Jodie Emery			Number of Storeys	3
Owner	S C Y Chow Enterprises Co Ltd			Permit Number	
Agent				Approved Use of Building/Land	Retail / Office
District Zone	DD			Present Use of Building/Land	Occupied
Business License	none				

Reason for Inspection MMRU Inspection - non application

Narrative/Observations

Today's inspection with Andrew Wroblewski (PUI) reveals the following:

307 W Hastings - Marc Emery's Cannabis Culture

This is a retail unit in the large open area selling t-shirts, bags, socks, hats, flags, creams, bonges, boxes, containers, trays, etc. There are 2 separate businesses at the rear sharing this space. In the NE corner in an alcove, Chris Bennett, Urban Shaman, displays his dried herbs and wares that he stated were not marijuana. At the NW corner, a male sitting at a table identified himself as Greg Williams s.22(1) and advised that he is selling marijuana seeds and not selling marijuana. No product visible for sale. Seeds kept elsewhere in building.

(see photo's inside the store)

303 W Hastings - BCMP

Entrance between 307 and 301 W Hastings leads to stairs. Second floor has a locked door with a sign "Vancouver Seed Bank moved..." (approved use is office). Third floor is a vapour lounge with a small retail counter area near the entrance (selling chocolate bars, chips, non-alcoholic drinks, rolling papers, etc., seating arrangements for groups of 5-6 around 11 coffee tables, a "volcano" provided on each table, a wall separates a pool table with 3 of the above-mentioned seating arrangements. Three men were playing pool and 2 of them were sharing a joint. Alyssa (staff) was behind the counter and said she would be back in a few minutes. She returned and gave me a post-it with "Jodie Emery, We are not a Dispensary, s.22(1)" on it. (see photo's)

301 W Hastings - New Amsterdam Café

There appears to be 2 businesses going on in this space. There is a retail station on the left hand side, selling bonges, t-shirts, etc. There is a separate restaurant portion with high tables, bar stools, a counter with overhead menu to order food and eat at. There were 2 customers eating and vaping while we were there. (see photo's)

Requirements

307 - no business licenses; 3 businesses in one location;
303 - no business license; approved use is office-DE req'd for change of use; smoking on premises;
301 - no business license for retail business (business license issued for restaurant) DE required; smoking on premises

Recommendations

Refer to Andreea Toma for enforcement.

IR Number UI 56224 EN Number EN 109885 Date of Inspection (yyyy/mm/dd) 2015/09/025

Date Report Made: September 25, 2015

Sy Jung

Inspector's Name

For Manager or Supervisor Use Only

File: ☐ Approval / Use ☒ Enforcement ☐ Project / Permit

FYA to: Andreea Toma

FYI to: Debbie Heeps, Mayna Vancaillie

Sy Jung

Manager / Supervisor



s.22(1)

2015/09/25

307

303

301



s.22(1)

2015/09/25

307 V Hastings



FROM NE ALCOVE TOWARD ENTRANCE



TOWARD N.V. CORNER- Van. Seed Bank Table @ rear.



URBAN SHAMAN



303 W. Hastings - Cannabis Culture

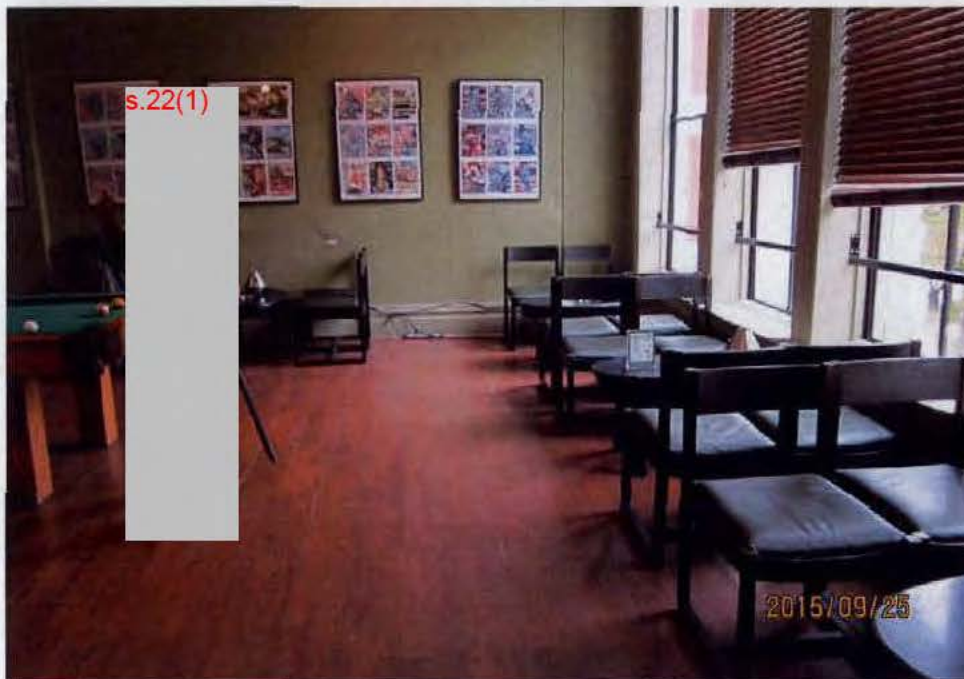




90000 6276075102 0N1K03

JODIE EMERY
WE ARE NOT A
DISPENSARY

s.22(1)



301 W. Hastings Amsterdam Café



CF Number	CF-2020-000607	Date of Inspection (yyyy/mm/dd)	2020/01/09
Main Address	303 W Hastings Street, Vancouver, BC V6B 1H6	Specifics and/or Suite #	2 nd floor
Tenant	High Score	Number of Storeys	3
Owner	S C Y CHOW ENTERPRISES CO LTD PO BOX 37035 RPO LONSDALE NORTH VANCOUVER BC V7N 4M4	Permit Number	BP-2017-02123 OC-2017-01333
Agent		Approved Use of Building/Land	Retail
District Zone	DD	Present Use of Building/Land	Cannabis Retail
Business License	Required		

Reason for Inspection Investigation into links with 4/20 event

Narrative/Observations

An inspection on 9th January 2020 revealed a cannabis retail store open and operating on the 2nd floor of this building. The following observations were made:

- Entrance to the 2nd floor cannabis store is through a set of double doors located in between Cannabis Culture (Headquarters) Store and New Amsterdam Café, see Pic 1 showing entrance highlighted
- Once inside the set of double doors a staircase leads up to;
 - o 2nd floor *High Score* cannabis retail store, video game arcade and smoking lounge, see Pic 3
 - o 3rd floor *Cannabis Culture* dispensary and smoking lounge
- In the 2nd floor *High Score* cannabis retail store, video game arcade and smoking lounge, see Pic 3, customers can purchase candy (non-cannabis infused) and cannabis products, and consume on-site.

Once I was inside the 2nd floor retail area I asked to speak with a manager. Jeremiah Vandermeer came to speak to me and we discussed the (2nd floor *High Score*) business for about 20 minutes. Jeremiah confirmed that *High Score* is an extension of - and connected to - their 3rd floor Cannabis Culture dispensary and smoking lounge. During my visit I witnessed approximately 10 customers purchase cannabis products, some of whom smoked these cannabis products on-site.

File research shows that there has been no business licence sought or held since 2009. There has also been no development permits applied for to change the use to cannabis retail.

Requirements

Violation of Zoning & Development Bylaw # 3575 Section 6.4

Recommendations

Send 14 day order to property owner to cease operating until a valid development permit is issued

Photos Taken? ☒ Yes ☐ No

Date Report Made: January 13, 2020

Colin Durcan
Inspector's Name

Violation Details	
Violation Number: VI-2020-00236	Violation: Cannabis Retail store operating without an approved development permit.
Violation Date: Jan 13, 2020	Zoning & Development #3575 - Section 6.4: Except for the provisions of section 5 of this By-law, no person shall: (a) undertake any development on land or in any building; (b) use or occupy any land or building on or in which a development has taken place since June 18, 1956; or (c) continue to use or occupy any land or building on or in which a development has taken place since June 18, 1956, unless a valid development permit has been issued therefor and has not expired.
Violation Type: Zoning & Development Bylaw No. 3575	
Resolve By:	
Violation Status:	Violation Instructions: Send 14 day Zoning & Development Order.


Photo	Description
	<p>Pic 1</p> <p>Google maps screenshot</p> <p>Front door to cannabis store highlighted in red. Cannabis culture sandwich board sign on W Hastings street sidewalk</p>

Photo	Description
 <p>The photograph shows the exterior of a storefront for 'CANNABIS CULTURE' at 303 W Hastings St. The building has a dark, industrial-style facade with large glass windows and doors. A green neon sign with a cannabis leaf logo and the text 'CANNABIS CULTURE' is mounted above the entrance. A sandwich board sign on the sidewalk features a Mario character and the text 'HIGH SCORE'. The interior is visible through the glass, showing shelves stocked with various products.</p>	<p>Pic 2</p> <p>10th January 2020</p> <p>Storefront front elevation at 303 W Hastings St. <i>High Score</i> sandwich board sign on W Hastings St sidewalk</p>
 <p>The photograph shows the interior of the Cannabis Culture business on the 2nd floor. The space has a rustic, brick-walled aesthetic. In the foreground, a person is sitting on a black leather sofa, looking at a device. A large green plant is positioned next to the sofa. In the background, there are glass display cases filled with products, a refrigerated display case, and a 'Nintendope' sign on the wall. The floor is made of light-colored wood.</p>	<p>Pic 3</p> <p>10th January 2020</p> <p><i>High Score</i> cannabis business on 2nd floor of building</p>

CF Number	CF-2020-000607	Date of Inspection (yyyy/mm/dd)	2020/01/31
Main Address	303 W Hastings St	Specifics and/or Suite #	2 nd Floor
Tenant	High Score	Number of Storeys	3
Owner	S C Y CHOW ENTERPRISES CO LTD PO BOX 37035 RPO LONSDALE NORTH VANCOUVER BC V7N 4M4	Permit Number	BP-2017-02123 OC-2017-01333
Agent	-	Approved Use of Building/Land	Retail
District Zone	DD	Present Use of Building/Land	Cannabis Retail
Business License	Required		

Reason for Inspection Re-check: Zoning & Development Bylaw Order dated January 15th 2020

Narrative/Observations

An inspection at 2:30pm revealed that this cannabis retail store and smoking lounge is still open, operating and selling cannabis on the 2nd floor of the building. The following observations were made:

- The main entrance ground floor front doors were closed but unlocked and accessible to the public
- When I arrived to the 2nd floor cannabis dispensary on display for sale in the retail area, see Pic 4, was candy (non-cannabis infused) and various cannabis products - including cannabis flower, cannabis concentrates and cannabis edibles. These were all available to be consumed on-site in the smoking lounge. There was a strong smell of smoked cannabis in the room on the day of the inspection and I witnessed several customers smoking cannabis products.
- During my inspection I witnessed a customer purchase cannabis product from a staff member. On the day of the inspection I saw 3 customers and 2 staff on the 2nd floor of the building. I spoke to both staff working that day behind the retail counter shown in Pic 4. They confirmed their store was open, operating and selling cannabis.

Requirements

Continuing violation of Section 6.4 of the Zoning & Development Bylaw No. 3575

Recommendations

Refer to prosecution

Photos Taken? ☒ Yes ☐ No

Date Report Made: February 3, 2020

Colin Durcan
Inspector's Name

Violation Details	
Violation Number: VI-2020-00236	Violation: Cannabis Retail store operating without an approved development permit.
Violation Date: Jan 13, 2020	Zoning & Development #3575 - Section 6.4: Except for the provisions of section 5 of this By-law, no person shall: (a) undertake any development on land or in any building; (b) use or occupy any land or building on or in which a development has taken place since June 18, 1956; or (c) continue to use or occupy any land or building on or in which a development has taken place since June 18, 1956, unless a valid development permit has been issued therefor and has not expired.
Violation Type: Zoning & Development Bylaw No. 3575	
Resolve By:	
Violation Status:	Violation Instructions: Refer to prosecution

Photo	Description
	<p>Pic 1</p> <p>31st January 2020</p> <p>Storefront front elevation at 303 W Hastings St. High Score sandwich board sign was <u>not</u> present on W Hastings St sidewalk at this inspection, although the store was open for business</p>


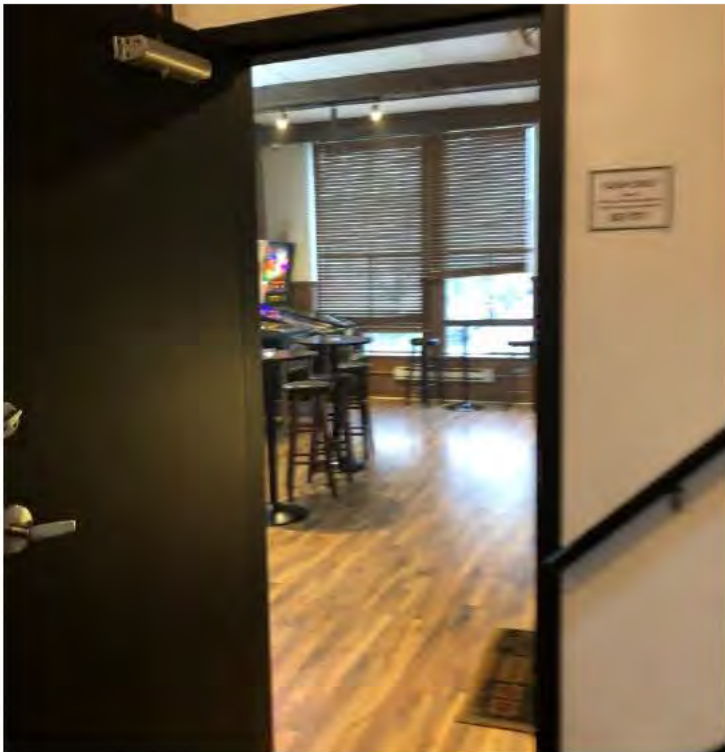

Photo	Description
	<p>Pic 2</p> <p>31st January 2020</p> <p>Stair leading up to 2nd floor</p>
	<p>Pic 3</p> <p>31st January 2020</p> <p>Door to <i>High Score</i> on 2nd floor</p>

Photo	Description
 A photograph of the interior of a cannabis dispensary. The room features a brick wall and a wooden floor. In the foreground, there are two long glass display cases filled with various cannabis products. Behind the cases, there are two refrigerators stocked with beverages. To the left, there are arcade machines with the text "RETRO on DIE". A sign above an arched doorway reads "Nintendope". A person is visible in the background near the doorway.	<p>Pic 4</p> <p>31st January 2020</p> <p><i>High Score</i> cannabis business on 2nd floor of building</p>

REGISTERED AND REGULAR MAIL

January 15, 2020
CF-2020-000607

Contact Person:
Colin Durcan
Property Use Inspector
604-871-6423
colin.durcan@vancouver.ca

S C Y CHOW ENTERPRISES CO LTD
PO BOX 37035 RPO LONSDALE
NORTH VANCOUVER BC V7N 4M4

ORDER

RE: 303 WEST HASTINGS STREET – 2ND FLOOR

Following a recent inspection by the City of Vancouver, it was determined that the premises at 303 West Hastings Street (2nd floor) is being operated as a cannabis retailer without the required Development Permit, in contravention of Sections 6.4(c) and 8.1 of Zoning and Development By-law No. 3575 (the By-law), which states:

6.4 *Except for the provisions of section 5 of this By-law, no person shall:*

(c) continue to use or occupy any land or building on or in which a development has taken place since June 18, 1956,

unless a valid development permit has been issued therefor and has not expired.

8.1 *Every person who violates any of the provisions of this By-law or who suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this By-law, or who neglects to do or refrains from doing anything required to be done by any of the provisions of this By-law, or who does any act which violates any of the provisions of this By-law, or who fails to comply with any order, direction or notice given under this By-law, is guilty of an offence against this By-law and liable to the penalties hereby imposed. Each day that a violation is permitted to exist shall constitute a separate offence.*

Therefore, pursuant to Section 7.1 of the By-law, you are **ORDERED TO** cease permitting the premises at 303 West Hastings (2nd floor) to be used as a cannabis retailer **WITHIN 14 DAYS OF THE DATE OF THIS ORDER.**

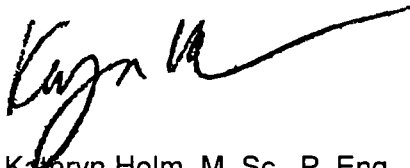
Page 1 of 2

Please be advised that failure to comply with this order will result in the matter being referred to the City Prosecutor with a request to approve charges against you under the applicable By-law(s). If charges are subsequently laid you will be required to attend Provincial Court and will face liability upon conviction to a fine of not less than \$250.00 for each day that the offence continues.

The imposition of fines by the Court will not absolve you from the requirement to comply with the By-law.

For questions or concerns regarding this matter please contact Colin Durcan, Property Use Inspector, by phone at 604-871-6423 or by email at colin.durcan@vancouver.ca.

Yours truly,



Kathryn Holm, M. Sc., P. Eng.
Chief Licence Inspector and
Director of Licences and Inspections

Copy: S.C.Y. CHOW ENTERPRISES CO. LTD.
#210 – 1245 WEST BROADWAY
VANCOUVER BC V6H 1G7

MEMORANDUM - PROSECUTION REFERRAL

February 7, 2020

TO: File

COPY: Colin Durcan

FROM: Sherry Martel
By-law Enforcement Coordinator

SUBJECT: 303 West Hastings Street **CF-2020-000607**

Charges have been referred to the By-law Prosecutor regarding:

Failing to comply with our order of Jan 15, 2020, to cease permitting the premises (2nd floor only) to be used as a cannabis retailer, on or before Jan 29, 2020.

Sherry Martel
/sm

PROSECUTION INFORMATION

August 12, 2022

Location:	303 West Hastings Street
Name:	SCY CHOW ENTERPRISES CO. LTD.
Date info. sent to Prosecutor:	November 13, 2019
Inspector:	Kimberly Li & Colin Durcan
Date Charge Laid:	March 18, 2020
Section:	6.4(c), 6.8 of the Zoning & Development By-law
Details of Charge:	Failing to comply with our order of October 23, 2019, to cease permitting the premises to be used as a cannabis retailer, on or before November 6, 2019.
First Appearance in Court:	October 6, 2020
Trial Date:	April 28, 2021 October 15, 2021
Decision:	May 12, 2022 – guilty plea, fined \$7,000.00. 333C issued.

MEMORANDUM - CHARGES LAID

December 3, 2020

TO: Kimberly Li & Colin Durcan

COPY: POSSE

FROM: Clint Hemstalk
Acting By-law Enforcement Coordinator

SUBJECT: 303 West Hastings Street

CF-2019-013424

For your information that charges have been laid for failing to comply with our order of October 23, 2019, to cease permitting the premises to be used as a cannabis retailer, on or before November 6, 2019.

You will be advised if you are required to appear in court.

Thank you,

Clint Hemstalk
/ch

As Of: Jul 5, 2023 12:40:17

Case File: CF-2019-013424: Referred to Prosecution

311 Case File Ref	
Brief Description	3rd floor Cannabis retail Store (Cannabis Culture) - Z&D Order (Property owner)
Business License Number	
Completed Date	
Description	Case File CF-2019-013424: Referred to Prosecution (Zoning and Development By-law 3rd floor Cannabis retail Store (Cannabis Culture) - Z&D Order (Property owner)) 303 W HASTINGS STREET, Vancouver, BC V6B 1H6
dup_DefaultInvestigator	Kimberly Li, Property Use Inspector
dup_Fine	0.00
Enforcement Stream	
Findings	
Invoice Due Date	
Issue Date	
Job Location	
Location	
Location Description	
Location Type	Addressed
Parcel Owner is Defendant	N
Parent Job (Internal ID)	
PRISM BU Permit Number	
PRISM DB Permit Number	
PRISM DE Permit Number	
Proposed Investigator (Proposed Assignee)	
Reason for Case File	Internal Department Referral
Relationship	
STR CD	
Violation Updated Date	Oct 3, 2022 16:32:27

Notes

General Note (Locked)	Report was created by Kimberly Li, however Findings and inspection were done by Colin Durcan. (Last updated on Oct 7, 2019 10:46:28 by Kimberly Li, Property Use Inspector)
General Note (Unlocked)	Address for order corrected from 307 W Hastings St to 303 W Hastings St to capture the 3rd floor offending space. 307 W Hastings St is the ground floor unit and is not part of this enforcement process, and is to be disregarded, as per conversation with Mark McLellan. (Last updated on Oct 18, 2019 12:14:15 by Colin Durcan, Property Use Inspector)
General Note (Unlocked)	Inspection revealed per the following dates that the cannabis retail store - Cannabis Culture was operating and open (on the ground level): <div> <p>***2020</p> <p>03, 10, 18, 24 Feb</p> <p>02 Mar</p> <p>(both ground level & lounge)</p> <p>06, 16, 23 Mar</p> <p>03, 06, 14, 20, 24 Apr</p> <p>07, 11, 20, 26 May</p> <p>An Inspection on the following dates revealed that this store was CLOSED:</p> </div> <div> <p>***2019</p> <p>01, 15, 22, 29 May</p> <p>04, 10, 19, 24 June</p> <p>02, 11, 18, 25 July</p> <p>02, 09, 14, 19 Aug</p> <p>17, 26, 30 Sept</p> <p>08, 18, 23, 28 Oct</p> <p>04, 12, 20, 29 Nov</p> <p>03, 12, 19 Dec</p> </div> <div> <p>*** 2020</p> <p>02, 09, 20, 31 Jan</p> <p>03, 10, 18, 24 Feb</p> <p>02, 09, 16, 23 Mar</p> <p>01, 06, 14, 20, 27 Apr</p> <p>07, 11, 20, 26 May</p> <p>01, 08, 16, 24 Jun</p> <p>08, 15, 29 Jul</p> <p>05 Aug - Findings refer to CF-2019-013349</p> <p>05 Dec - business on the third floor operates, photos filed.</p> </div> <div> <p>***2023 (2nd floor & 3rd floor)</p> <p>16 Feb/ 28 Apr/ 29 May/ 22, 29 June</p> <p>(Last updated on Jun 30, 2023 10:56:08 by Kimberly Li, Property Use Inspector)</p> </div>

Processes

Assign Investigation (Completed on Oct 3, 2019 13:37:53 by Kimberly Li, Property Use Inspector with outcome "Assigned")

Actual Start Date

Comments	
Date Completed	Oct 3, 2019 13:37:53
Description	
IsOutcomed	Y
Outcome	Assigned
Process Importance	
ReBuildChecklist	N
Route Order	
Scheduled Complete Date	
Scheduled Start Date	Oct 3, 2019 13:37:14
Staff Assigned Id List	
Assignments	
Kimberly Li, Property Use Inspector	
Relationships	
Shadow Process: 108002577	
Referenced ObjectId	108002565
Perform Investigation (Completed on Oct 3, 2019 13:51:45 by Kimberly Li, Property Use Inspector with outcome "Send for Supervisor Review")	
Additional Instructions	
Comments	
Description	14-Day Z&D order
Findings	
Re-investigation Date	
Route Order	
Assignments	
Kimberly Li, Property Use Inspector	
Relationships	
Violations: VI-2019-06805	
Assess Fine on NOV?	N
Assess Fine on Order?	N
Description	Cannabis Retail store operating without an approved development permit.
Fees Assessed	N
Fine Per Period	

Fine Per Period	
Fine To Assess (NOV)	
Fine To Assess (Order)	
Frequency	
Frequency	
Grace Period (days)	0
Grace Period (days)	0
Issue Warning/Violation	Warning

Life Safety

Priority

Resolution Date	May 12, 2022 00:00:00
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Resolve By Date

Result	Penalized
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Special Instructions	Send 14 day Zoning & Development Order.
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Violation Date	Oct 3, 2019 00:00:00
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Relationships

Violation Type: Zoning & Development Bylaw No. 3575

Supervisor Review (Completed on Oct 4, 2019 09:19:24 by Darren Mitchell, Property

Use Supervisor with outcome "Order Required")

Actual Start Date

Comments

Date Completed	Oct 4, 2019 09:19:24
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Description	14 day Z&D Order to R/O
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Outcome	Order Required
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Process Importance

Route Order

Scheduled Complete Date

Scheduled Start Date	Oct 3, 2019 13:51:45
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Staff Assigned Id List

Assignments

Relationships

Shadow Process: 108007130

Referenced Objectid 108007128

Relationships

Letter: 108002746 : CE - Investigation Report (PUI)

Send Notification (Completed on Oct 24, 2019 07:46:30 by Donna Dalzell with outcome "Order Sent")

Actual Start Date	
Comments	
Date Completed	Oct 24, 2019 07:46:30
Description	ZD - PROPERTY OWNER - 14D Order - Use of Unit (Cannabis)
Follow-up Investigation Date	Nov 8, 2019 00:00:00
Outcome	Order Sent
Route Order	
Scheduled Complete Date	
Scheduled Start Date	Oct 23, 2019 00:00:00
Staff Assigned Id List	

Assignments

Donna Dalzell

Relationships

Shadow Process: 108037718

Referenced Objectid 108037717

Relationships

Letter: 108130239 : CE - PUI - Zoning Letters & Orders

Perform Investigation (Completed on Nov 7, 2019 11:31:23 by Colin Durcan, Property Use Inspector with outcome "Send for Supervisor Review")

Additional Instructions	
Comments	3
Assess Fine on NOV?	3
Assess Fine on Order?	3
Description Cannabis Retail store operating without an approved development permit.Fees Assessed	3

Description	Zoning order recheck done for cannabis dispensary at 303 W Hastings
Findings	
Re-investigation Date	
Route Order	
Assignments	
Colin Durcan, Property Use Inspector	
Kimberly Li, Property Use Inspector	
Relationships	
Violations: VI-2019-06805	
Fine Per Period	
Fine Per Period	
Fine To Assess (NOV)	
Fine To Assess (Order)	
Frequency	
Frequency	
Grace Period (days)	0
Grace Period (days)	0
Issue Warning/Violation	Warning
Life Safety	
Priority	
Resolution Date	May 12, 2022 00:00:00
Resolve By Date	
Result	Penalized
Special Instructions	Send 14 day Zoning & Development Order.
Violation Date	Oct 3, 2019 00:00:00
Relationships	
Violation Type: Zoning & Development Bylaw No. 3575	
Supervisor Review (Completed on Nov 7, 2019 12:32:43 by Darren Mitchell, Property Use Supervisor with outcome "Refer for Prosecution")	
Actual Start Date	
Comments	
Date Completed	Nov 7, 2019 12:32:43
Description	Refer for prosecution.

Outcome	Refer for Prosecution
Process Importance	
Route Order	
Scheduled Complete Date	
Scheduled Start Date	Nov 7, 2019 11:31:23
Staff Assigned Id List	
Assignments	
Darren Mitchell, Property Use Supervisor	
Relationships	
Shadow Process: 110243222	
Referenced Objectid	110243220
Relationships	
Letter: 110226474 : CE - Investigation Report (PUI)	
Prepare for Prosecution (Completed on Nov 13, 2019 15:11:02 by Clint Hemstalk with outcome "Referred")	
Actual Start Date	
Comments	
Created By ProcessId	110243220
Date Completed	Nov 13, 2019 15:11:02
Description	Refer for prosecution.
Outcome	Referred
Process Importance	
Scheduled Complete Date	
Scheduled Start Date	Nov 7, 2019 12:32:43
Staff Assigned Id List	
Assignments	
Clint Hemstalk	
Relationships	
Shadow Process: 110251076	
Referenced Objectid	110251075
Perform Legal Activities (Completed on Dec 3, 2020 15:11:44 by Clint Hemstalk with outcome "Charges Laid")	
Actual Start Date	
Comments	

Date Completed	Dec 3, 2020 15:11:44
Description	Referred to prosecution November 13, 2019
Outcome	Charges Laid
Process Importance	
Scheduled Complete Date	
Scheduled Start Date	Nov 13, 2019 15:11:02
Staff Assigned Id List	
Assignments	
Clint Hemstalk	
Sherry Martel	
Relationships	
Shadow Process: 110603738	
Referenced ObjectId	110603737
Perform Legal Activities (Completed on Aug 12, 2022 15:19:38 by Clint Hemstalk with outcome "Guilty Plea")	
Actual Start Date	
Comments	
Date Completed	Aug 12, 2022 15:19:38
Description	Court file #37481 Charges laid March 18, 2020 First appearance October 6, 2020 Trial April 28, 2021 (adjourned; to be rescheduled) Trial October 15, 2021 Guilty Plea
Outcome	
Process Importance	
Scheduled Complete Date	
Scheduled Start Date	Dec 3, 2020 15:11:44
Staff Assigned Id List	
Assignments	
Clint Hemstalk	
Relationships	
Shadow Process: 135477931	

Referenced ObjectID

135477930

Perform Legal Activities (Completed on Aug 12, 2022 15:21:27 by Clint Hemstalk with outcome "Requires Further Investigation")

Actual Start Date

Comments

Date Completed

Aug 12, 2022 15:21:27

Description

May 12, 2022 - guilty plea, fined \$7,000.00.
333C issued.

Outcome

Requires Further Investigation

Process Importance

Scheduled Complete Date

Scheduled Start Date

Aug 12, 2022 15:19:38

Staff Assigned Id List

Assignments

Clint Hemstalk

Relationships

Shadow Process: 181256561

Referenced ObjectID

181256560

Perform Investigation (Completed on Sep 16, 2022 13:50:28 by Loris Volpe with outcome "Follow-up Investigation Scheduled")

Additional Instructions

Comments

Description

Check to see if cannabis store is still operating

Findings

Sept 2/22 - 9pm - 9:20pm - Team Abello/Reed observed premise operating. See Pics

under H-Drive/Property Use/Dist 10/2022/303 E Hastings

Re-investigation Date

Sep 16, 2022 00:00:00

Route Order

Assignments

Bryan To, Property Use Inspector

Relationships

Violations: VI-2019-06805

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description	Cannabis Retail store operating without an approved development permit.
Fees Assessed	N
Fine Per Period	
Fine Per Period	
Fine To Assess (NOV)	
Fine To Assess (Order)	
Frequency	
Frequency	
Grace Period (days)	0
Grace Period (days)	0
Issue Warning/Violation	Warning
Life Safety	
Priority	
Resolution Date	May 12, 2022 00:00:00
Resolve By Date	
Result	Penalized
Special Instructions	Send 14 day Zoning & Development Order.
Violation Date	Oct 3, 2019 00:00:00
Relationships	
Violation Type: Zoning & Development Bylaw No. 3575	
Perform Investigation (Completed on Sep 26, 2022 12:29:38 by Analiza Abello-Lee, Property Use Inspector with outcome "Follow-up Investigation Scheduled")	
Additional Instructions	
Comments	
Description	NIGHT TEAM - Abello/Reed
Findings	<p>Sept 2/22 - 9pm - 9:20pm - Team Abello/Reed observed premise operating. See Pics under s.15(1)(l)</p> <p>-9:02 pm - Cannabis Culture - street grade found close</p> <p>-Second Floor found open with lounge, retail and arcade area</p> <p>-Third floor found open with lounge, retail area</p>
Re-investigation Date	Sep 26, 2022 00:00:00
Route Order	
Assignments	

Relationships

Violations: VI-2019-06805

Assess Fine on NOV?	N
Assess Fine on Order?	N
Description	Cannabis Retail store operating without an approved development permit.
Fees Assessed	N
Fine Per Period	
Fine Per Period	
Fine To Assess (NOV)	
Fine To Assess (Order)	
Frequency	
Frequency	
Grace Period (days)	0
Grace Period (days)	0
Issue Warning/Violation	Warning
Life Safety	
Priority	
Resolution Date	May 12, 2022 00:00:00
Resolve By Date	
Result	Penalized
Special Instructions	Send 14 day Zoning & Development Order.
Violation Date	Oct 3, 2019 00:00:00

Relationships

Violation Type: Zoning & Development Bylaw No. 3575

Perform Investigation (Completed on Sep 29, 2022 11:40:14 by Kimberly Li, Property Use Inspector with outcome "Send for Supervisor Review")

Additional Instructions

Comments

Description

Findings

Re-investigation Date

Route Order

Determine business operation

Premise operates without a valid BL and bleached 333C court order issued on May 12, 2022

Assignments

Kimberly Li, Property Use Inspector

Relationships

Violations: VI-2019-06805

Assess Fine on NOV? N

Assess Fine on Order? N

Description Cannabis Retail store operating without an approved development permit.

Fees Assessed N

Fine Per Period

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency

Grace Period (days) 0

Grace Period (days) 0

Issue Warning/Violation Warning

Life Safety

Priority

Resolution Date May 12, 2022 00:00:00

Resolve By Date

Result Penalized

Special Instructions Send 14 day Zoning & Development Order.

Violation Date Oct 3, 2019 00:00:00

Relationships

Violation Type: Zoning & Development Bylaw No. 3575

Supervisor Review (Completed on Oct 3, 2022 16:32:27 by Loris Volpe with outcome "Work Needed")

Actual Start Date

Comments

Date Completed Oct 3, 2022 16:32:27

Description	
Outcome	Work Needed
Process Importance	
Route Order	
Scheduled Complete Date	
Scheduled Start Date	Sep 29, 2022 11:40:14
Staff Assigned Id List	
Assignments	
Loris Volpe	
Relationships	
Shadow Process: 184094322	
Referenced ObjectId	184094320
Relationships	
Letter: 183987880 : CE - Investigation Report (PUI)	
Perform Investigation (Completed on Oct 4, 2022 08:10:11 by Kimberly Li, Property Use Inspector with outcome "Send for Supervisor Review")	
Additional Instructions	
Comments	
Description	PLease update IR with night inspectors information
Findings	
Re-investigation Date	
Route Order	
Assignments	
Kimberly Li, Property Use Inspector	
Relationships	
Violations: VI-2022-03795	
Assess Fine on NOV?	N
Assess Fine on Order?	N
Description	Cannabis Retail store operating without a valid business licence.

In addition, Premise bleached the Court Order 333C issued to the Property Owner on May 12, 2022, that the Property Owner, must immediately take all necessary action,

including, but not limited to, commencing an action in Supreme Court to seek a writ of possession and the termination of the lease, to ensure that no tenant at the Premises is carrying on business therein without holding a valid business licence issued by the City of Vancouver.

Fees Assessed	N
Fine Per Period	
Fine Per Period	
Fine To Assess (NOV)	
Fine To Assess (Order)	
Frequency	
Frequency	
Grace Period (days)	0
Grace Period (days)	0
Issue Warning/Violation	Warning
Life Safety	
Priority	1
Resolution Date	
Resolve By Date	
Result	
Special Instructions	Refer to Prosecution
Violation Date	Aug 30, 2022 00:00:00
Relationships	
Violation Type: Licence Bylaw No. 4450	
Supervisor Review (Completed on Oct 5, 2022 07:55:40 by Loris Volpe with outcome "Refer for Prosecution")	
Actual Start Date	
Comments	
Date Completed	Oct 5, 2022 07:55:40
Description	

Outcome	Refer for Prosecution
Process Importance	
Route Order	
Scheduled Complete Date	
Scheduled Start Date	Oct 4, 2022 08:10:11
Staff Assigned Id List	
Assignments	
Loris Volpe	
Relationships	
Shadow Process: 184277286	
Referenced ObjectId	184277283
Relationships	
Letter: 183987880 : CE - Investigation Report (PUI)	
Prepare for Prosecution (Completed on Oct 13, 2022 12:10:34 by Clint Hemstalk with outcome "Referred")	
Actual Start Date	
Comments	
Created By ProcessId	184277283
Date Completed	Oct 13, 2022 12:10:34
Description	Refer for prosecution
Outcome	Referred
Process Importance	
Scheduled Complete Date	
Scheduled Start Date	Oct 5, 2022 07:55:40
Staff Assigned Id List	
Assignments	
Clint Hemstalk	
Relationships	
Shadow Process: 184368074	
Referenced ObjectId	184368073
Perform Legal Activities (Completed on Jan 26, 2023 08:35:51 by Clint Hemstalk with outcome "Charges Laid")	
Actual Start Date	
Comments	

Date Completed	Jan 26, 2023 08:35:51
Description	Referred to prosecution October 13, 2022
Outcome	Charges Laid
Process Importance	
Scheduled Complete Date	
Scheduled Start Date	Oct 13, 2022 12:10:34
Staff Assigned Id List	
Assignments	
Clint Hemstalk	
Relationships	
Shadow Process: 184837665	
Referenced ObjectId	184837664
Perform Legal Activities	
Actual Start Date	
Comments	
Date Completed	
Description	Court File #38503 Charges laid January 10, 2023 First appearance: unknown Trial July 5, 2023
Outcome	
Process Importance	
Scheduled Complete Date	
Scheduled Start Date	Jan 26, 2023 08:35:51
Staff Assigned Id List	
Assignments	
Clint Hemstalk	
Relationships	
Shadow Process: 193516539	
Referenced ObjectId	193516538
Relationships	
Document: 108037546	
Document: 109043089	
Document: 110250996	

Document: 110603735

Document: 135477904

Document: 141627009

Document: 149786514

Document: 181256558

Document: 181256636

Document: 182856160

Document: 183421517

Document: 184229678

Document: 184368061

Document: 184839303

Document: 188958255

Document: 193516519

Document: 197839465

Enforcement Stream: Property Use

Investigator: Kimberly Li, Property Use Inspector

Letter: 108002746 : CE - Investigation Report (PUI)

Description

CE - Investigation Report (PUI)

File Extension

pdf

File Name

File Size

Revisions

Revision 1 created on Oct 3, 2019 13:38:25 by Kimberly Li, Property Use Inspector

Relationships

Shadow Process: 108002632

Shadow Process: 108007130

Letter: 110226474 : CE - Investigation Report (PUI)

Description

CE - Investigation Report (PUI)

File Extension pdf

File Name

File Size

Revisions

Revision 1 created on Nov 7, 2019 10:41:37 by Colin Durcan, Property Use Inspector

Relationships

Shadow Process: 109043138

Shadow Process: 110243222

Letter: 183987880 : CE - Investigation Report (PUI)

Description

CE - Investigation Report (PUI)

File Extension

pdf

File Name

File Size

Revisions

Revision 1 created on Sep 28, 2022 09:37:13 by Kimberly Li, Property Use Inspector

Relationships

Shadow Process: 183841935

Shadow Process: 184094322

Shadow Process: 184263564

Shadow Process: 184277286

Parcel: 015-511-014 - Parcel: 303 W HASTINGS STREET, Vancouver, BC V6B 1H6 (3)

Violation: VI-2019-06805

Assess Fine on NOV? N

Assess Fine on Order? N

Description Cannabis Retail store operating without an approved development permit.

Fees Assessed N

Fine Per Period

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency

Grace Period (days)	0
Grace Period (days)	0
Issue Warning/Violation	Warning
Life Safety	
Priority	
Resolution Date	May 12, 2022 00:00:00
Resolve By Date	
Result	Penalized
Special Instructions	Send 14 day Zoning & Development Order.
Violation Date	Oct 3, 2019 00:00:00

Relationships

Violation Type: Zoning & Development Bylaw No. 3575

Violation: VI-2022-03795

Assess Fine on NOV?	N
Assess Fine on Order?	N
Description	Cannabis Retail store operating without a valid business licence.

In addition, Premise bleached the Court Order 333C issued to the Property Owner on May 12, 2022, that the Property Owner, must immediately take all necessary action, including, but not limited to, commencing an action in Supreme Court to seek a writ of possession and the termination of the lease, to ensure that no tenant at the Premises is carrying on business therein without holding a valid business licence issued by the City of Vancouver.

Fees Assessed	N
Fine Per Period	
Fine Per Period	
Fine To Assess (NOV)	
Fine To Assess (Order)	
Frequency	
Frequency	
Grace Period (days)	0

Grace Period (days)	0
Issue Warning/Violation	Warning
Life Safety	
Priority	1
Resolution Date	
Resolve By Date	
Result	
Special Instructions	Refer to Prosecution
Violation Date	Aug 30, 2022 00:00:00
Relationships	
Violation Type: Licence Bylaw No. 4450	