

File No.: 04-1000-20-2023-598

November 2, 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 September 25, 2023 under the ***Freedom of Information and Protection of Privacy Act*** for:

Record of correspondence (including letters and e-mails) and detailed logs relating to 2738 E Hastings Street (DP-2023-00529), specifically regarding the development permit for a non-medical cannabis retail store. Date range: July 1, 2023 to September 24, 2023.

All responsive records are attached. Some information in the records has been severed (blacked out) under s.15(1)(l) and 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.

The Board of Variance is a separate public body under the Act; therefore, we have transferred the portion of your request related to Board or Variance records to the Board of Variance, pursuant to section 11 of the Act. You can read or download this section here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00. Please refer to our response letter to FOI file no. 2023-605, sent to you on September 29, 2023.

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 (#04-1000-20-2023-598); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signed by Cobi Falconer]

Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy
cobi.falconer@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Alternatively, you can call the FOI Case Manager at 604-871-6584.

Encl. (Response package)

:pm

From: [Senechal, Samantha](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] DP-2023-00529 (SYC Comments) 2738 E Hastings St
Date: Wednesday, September 27, 2023 1:42:13 PM

To be included with the SYC report

Thank you,

Samantha Senechal
Project Coordinator | Development Review Branch

Development, Buildings, and Licensing

City of Vancouver | 515 W 10th Ave

Vancouver BC V5Y 1V4

samantha.senechal@vancouver.ca

(Ph) [604-871-6857]

Out of Office Alert – I will be away from the office on October 16th – 20th, 2023.

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-----Original Message-----

From: **s.22(1)**
Sent: Sunday, August 13, 2023 11:10 PM
To: Senechal, Samantha <Samantha.Senechal@vancouver.ca>
Subject: [EXT] DP-2023-00529

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

Hi Samantha,

Regarding permit dp-2023-00529, I have concerns for another cannabis retail store in the neighbourhood. This location is less than 300 meters from an elementary school, Hastings Elementary school and also Our Lady of Sorrows Elementary School. Isn't that against city bylaws? Also, there are already two other locations within walking distance and at least another two within 5 minutes driving distance.

I appreciate your time and consideration.

Regards,
s.22(1)

Sent from my iPhone

From: [Senechal, Samantha](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Cannabis Shop at Hastings and Slocan DP-2023-00529 (SYC Comments) 2738 E Hastings St
Date: Wednesday, September 27, 2023 1:43:08 PM

To be included with the SYC report

Thank you,

Samantha Senechal
Project Coordinator | Development Review Branch

Development, Buildings, and Licensing

City of Vancouver | 515 W 10th Ave

Vancouver BC V5Y 1V4

samantha.senechal@vancouver.ca

(Ph) [604-871-6857]

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From: s.22(1)
Sent: Tuesday, August 15, 2023 3:28 PM
To: Senechal, Samantha <Samantha.Senechal@vancouver.ca>
Subject: [EXT] Cannabis Shop at Hastings and Slocan

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.

Hello

I'm voicing my objection to a cannabis store (by the Shoppers drug mart, at Hastings and Slocan). s.22(1)
s.22(1)

The shop would be very close to several schools, including Hastings Elementary and Our Lady of Sorrows school. Not to mention the fact that the market is saturated with these type of stores already.

I don't suppose my objection will make any difference,
s.22(1)

Project Report

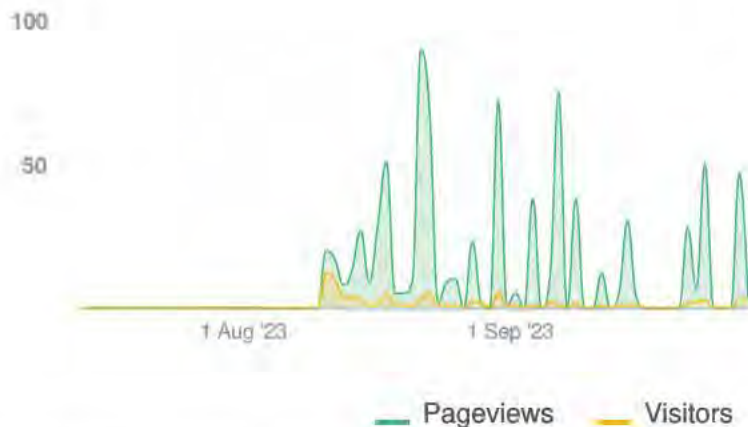
18 February 2020 - 26 September 2023

Shape Your City Vancouver

2738 E Hastings St (DP-2023-00529) cannabis retail development application



Visitors Summary

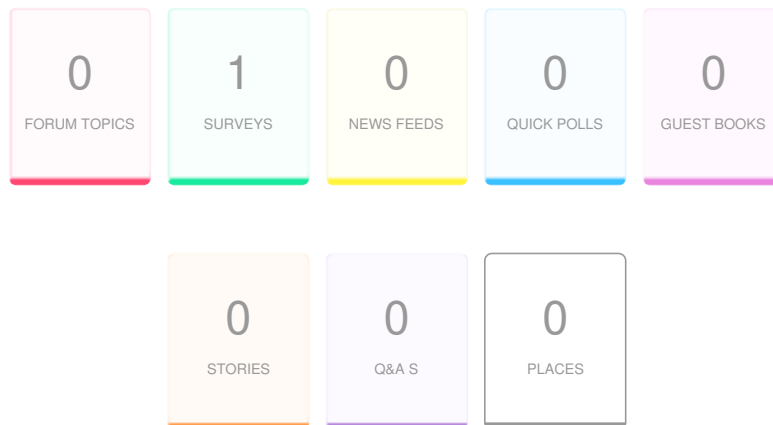


Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
96	9	
NEW REGISTRATIONS		
1		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
13	25	79

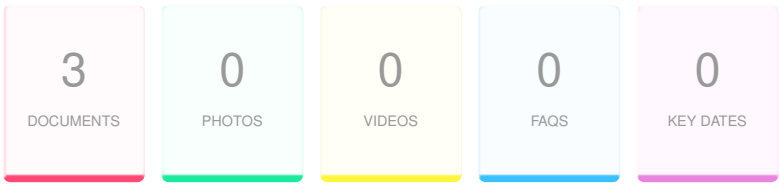
Aware Participants	79	Engaged Participants	13		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	79	Contributed on Forums	0	0	0
Informed Participants	25	Participated in Surveys	1	12	0
Informed Actions Performed	Participants	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	10	Contributed to Stories	0	0	0
Visited the Key Dates page	3	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	9				
Contributed to a tool (engaged)	13				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	2738 E Hastings St development application comments	Published	19	1	12	0

INFORMATION WIDGET SUMMARY



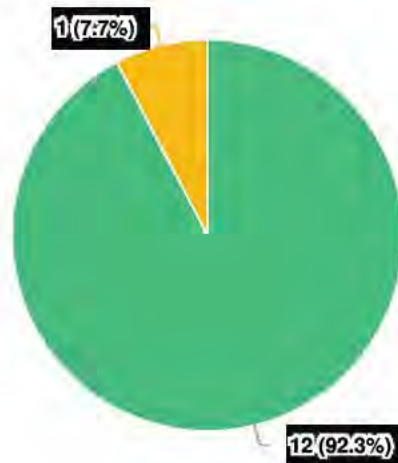
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Operational letter	8	9
Document	Site plan	6	6
Document	Notification postcard	3	6
Key Dates	Key Date	3	3

ENGAGEMENT TOOL: SURVEY TOOL

2738 E Hastings St development application comments

Visitors 19	Contributors 13	CONTRIBUTIONS 13
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Your overall position about the application:



Question options

☒ Opposed
 ☐ Mixed

Optional question (13 response(s), 0 skipped)

Question type: Dropdown Question

Survey Responses

18 February 2020 - 26 September 2023

2738 E Hastings St development application comments

Shape Your City Vancouver

Project: 2738 E Hastings St (DP-2023-00529) cannabis retail development
application



VISITORS					
19					
CONTRIBUTORS			RESPONSES		
13			13		
1	12	0	1	12	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



Respondent No: 1

Login:

Email:

s.22(1)

Responded At: Aug 10, 2023 16:11:11 pm

Last Seen: Aug 10, 2023 16:11:11 pm

IP Address: n/a

Q1. Your comments:

I live in the s.22(1) Between Hastings and Broadway and Clark to Renfrew there are already no fewer than 8 cannabis shops. There is already one at Hastings and Nanaimo and another just 2 blocks from that one. Not to mention there are also no fewer than 6 smoke/vape shops just in Hastings between Renfrew and Victoria. And ridiculously 2 right next to each other at Nanaimo. It's too much. How many of these shops are needed? We need better businesses in the area not 10 weed and smoke shops. Please no more.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 2

Login: s.22(1)

Email:

Responded At: Aug 10, 2023 16:15:51 pm

Last Seen: Aug 10, 2023 16:15:51 pm

IP Address: n/a

Q1. Your comments:

Home owners of this address oppose this application. The area already has a lot of loiters and people that are either drunk from the PNE events (beer festival, electronic dance festivals, and other events that happens at the amphitheatre) which behave poorly in the neighbourhood. These people will urinate at our property fence and in the alley causing excruciating urine smell to emit in the warm summer air which blows into my house. Having a place where people can purchase cannabis will just cause more issue. We rarely see any police roaming/watching the area and these loiters are getting out of hand.

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: Aug 11, 2023 13:17:55 pm

Last Seen: Aug 11, 2023 13:17:55 pm

IP Address: n/a

Q1. Your comments:

Our family has lived on the s.22(1) It is slowly becoming a bad neighborhood. I am afraid s.22(1) as homeless are roaming the area and many homes across our street have had random individuals in their front/back yards and items have been taken. We feel that by opening another Cannabis store so close to our home (there are already at least 2 down the block on E. Hastings) the hours of operation 7 days per week 9 am-11 pm is asking for unwanted citizens to be coming into our neighborhoods even more than what is happening now. If this must go through then have the business hours of 9-5 instead of late night. Too many seniors are near that address and shop regularly at Shoppers Drug mart and feel uncomfortable. I hope you will reconsider this application. Sincerely s.22(1) s.22(1)

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 4

Login: s.22(1)

Email:

Responded At: Aug 12, 2023 12:50:16 pm

Last Seen: Aug 12, 2023 12:50:16 pm

IP Address: n/a

Q1. Your comments:

Highly opposed to the development of Cannabis shop around the neighbourhood

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 5

Login: s.22(1)

Email:

Responded At: Aug 15, 2023 19:07:20 pm

Last Seen: Aug 15, 2023 19:07:20 pm

IP Address: n/a

Q1. Your comments:

My concerns about this development primarily concern how many cannabis shops are already in the area towards Nanaimo and how rare affordable space is for more seniors, community or arts oriented uses are in the neighbourhood, and would like to see the existing hub of healthcare services retained at this location. Considering the number of developments coming online within walking distance, I have concerns about retail gentrification's effects on longtime residents even as those who would potentially benefit a lot from services are 1-2 years out from moving in.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 6

Login: s.22(1)

Email:

Responded At: Aug 19, 2023 09:57:20 am

Last Seen: Aug 19, 2023 09:57:20 am

IP Address: n/a

Q1. Your comments:

I strongly oppose the proposed expansion in operations of this business because it would affect the immediate surroundings in a very negative way, and because it objectively does not fit with the City's goals and priorities. Affect on immediate surroundings: First, there is large risk for negative impact on health. The immediate surroundings this business are residential and feature two (2) schools, a large public school (500 students) and a private school and church ~150 meters away, as well as a VPL branch less than 100 meters away. Thus, there is a large population of little children, youths, and families in this neighbourhood, every day, 365 days/year. These children and youth especially are at risk for acquiring habits (cannabis and tobacco smoking) that are proven harmful for human long term health (cannabis has scientifically proven negative impacts on health and wellbeing, especially on vulnerable children and youths; this was re-confirmed in spring 2023 by the Canadian Paediatric Society, see <https://cps.ca/en/documents/position/cannabis-children-and-youth#:~:text=Marijuana%20use%20in%20this%20age,and%20cognitive%20decline%3B%20and%20diminished>). Second, there is negative impact to the children and families due to the smoke (negative health impact) and smell (livability). Third, there is negative impact on neighbourhood safety, particularly if operations are extended to the proposed times, due to known association of drug use/purchase and criminal/unsafe behaviour. Fit with city plans and goals: With regards to the City's goals and priorities, two of the the city's primary goals are (1) to generate additional livable and affordable housing, and (2) to improve safety and security(<https://vancouver.ca/files/cov/corporate-plan.pdf>, Goal number 1: "ADDRESSING AFFORDABILITY AND THE HOUSING CRISIS"; Goal number 6 "TO KEEP VANCOUVER A SAFE CITY IN WHICH PEOPLE FEEL SECURE"). The proposed expansion is in contradiction to both goals. It will reduce the attractiveness of neighbouring apartments, houses, and condos for young families, the population section most in need for affordable housing. The potential reduction in safety and security is also a concern. This is especially a worry because of the proximity of the schools, which would otherwise represent a great attraction to this section of the population (young families). The proposed expansion is therefore in opposition of key stated goals and priorities of the city. I note that this business keeps trying to expand both operations and size (this is the 3rd application in the last ~2 years). We urge the Director of Planning to reject this application, just as the prior ones have sensibly been rejected. Thank you for your consideration.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 7

Login: s.22(1)

Email:

Responded At: Aug 20, 2023 14:18:25 pm

Last Seen: Aug 20, 2023 14:18:25 pm

IP Address: n/a

Q1. Your comments:

I am writing to submit my comments regarding the development applications of 2738 E. Hastings St. in Vancouver. DP-2023-00529 To see an application requesting an exception to the Zoning By-laws that the city has created is unacceptable in my opinion. The location of this application is less than 2 blocks from Our Lady of Sorrows School, and Hastings Elementary. I highly encourage the city to enforce the Zoning By-laws they have created. 11.6 Cannabis Store (b) within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house;

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 8

Login: s.22(1)

Email:

Responded At: Aug 20, 2023 20:15:58 pm

Last Seen: Aug 20, 2023 20:15:58 pm

IP Address: n/a

Q1. Your comments:

This is super close to 2 elementary schools, OLS and Hastings. The Director of Planning should reject it. Why would this be acceptable? Why do we need more pot shops in our neighbourhood? We don't.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 9

Login: s.22(1)

Email:

Responded At: Aug 26, 2023 01:21:14 am

Last Seen: Aug 26, 2023 01:21:14 am

IP Address: n/a

Q1. Your comments:

My family as well as numerous neighbours are vehemently opposed to the new cannabis retail location proposal at 2738 East Hastings St.. While we acknowledge that there is potentially a market for such a business, we firmly believe that adding another shop in the vicinity will contribute to an unsafe and negative behavioural growth in the surrounding area. Many children go to the schools nearby and would be curiously exposed to the shop patrons' aggression, addictive desires, negative lifestyle, and declining health. There are already many shops under 2km from the proposed site at 2738 East Hastings that primarily sell cannabis, vapes, tobacco or a combination of those products. I have listed the addresses and hours of operation of such similar shops, as well as proximity to 2738 East Hastings Street. All but one of these shops are open 7 days a week. Cannabis: Eggs Canna, 2406 E Hastings St, 9am - 10pm, 550m Village Bloomery, 2139 E Hastings St, 10am - 8pm, 850m UEMCannabis, 1605 Renfrew St, 9am - 10pm, 1.6km 4Twenty Cannabis, 1747 Nanaimo St, 9am - 11pm, 1.9km Vape: Boss Vapes, 2673 E Hastings St, 10am - 10pm, 95m Cloud City Vape Bong & Gifts, 2838 E Hastings, 11am - 7pm, 290m Artisan Vape, 2347 E Hastings St, 24h, 600m M Vape and Smoke, 2147 E Hastings St, 9am - 9pm, 850m Ok Vapor, 3490 E Hastings St, 11am - 11pm, 1.5km Smoke 2 Snack, 3615 E Hastings St, 9am - 10pm, 1.7km Tobacco: Lucky's Exotic Bodega, 2641 E Hastings St, 9am - 12am, 150m Haze Smoke Shop, 2355 E Hastings St, 24h, 600m Select Smokes, 3640 E Hastings St, 3pm - 8pm, 1.8km I did not include the convenience stores or drug stores that sell cigarettes or bongs and other smoke-related accessories. Compared to beneficial services more family-oriented, such as daycare, there is an overabundance of smoke-type shops (not to mention online and delivery options) whereas there are limited resources for family development and children in the area. There are many housing units under construction nearby and residents have options for smoking and cannabis recreation, but with housing comes families with children. Unlike a cannabis store, a daycare service has capacity limits but contributes to the neighbourhood's sustainability. Where are these other family development services? We strongly recommend the City of Vancouver Planning Staff to consider the overall negative effects of bringing another cannabis store to our neighbourhood, and that the application by Zodiac at 2718 East Hastings be denied.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 10

Login: s.22(1)

Email:

Responded At: Aug 28, 2023 12:07:32 pm

Last Seen: Aug 28, 2023 12:07:32 pm

IP Address: n/a

Q1. Your comments:

Already have two cannabis stores in area. Not necessarily opposed but concerned re: evolving lack of variety in area shopping district

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Mixed



Respondent No: 11

Login: s.22(1)

Email:

Responded At: Sep 06, 2023 21:51:23 pm

Last Seen: May 11, 2023 15:46:23 pm

IP Address: s.22(1)

Q1. Your comments:

Please deny. Too mant pot shops in the area already. Makes the neighbourhood sketchy.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 12

Login: s.22(1)

Email:

Responded At: Sep 20, 2023 22:32:52 pm

Last Seen: Sep 20, 2023 22:32:52 pm

IP Address: n/a

Q1. Your comments:

s.22(1) and am opposed to approving a dispensary in the plaza theres lots of youth near by a church a school. Inconsiderate to approve this s.22(1)

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 13

Login: s.22(1)

Email:

Responded At: Sep 21, 2023 00:46:17 am

Last Seen: Sep 21, 2023 00:46:17 am

IP Address: n/a

Q1. Your comments:

I believe opening a dispensary in this location is a significant worry. There are many elementary, secondary, and daycares within close distance to this area. Young children can possibly find and ingest any marijuana inadvertently left behind let alone second hand smoke. If the cannabis store were to open this can bring many problems to our community, society and families. It would raise a huge concern for the safety of the children.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed

From: "Katie Leah" s.22(1)

To: "Senechal, Samantha" <Samantha.Senechal@vancouver.ca>

Date: 8/8/2023 10:39:17 AM

Subject: [EXT] Close up of sign

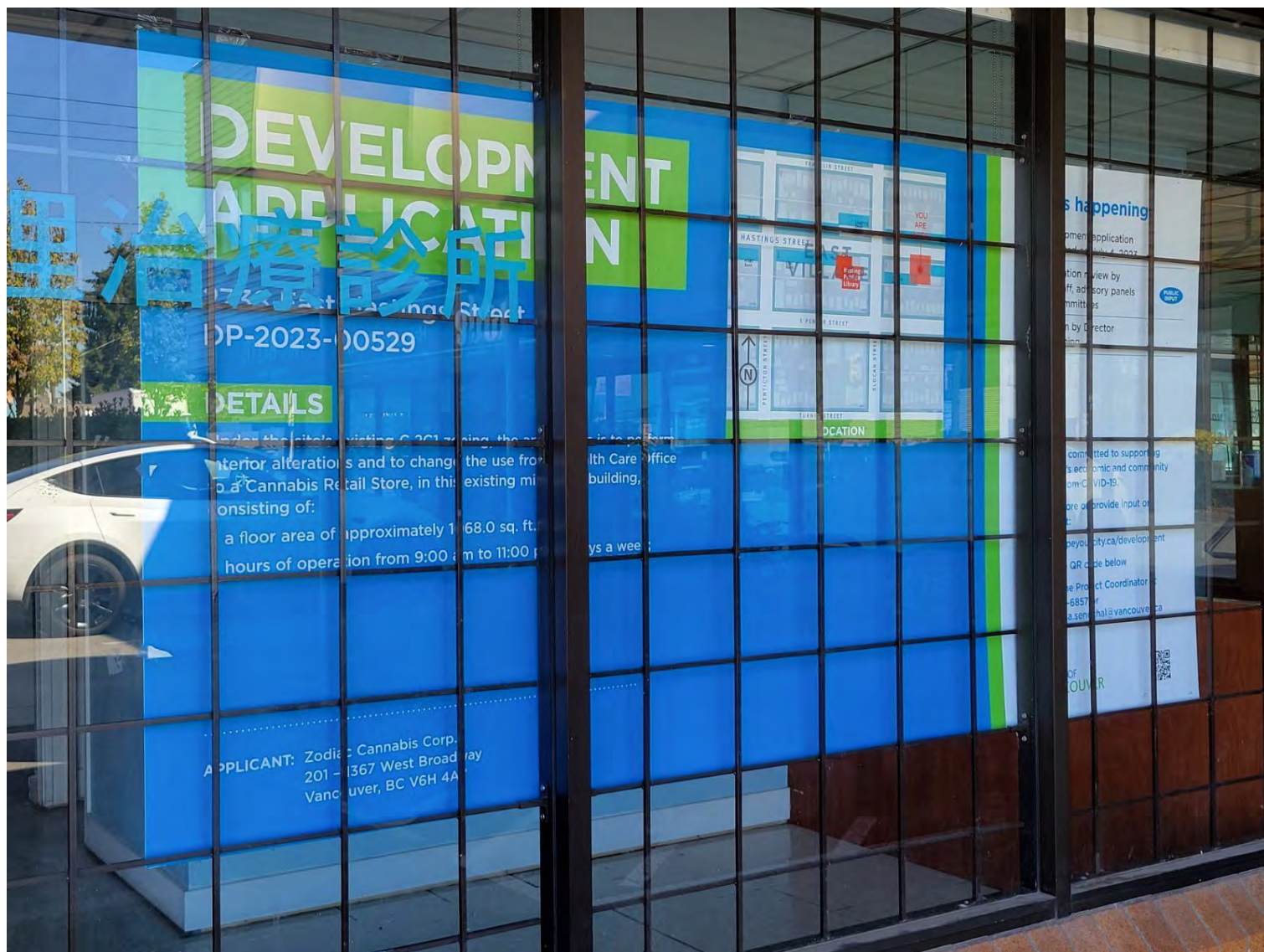
City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Samantha,

Let me know if this one is a bit better.

Warmly,

Katie



From: "Katie Leah" s.22(1)

To: "Senechal, Samantha" <Samantha.Senechal@vancouver.ca>

Date: 8/8/2023 8:35:22 AM

Subject: [EXT] Re: [EXT] Site Sign in Window - 2738 East Hastings

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.



Sorry!

See attached

Katie

On Aug 8, 2023, at 7:55 AM, Senechal, Samantha <Samantha.Senechal@vancouver.ca> wrote:

\u-257 ?

Hi Katie - there were not any attachments with your email. Can you please resend the photos of the sign installation?

Thank you,

Samantha Senechal
Project Coordinator | Development Review Branch
Development, Buildings, and Licensing |
City of Vancouver
samantha.senechal@vancouver.ca
(Ph) [604-871-6857]

Out of Office Alert – I will be away from the office on August 21-September 5, 2023.

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-----Original Message-----

From: Katie Leah [s.22\(1\)](#)
Sent: Sunday, August 6, 2023 9:48 PM
To: Senechal, Samantha <Samantha.Senechal@vancouver.ca>
Subject: [EXT] Site Sign in Window - 2738 East Hastings

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

Hi Samantha,

I just wanted to send you a photo of the site sign in the window.

Can you let me know if this is sufficient or if there is anything additional I require here?

Thanks!

Katie Leah

From: No Reply DBL Services Centre
Sent: Thursday, July 6, 2023 11:57 AM
To: s.22(1)
Subject: 2738 E Hastings St - DP-2023-00529 - Case reference 201000685883

****Please do not reply to this message. Replies are not monitored****

Hello,

A Project Coordinator has been assigned to **DP-2023-00529**.

A Project Coordinator will be reaching out to you within the next ten business days to provide next steps. In order to finalize the intake process, the Project Coordinator will be requesting payment of development permit fees and/or possible additional documents/plans.

Please note that your application number will not show up in our online system until the project coordinator begins working on your file; that is, depending on when you search for your application number in our online system, you may not see any results, even though your application is in our system.

If you need further assistance or to provide more information, please submit another enquiry through our [contact form](#) and quote your application or reference number.

Thank you,
DRB Team

From: "Katie Leah" s.22(1)
To: "Senechal, Samantha" <Samantha.Senechal@vancouver.ca>
Date: 7/28/2023 11:06:23 PM
Subject: [EXT] Re: [EXT] Site sign approval needed - 2738 Hastings

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.

Noted. I'll send the update as soon as I have it.

Katie

On Jul 28, 2023, at 2:32 PM, Senechal, Samantha <Samantha.Senechal@vancouver.ca> wrote:

\u-257 ?
Hi Katie,

I think the only correction is the street name – it should reflect Hastings (the sign shows Hastings).

Please send back the proof once it's been corrected.

Thank you,

Samantha Senechal
Project Coordinator | Development Review Branch
Development, Buildings, and Licensing |
City of Vancouver
samantha.senechal@vancouver.ca
(Ph) [604-871-6857]

Out of Office Alert – I will be away from the office on August 21-September 5, 2023.

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From: Katie Leah s.22(1)
Sent: Friday, July 28, 2023 11:51 AM
To: Senechal, Samantha <Samantha.Senechal@vancouver.ca>
Subject: [EXT] Site sign approval needed - 2738 Hastings

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

Hi Samantha,

Can you please have a look at this site sign and give me the okay time have it printed? Or if it needs any revisions, let me know?

Thanks!

Katie

2738 East Hastings Street
DP-2023-00529

using the *getenv* routine (i.e., setting the application *p* to perform routine operations) will be changed the use with *p* through *env* (this is a *Quercus* thread local). It has nothing to do with building something at

^c Figures of merit from FMO are for FMO area 7000 m²/mole.

APPLICATION: Robert T. Gorman, Esq.
200 - 1987 West Broadway
Vancouver, BC, V6H 3A7



- Measurement adjustment introduced on July 4, 2007
- Approved Review by City staff, advisory committee and community
- Measure to be placed on November 6, 2007 ballot

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Adapted from *Journal of Management Education*, 20(1), 1996, pp. 10-11. Copyright 1996 by Sage Publications, Inc.

4. Write the cell notation.

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1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26



From: "Katie Leah" s.22(1)

To: "Senechal, Samantha" <Samantha.Senechal@vancouver.ca>

Date: 7/12/2023 5:19:42 PM

Subject: [EXT] Re: Site Sign - 2738 E HASTINGS STREET/ DP-2023-00529

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

Hi Samantha,

Thank you for the follow-up.

I am aware of a previous refusal from the board of variance, although it was a different address in this commercial development. When I spoke to Louis Ng about his, he advised that if I have a site specific hardship that is different than the previous appellant, that I could pursue the BOV process and ask them to hear my case at a hearing.

He was clear that a previous refusal was not grounds for preemptive refusal.

Please advise as to your findings.

Warmly,

Katie

On Jul 12, 2023, at 1:03 PM, Senechal, Samantha <Samantha.Senechal@vancouver.ca> wrote:

\u-257 ?

Hi Ka e – I just le you a voice message but wanted to follow up with an email. At this me, please hold o on pursuing the site sign as during my review I see there has already been a Board of Variance refusal for a change of use for a cannabis retail store at this site, and if that is the case than the Board may not hear the same request again.

I'm just discussing this with senior sta and will get back to you later today or tomorrow with some more informa on.

Thank you,

Samantha Senechal
Project Coordinator | Development Review Branch
Development, Buildings, and Licensing |
City of Vancouver
samantha.senechal@vancouver.ca
(Ph) [604-871-6857]

Out of Office Alert – I will be away from the office on July 14, 21-24 and August 21-September 5, 2023.

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From: Senechal, Samantha

Sent: Wednesday, July 12, 2023 12:08 PM

To: s.22(1)

Subject: Site Sign - 2738 E HASTINGS STREET/ DP-2023-00529

Hello,

The proposed project for 2738 E Hastings Street, is now ready for public notification.

Please read each of the attachments carefully and my instructions below for how to design the site sign. One site sign is required to be installed at the project. Once a proof is ready, send it to me for final approval before having it manufactured and installed.

Attached is the following:

1. PDF template and the indesign template for the site sign.
2. Font Gotham folder
3. Site Sign Guidelines
4. Site Sign Location Map
5. North Arrow

The City of Vancouver has introduced a new look for development site signs as part of our ongoing efforts to improve our notification processes. Our goals are for a consistent look with easier-to-read information that provides residents with a clear picture of what the application is proposing and the process for review. The site signs are based on a look that has already been in use for rezoning and more recent development applications.

Applicants will be provided with a template (see attached) and will be responsible for creating the sign based on the new look. Applicants will also continue to work with City staff to ensure the appropriate information is included on the sign. Signs should not be printed and installed until City staff have approved the design

Applicants must inform City staff of any changes within 10 days of receipt of this information package and provide a photo confirming installation on site within 2 weeks, otherwise there may be a delay in the development application process.

Please review these attachments, and the template, and work with your staff (or another graphic designer) to draft a pdf of the sign for my review, with the following information included (red letters correspond to the Guidelines attached).

A Address of the site

2738 East Hastings Street
DP-2023-00529

B Details:

Under the site's existing C-2C1 zoning, the application is to perform interior alterations and to change the use from a Health Care Office to a Cannabis Retail Store, in this existing mixed use building, consisting of:

- a floor area of approximately 1068.0 sq. ft.; and
- hours of operation from 9:00 am to 11:00 pm, 7 days a week;

C Applicant information

Zodiac Cannabis Corp.
201 – 1367 West Broadway
Vancouver, BC V6H 4A7

E Location Image (see location map instructions attached)

- Map with the site and streets clearly labeled so the location is easily identifiable
- Size: 22.125 inches width x 20.125 inches height (Picas=132p9 x 120p9) at 300 ppi, pixels per inch (same as dpi, dots per inch)

F Progress Timeline

- Development application submitted on July 4, 2023
- Application review by City staff, advisory panels and committees
- Decision by Director of Planning

G Contact and further information

..the Project Coordinator at 604.871.6857 or samantha.senechal@vancouver.ca

Frequently Asked Questions

I don't know how to use the templates and/or don't have the software. What do I do?

All applicants are responsible for the creation and installation of the site sign as required. If you do not have the resources to work with the template, you may contract a graphic designer (generally available through a sign printing company) who can help complete the work.

What software do I need to use the template?

The site sign template requires Adobe InDesign. The standard font for the sign is Gotham.

I can't get the location map files to work despite the instructions

Location maps can be created or provided in other formats as long as the information is clear, easy to read and works within the template. The map image must be created at a resolution high enough to be used on the site sign without significant blurring or pixelation.

If you have any further questions or concerns, please do not hesitate to contact me.

Thank you,

Samantha Senechal
Project Coordinator | Development Review Branch
Development, Buildings, and Licensing |
City of Vancouver
samantha.senechal@vancouver.ca
(Ph) [604-871-6857]

Out of Office Alert – I will be away from the office on July 14, 21 and August 21-September 5, 2023.

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From: ["Senechal, Samantha" <Samantha.Senechal@vancouver.ca>](mailto:Samantha.Senechal@vancouver.ca)
To: ["Kim, Jennifer \(DBL\)" <Jennifer.Kim@vancouver.ca>](mailto:Jennifer.Kim@vancouver.ca)
Date: 8/8/2023 8:48:00 AM
Subject: Postcard and SYC - 2738 E HASTINGS STREET

Hi Jennifer,

Would you be able to send out postcards for 2738 E HASTINGS STREET (DP-2023-00529).

Postcard is in the clerical folder.

Please let me know if you need any additional information.

Thank you,

Samantha Senechal
Project Coordinator | Development Review Branch
Development, Buildings, and Licensing |
City of Vancouver
samantha.senechal@vancouver.ca
(Ph) [604-871-6857]

Out of Office Alert – I will be away from the office on August 21-September 5, 2023.

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From: "City of Vancouver Permits" <permits@vancouver.ca>

To: "Senechal, Samantha" <Samantha.Senechal@vancouver.ca>

Date: 7/6/2023 11:04:54 AM

Subject: Process Assignment - DP-2023-00529



Hello Samantha Senechal,

You have been assigned to the following process: Completeness Check
for DP-2023-00529 2720 E HASTINGS STREET, Vancouver, BC V5K 1Z9

[Review details and take action](#)

Thank You

Review your [To-Do-List](#) for a full list of your assignments.

[Update your POSSE user preferences and notification settings](#)

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From: "Senechal, Samantha" <Samantha.Senechal@vancouver.ca>
To: "Katie Leah" s.22(1)
Date: 7/25/2023 9:10:00 AM
Subject: RE: [EXT] Re: Site Sign - 2738 E HASTINGS STREET/ DP-2023-00529

Hi Katie,

Yes, please go ahead and follow the previous site sign instructions I had provided. If you need me to resend the email, please let me know.

Thank you,

Samantha Senechal
Project Coordinator | Development Review Branch
Development, Buildings, and Licensing |
City of Vancouver
samantha.senechal@vancouver.ca
(Ph) [604-871-6857]

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From: Katie Leah s.22(1)
Sent: Saturday, July 22, 2023 11:38 AM
To: Senechal, Samantha <Samantha.Senechal@vancouver.ca>
Subject: [EXT] Re: Site Sign - 2738 E HASTINGS STREET/ DP-2023-00529

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

Hi Samantha,

I hope you had a lovely weekend.

I am going to proceed with the development application.

Can I go ahead and prepare the site sign?

Thanks so much for your help with this.

Katie

On Wed, Jul 12, 2023 at 12:08 PM Senechal, Samantha <Samantha.Senechal@vancouver.ca> wrote:

Hello,

The proposed project for 2738 E Hastings Street, is now ready for public notification.

Please read each of the attachments carefully and my instructions below for how to design the site sign. One site sign is required to be installed at the project. Once a proof is ready, send it to me for final approval **before** having it manufactured and installed.

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Please review these attachments, and the template, and work with your staff (or another graphic designer) to draft a pdf of the sign for my review, with the following information included (**red letters** correspond to the Guidelines attached).

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DP-2023-00529

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C Applicant information

Zodiac Cannabis Corp.

201 – 1367 West Broadway

Vancouver, BC V6H 4A7

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F Progress Timeline

- Development application submitted on July 4, 2023
- Application review by City staff, advisory panels and committees
- Decision by Director of Planning

G Contact and further information

..the Project Coordinator at 604.871.6857 or samantha.senechal@vancouver.ca

Frequently Asked Questions

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If you have any further questions or concerns, please do not hesitate to contact me.

Thank you,

Samantha Senechal
Project Coordinator | Development Review Branch
Development, Buildings, and Licensing |
 City of Vancouver
samantha.senechal@vancouver.ca
 (Ph) [604-871-6857]

Out of Office Alert – I will be away from the office on July 14, 21 and August 21-September 5, 2023.

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action based on the contents of this information, is strictly prohibited.

From: ["BRANCO, Cristina" <cristina.branco@vpd.ca>](mailto:cristina.branco@vpd.ca)
To: ["Senechal, Samantha" <Samantha.Senechal@vancouver.ca>](mailto:Samantha.Senechal@vancouver.ca)
Date: 7/17/2023 1:45:20 PM
Subject: RE: 2738 E HASTINGS STREET- (DP-2023-00529) - Cannabis Store

Hello Samantha,

The VPD supports the CoV in their decision to preserve a 300m buffer zone from any Elementary school or location where children might frequent. This Cannabis Retail Store application at 2738 E Hastings St, visibly falls within the 300m and therefore is of concern.

Thank you,

CONSTABLE CRISTINA BRANCO

PROBLEM PREMISES COORDINATOR | COMMUNITY POLICING SERVICES UNIT (Mon-Thurs)
VANCOUVER POLICE DEPARTMENT | *Beyond the Call*
T: 604.717.8925 / C: **s.15(1)(l)** | cristina.branco@vpd.ca | www.vpd.ca



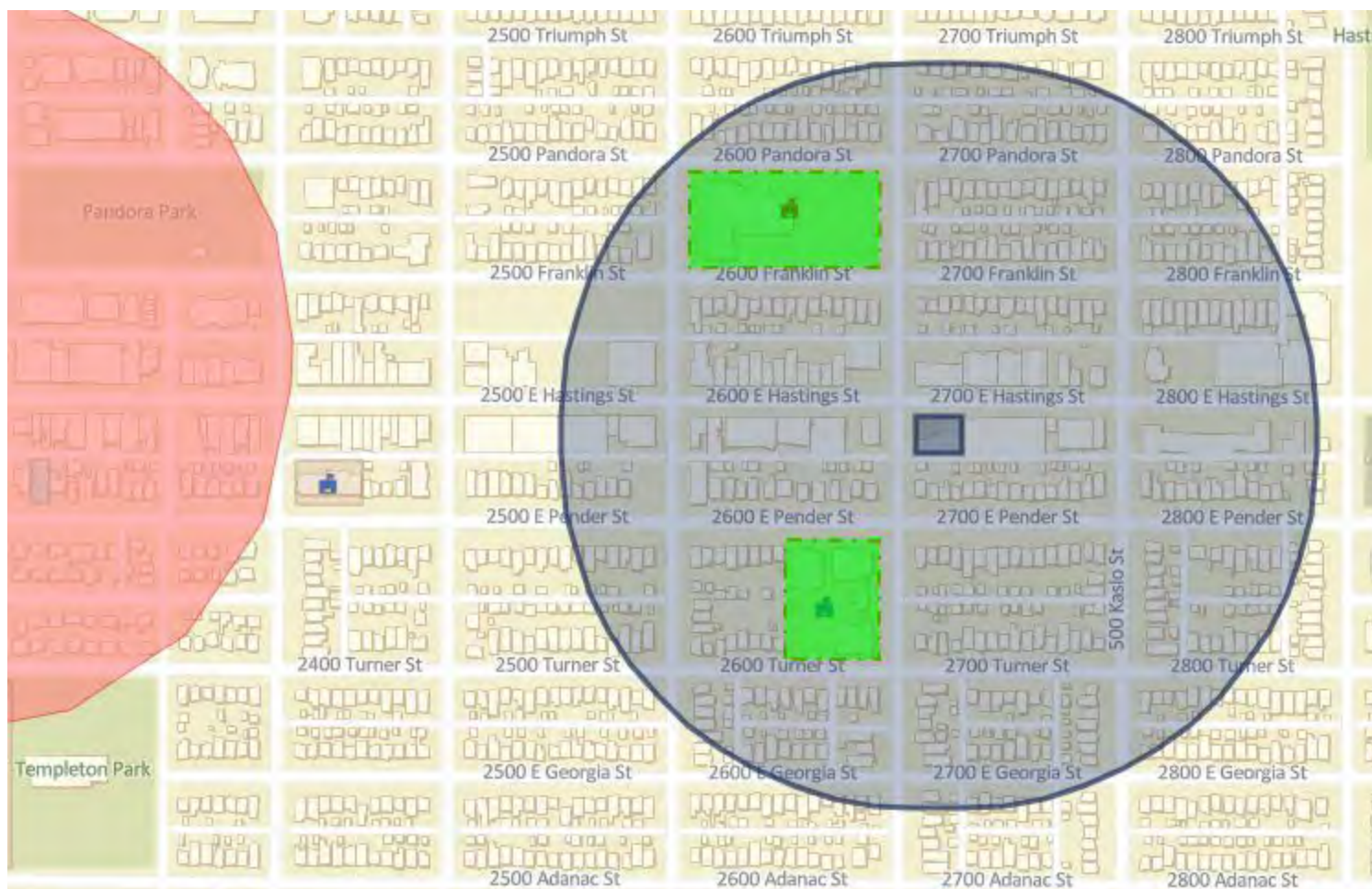
"This e-mail message is confidential and may contain privileged, law enforcement or personal information. If you are not the intended recipient and have received this message in error, please delete it and notify the Vancouver Police Department immediately."

From: Senechal, Samantha <Samantha.Senechal@vancouver.ca>
Sent: Wednesday, July 12, 2023 12:30 PM
To: BRANCO, Cristina <cristina.branco@vpd.ca>
Subject: 2738 E HASTINGS STREET- (DP-2023-00529) - Cannabis Store

Hi Cristina,

I have received a development permit application for the above noted Cannabis Retail Use located at 2738 E HASTINGS STREET.

A copy of the operational letter is attached for your reference. Below is the map showing 300m buffer. There are two Elementary Schools within the 300m Buffer zone.



Sensitive Sites (2)

Address Queried:

2738 E HASTINGS ST

Zone:

C-2C1

in the permitted zone

Failed Buffering From Sensitive Use Sites

Layer	Name	Address	Distance
Independent School	Our Lady of Sorrows	575 Slocan St	79.39 Meters (approximate)
Public School	Hastings Community Elementary	2625 Franklin St	130.31 Meters (approximate)

Please forward any concerns or comments you may have regarding this proposal on or before September 1st to finalize processing of this application.

Let me know if you have any questions.

Thank you,

Samantha Senechal
 Project Coordinator | Development Review Branch
 Development, Buildings, and Licensing |
 City of Vancouver
samantha.senechal@vancouver.ca
 (Ph) [604-871-6857]

Out of Office Alert – I will be away from the office on February 16 & 17, 2023.

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Thank you,

Samantha Senechal
Project Coordinator | Development Review Branch
Development, Buildings, and Licensing |
City of Vancouver
samantha.senechal@vancouver.ca
(Ph) [604-871-6857]

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As Of: Sep 27, 2023 11:53:29

Development Permit: DP-2023-00529: In Review

Address Change Requested?	No
Amendment In Progress	N
Applicant Role	Tenant
Approval Type	Conditional
Being Converted to Strata Title Ownership	No
Building Permit Required	Yes
Completed Date	
Contaminated Soil information related to property	No
Contaminated Soils on Property	No
Decision Date	Oct 5, 2023 00:00:00
Description	Development Review Branch - Addition / Alteration - COU to Cannabis retail to provide interior alterations and to change the use of approximately 1068.0 sq.ft. of Health Care Office to a Cannabis Retail use in this existing mixed-use building on this site.
Enforcement Related	N
Expiration Date	
Fee Discount	No Discount
Fee Estimate	N
Fee Items Last Changed Date	Jul 11, 2023 15:39:30
Green Building Flag	No
Green Building Standard Other	
Invoice Due Date	
Issue Date	
Job Location	
Location Type	Addressed
My Reference Number	
Non-Profit Organization Number	
Parent Job (Internal ID)	
PRISM BU Permit Number	
PRISM DB Permit Number	

PRISM DE Permit Number

Reason for Withdrawal

Requested Address

Temporary Use End Date

Temporary Use Start Date

Type Of Work

Addition / Alteration

Work Description

COU to Cannabis retail

to provide interior alterations and to change the use of approximately 1068.0 sq.ft. of Health Care Office to a Cannabis Retail use in this existing mixed-use building on this site.
zzzMetric Discount

Processes

Completeness Check (Completed on Jul 11, 2023 15:40:00 by Samantha Senechal with outcome "Requires More Information")

Actual Start Date

Amendment

Applicant Contacted

N

Date Completed

Jul 11, 2023 15:40:00

Description

Engineering Assistant

N

Not Accepted Reason

Outcome

Requires More Information

Override Review Condition

N

RequiredInformation

Hi Kathryn,

Please pay fees.

Thank you,
Samantha

Response To Additional Info Request

Scheduled Complete Date

Scheduled Start Date

Jul 4, 2023 14:16:03

Staff Assigned Id List

Traffic & Data Management

N

UMB - Engineering Assistant

N

Assignments

Samantha Senechal

Relationships

Shadow Process: 206416872

Provide Further Information (Completed on Jul 11, 2023 18:17:47 by Kathryn Leah198480663 with outcome "Submit")

Actual Start Date

Comments

Date Completed

Jul 11, 2023 18:17:47

Description

Outcome

Submit

Response To Additional Info Request

Route Order

Scheduled Complete Date

Scheduled Start Date

Staff Assigned Id List

Assignments

Kathryn Leah

Relationships

Shadow Process: 206903454

Completeness Check (Completed on Jul 12, 2023 12:11:10 by Samantha Senechal with outcome "Checked")

Actual Start Date

Amendment

Applicant Contacted

N

Date Completed

Jul 12, 2023 12:11:10

Description

Engineering Assistant

N

Not Accepted Reason

Outcome

Checked

Override Review Condition

N

RequiredInformation

Response To Additional Info Request

Scheduled Complete Date

Scheduled Start Date

Jul 11, 2023 18:17:47

Staff Assigned Id List

Traffic & Data Management

N

UMB - Engineering Assistant

N

Assignments

Samantha Senechal

Relationships

Shadow Process: 206915845

Select Review Groups (Completed on Jul 12, 2023 12:15:47 by Samantha Senechal with outcome "Selected")

Actual Start Date	
Addressing	N
Arboricultural	N
Archaeological Site	N
Bonus Density Review	N
Building Line	N
Building Permit Project Coordinator	Y
Building Policy	N
Comments	
Community Care Facilities Licensing	N
Contaminated Site	N
Cultural Spaces	N
Date Completed	Jul 12, 2023 12:15:47
Description	
Development Permit Project Coordinator	Y
Development Review Manager	N
ECO Review	N
Electrical Plan Review	N
Energy Utility	N
Engineering	N
Environmental Review	N
Facilities	N
Fire and Rescue Services	N
Flood Risk	N
Heritage	N
Housing Policy and Projects	N
Housing Regulation	N

Landscape	N
Landscape Setback	N
Latecomer	N
Legal Services	N
Licensing	N
Mechanical	N
Outcome	Selected
Park Board	N
Parks Maintenance	N
Peat Risk	N
Plumbing Plan Review	N
Police	Y
Policy Planner	N
Project Facilitator	N
Public Art	N
Real Estate Services	N
Rezoning Planner	N
Scheduled Complete Date	Sep 22, 2023 00:00:00
Scheduled Start Date	Jul 12, 2023 12:11:10
Social Policy and Projects	Y
Soil Liquefaction	N
Sprinkler Plan Review	N
SRA Designation	N
Staff Assigned Id List	
Subdivision	N
Sustainability	N
Unstable Soil	N
Urban Development Planner	N
Urban Forestry	N
Vancouver Coastal Health	N
Weather Protection	N
zzzBonus Density	N
zzzOfficial Development Plan	N

Assignments

Samantha Senechal

Relationships

Shadow Process: 206964732

Perform Notification (Completed on Aug 14, 2023 12:00:46 by Samantha Senechal with outcome "Notified")

Actual Start Date

Comments

Date Completed

Description

Aug 14, 2023 12:00:46

Site sign installed August 8,
2023 Postcards: Aug 8 - Aug 25,
2023
Notified

Outcome

Scheduled Complete Date

Scheduled Start Date

Aug 14, 2023 12:00:17

Staff Assigned Id List

Assignments

Samantha Senechal

Relationships

Shadow Process: 209130368

Draft Recommendation

Actual Start Date

Comments

Date Completed

Description

Outcome

Scheduled Complete Date

Scheduled Start Date

Jul 12, 2023 12:15:47

Staff Assigned Id List

Assignments

Samantha Senechal

Relationships

Shadow Process: 206965717

Instance security

Address Maintenance

Read, Modify

Authenticated Web Read

Read

Development Permit Internal Read

Read, Modify

Development Permit Internal Update	Read, Modify
PI Read	Read
PI Update	Read, Modify
Public Web	Read
User Admin Read	Read
User Admin Update	Read, Modify
www000155502	Read, Modify

Relationships

Applicant Customer: Kathryn Leah	s.22(1)
Application Document: 206416889	
Application Document: 206417052	
Application Document: 206417439	
Application Document: 206417575	
Application Document: 206417643	
Application Document: 206417927	
Authorization Financial Profile: Development Permit (Permitting and Inspections (PI))	
Electronic Document: 206418199	
Electronic Document: 207744831	
Fee Display: 206416810	
Fee Item Code: 04(b) - Alt or Change Use Non Single Detached House/Duplex Conditional	
Hours	0
Minutes	0
Value	1068.00
File Owner: Samantha Senechal	
Item: Site Area	
Parcel: 009-468-421 - Parcel: 2720 E HASTINGS STREET, Vancouver, BC V5K 1Z9 (8)	
(8)	
Permit Term: (10) All approved street trees shall be completed in accordance with the approved drawings within six (6)	
Permit Term: (11) All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces sh	
Permit Term: (12) The issuance of this permit does not warrant compliance with the relevant provisions of the Provinci	
Permit Term: (14) Please note that additional addresses may be required prior to issuance of the Building Permit. Unit	

Permit Term: (16) If Tree protection is required, no work may be done within the critical root zone of any protected t

Permit Term: (17) Applicant shall ensure outdoor lighting is designed and installed to minimize impacts on ecology and

Permit Term: (2) All services, including telephone, television cables and electricity, shall be completely underground

Permit Term: (3) No exposed ductwork shall be permitted on the roof or on the exterior face of the building without f

Permit Term: (4) If the development is phased and construction is interrupted, the project will require an amendment,

Permit Term: (5) This site may be affected by a Development Cost Levy By-law. Levies will be required to be paid prio

Permit Term: (6) This Development Permit is valid for a period of 12 months from the date of issuance - unless otherw

Permit Term: (7) Amenity areas/common residential storage spaces excluded from the computation of floor space ratio,

Permit Term: (8) The enclosed balconies are to be maintained at all times in accordance with the balcony enclosure de

Permit Term: (9) In accordance with Protection of Trees By-law Number 9958, the removal and replacement of site trees

Processing Stream: Development Review Branch

Review Application: DP-2023-00529-REVIEW-1: In Review

Use: Office Uses: Health Care Office

Use: Retail Uses: Cannabis Store