

File No.: 04-1000-20-2023-599

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 2724 E Hastings Street (DP-2021-00424), specifically regarding the development permit for a non-medical cannabis retail store. Date range: May 7, 2021 to December 31, 2021.

All responsive records are attached. Some information in the records has been severed (blacked out) under s.22(1) and s.22(3)(d) of the Act. You can read or download these sections 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. 2023-606, 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 (#04-1000-20-2023-599); 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

Project Report

18 February 2020 - 01 July 2021

Shape Your City Vancouver

2724 E Hastings St (DP-2021-00424) cannabis retail development application



Visitors Summary

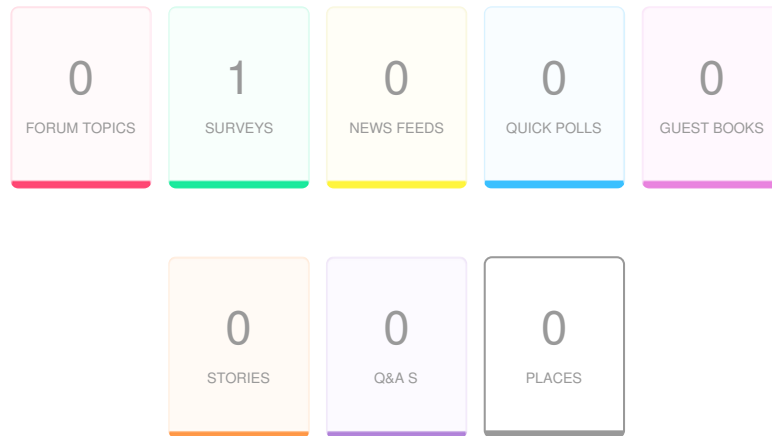


Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
12	4	
NEW REGISTRATIONS		
1		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
22	25	34

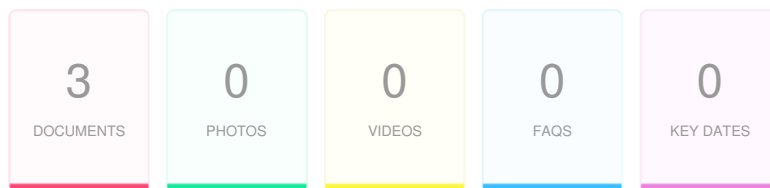
Aware Participants	34	Engaged Participants	22		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	34				
Informed Participants	25	Contributed on Forums	0	0	0
Informed Actions Performed	Participants	Participated in Surveys	3	19	0
Viewed a video	0	Contributed to Newsfeeds	0	0	0
Viewed a photo	0	Participated in Quick Polls	0	0	0
Downloaded a document	3	Posted on Guestbooks	0	0	0
Visited the Key Dates page	0	Contributed to Stories	0	0	0
Visited an FAQ list Page	0	Asked Questions	0	0	0
Visited Instagram Page	0	Placed Pins on Places	0	0	0
Visited Multiple Project Pages	3	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)	22				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	2724 E Hastings St development application comments	Published	22	3	19	0

INFORMATION WIDGET SUMMARY



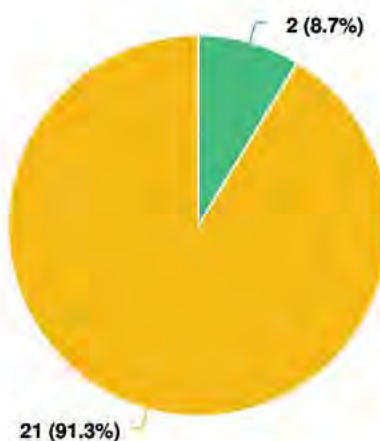
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Site plan	2	2
Document	Operational letter	2	2
Document	Notification postcard	1	1
Key Dates	Key Date	0	0

ENGAGEMENT TOOL: SURVEY TOOL

2724 E Hastings St development application comments

Visitors 22	Contributors 22	CONTRIBUTIONS 23
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Your overall position about the application:



Question options

Support Opposed

Optional question (23 response(s), 0 skipped)

Question type: Dropdown Question

Survey Responses

18 February 2020 - 01 July 2021

2724 E Hastings St development application comments

Shape Your City Vancouver

Project: 2724 E Hastings St (DP-2021-00424) cannabis retail development
application



VISITORS					
22					
CONTRIBUTORS			RESPONSES		
22			23		
3	19	0	4	19	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



Respondent No: 1

Login: s.22(1)

Email:

Responded At: Jun 04, 2021 15:25:32 pm

Last Seen: Jun 04, 2021 15:25:32 pm

IP Address: n/a

Q1. Your comments:

Yes, open up shop!

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 2

Login: s.22(1)

Email:

Responded At: Jun 04, 2021 16:29:27 pm

Last Seen: Jun 04, 2021 23:51:58 pm

IP Address: s.22(1)

Q1. Your comments:

I have received notice of developments application about Pineapple Exchange Cannabis at 2724 E Hastings street. I am one hundred percent refuse this application as a resident of this area also s.22(1) In this area already have 3 cannabis store around (UEM Cannabis at Renfrew and Graveley, Eggs Canna at Hastings and Nanaimo, The Greenhouses delivery 131 Boundary Road), and we already know this is not good for kid, youth since it may addict kid and make your generation become lazy and weak. Also more Cannabis store make more crimes activities. s.22(1) s.22(1) in in this location to the police as never have before. Also this location is too close to Hastings Elementary School. I hope city of Vancouver will reject this application since around this neighborhood already have many cannabis store around, and think about the children and their future. Thank you very much

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: Jun 04, 2021 18:28:57 pm

Last Seen: Jun 04, 2021 18:28:57 pm

IP Address: n/a

Q1. Your comments:

There's already a few of these walking distance and a few, 5 minutes driving distance in the neighbourhood. Not sure why we need another.

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: Jun 04, 2021 18:32:50 pm

Last Seen: Jun 04, 2021 18:32:50 pm

IP Address: n/a

Q1. Your comments:

Isn't there a bylaw where these retailers cannot be a certain distance from schools?

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: Jun 04, 2021 21:07:38 pm

Last Seen: Jun 04, 2021 21:07:38 pm

IP Address: n/a

Q1. Your comments:

I am against this development proposal as there is already a cannabis store (Eggs Canna) two blocks west from the proposed location, at 2406 East Hastings. Further, the already operated cannabis store at 2406 East Hastings is situated nearby the surrounding elementary schools (Hastings & Tillicum Elementary) and secondary school (Templeton Secondary). Allowing the current proposal at 2724 East Hastings would create another cannabis store near these schools (even closer in proximity to Hastings Elementary). Further, the 2724 address is located nearby (on the same block as) centres of support for vulnerable people, such as The Aboriginal Wellness Program (2750 E Hastings St #288), Vancouver Mental Health Services (also 2750 E Hastings St), and Child & Youth Mental Health Services (355-2750 E Hastings St). Additionally, the proposed 2724 East Hastings development is adjacent to a LifeLabs where citizens go for much needed healthcare tests. Taken together, it would be gravely irresponsible to allow for a cannabis store at the proposed location.

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: Jun 05, 2021 10:26:17 am

Last Seen: Jun 05, 2021 10:26:17 am

IP Address: n/a

Q1. Your comments:

Do not approve the location. There's already one on Hastings close to Nanaimo street. Another one on Renfrew and 1st Avenue. It should be located on purely commercial area. Not on streets where residential areas are only a block away. Solve gang violence first.

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: Jun 05, 2021 10:44:22 am

Last Seen: Jun 05, 2021 10:44:22 am

IP Address: n/a

Q1. Your comments:

We do not need another cannabis store in this area . Four blocks away at Hastings and Nanaimo there is one and at Renfrew and First Ave ten blocks away there is another. There are two elementary schools and one high school near by. Please reject this application.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 8

Login: s.22(1)

Email:

Responded At: Jun 05, 2021 11:11:40 am

Last Seen: Jun 05, 2021 11:11:40 am

IP Address: n/a

Q1. Your comments:

Thank you for the notice about this proposal for a change of use of the retail space at 2724 E. Hastings. I live a couple of s.22(1) on E. Hastings, s.22(1) am strongly opposed to this change of use proposal. This change would install a marijuana retail operation very close to an elementary school. There are already multiple marijuana retail operations in the neighborhood. The last thing we need is another one. We don't even have a hardware store. Thank you for considering my input on this issue.

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: Jun 05, 2021 11:43:07 am

Last Seen: Jun 05, 2021 11:43:07 am

IP Address: n/a

Q1. Your comments:

Enough is enough!! There is already one in our neighbourhood on Hastings and we hated it! This beautiful city has turned into a drug zone. Please stop !

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: Jun 05, 2021 12:03:37 pm

Last Seen: Jun 05, 2021 12:03:37 pm

IP Address: n/a

Q1. Your comments:

There are already multiple cannabis facilities in the area as well as near school, future development of cannabis stores in school areas is a risk to the students and their wellbeing.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 11

Login: s.22(1)

Email:

Responded At: Jun 05, 2021 12:19:48 pm

Last Seen: Jun 05, 2021 12:19:48 pm

IP Address: n/a

Q1. Your comments:

Why does it even allowed to apply? "Our lady sorrows school" only 170m away ! There is already ay one Cannabis shop on Hastings and Nanaimo. Why so many in our neighbourhood? No way to have 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: 12

Login: s.22(1)

Email:

Responded At: Jun 06, 2021 10:41:27 am

Last Seen: Jun 06, 2021 10:41:27 am

IP Address: n/a

Q1. Your comments:

My family has lived in this neighborhood for s.22(1). Over the years we have seen greater crime in the area, with the addition of the 8 story apartment (at the corner of Hastings and Kaslo St.), and multiple additional 6+ floor apartments the block over. There are many young children living this in this area. A liquor store that is already on the same block has always brought in the homeless, pan-handlers, and a slew of violent / crime outbursts. On behalf of myself and the block, we would not like to see a cannabis store open on this block and will be taking this further with our local MPs. It would further add more crime akin to the DTES (i.e. cannabis stores + liquor stores + high-rises) and further deteriorate this beautiful Hastings-Sunrise community.

Q2. Street address

s.22(1), Vancouver, BC

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 13

Login: s.22(1)

Email:

Responded At: Jun 07, 2021 12:45:08 pm

Last Seen: Jun 07, 2021 19:44:17 pm

IP Address: s.22(1)

Q1. Your comments:

Dear Sir/Madam, I am apposed to this application for the following reasons: 1) this is a family area with a lot of children; 2) this is not a family friendly business; 3) It is not a "street friendly" business as they are generally behind blinds; 4) the clientele are sometimes of questionable character. Personally, I don't like the STINK of marihuana. It is an oder that seems to be a lot heavier than cigarette smoke and seems to hang about a lot longer s.22(1)

s.22(1) Altogether, s.22(1) No one of the adults are in favour of this business in our neighbourhood. Selling Cannabis is legal, but so is smoking. That being said, I don't think many people today would want to see a smoke shop open in our neighbourhood either. Respectfully, 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: 14

Login: s.22(1)

Email:

Responded At: Jun 08, 2021 09:43:43 am

Last Seen: Jun 08, 2021 09:43:43 am

IP Address: n/a

Q1. Your comments:

We do not need a cannabis store on every block in our 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: 15

Login: s.22(1)

Email:

Responded At: Jun 08, 2021 18:07:35 pm

Last Seen: Jun 08, 2021 18:07:35 pm

IP Address: n/a

Q1. Your comments:

Hello, We are a family neighbourhood. On that block there is a pediatric dentist, a mental health building for youth and an urgent care. The block is within two blocks of two local elementary schools including Hastings and Our Lady of Sorrows. A pot shop draws many people who are not conducive with the family feel the neighbourhood has. It is also not essential to have a pot shop so close to a mental health building and to give the troubled youth more difficulty. By adding a cannabis store on the same block, you are drawing in more crowds and creating a downtown feel versus a family area. Please call me if you have any further questions or require more. Information s.22(1) who is very interested in growing this neighbourhood. Thank you s.22(1)

Q2. Street address

Regarding: 2724 east Hastings; I live s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 16

Login: s.22(1)

Email:

Responded At: Jun 09, 2021 10:44:30 am

Last Seen: Jun 09, 2021 10:44:30 am

IP Address: n/a

Q1. Your comments:

Hi: First let me say: "I'm not against development". Quite frankly I'm looking forward to the new rental building being constructed on the corner of Hastings and Slocan later this year. To see all the construction cranes in the lower mainland shows me that people are working which is terrific for the economy. Having said that, I'm appalled that the city is even considering opening another Cannabis operation. Currently there are 3 in the Hastings St. / Nanaimo St area already. Now you want to open another one on Hastings between Kaslo and Slocan. That would make 4 Cannabis stores within 3 blocks of each other. Don't you people even check your records before granting another license to an unwanted and unneeded cannabis store? Is it the city's plan to open a cannabis store on every block in the city? Why don't you people put your efforts into finding permanent homes for the homeless or dealing with protestors whenever they're so obviously and blatantly breaking the law when demonstrating. Or how about cleaning up the city from all the garbage on the streets? Does anyone at City Hall even bother driving around the city to see what's going on? Another cannabis store - jeez give me a break.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 17

Login: s.22(1)

Email:

Responded At: Jun 09, 2021 20:37:13 pm

Last Seen: Jun 09, 2021 20:37:13 pm

IP Address: n/a

Q1. Your comments:

Hi there. Please do not issue a permit for the Pineapple Exchange Cannabis store. In our neighborhood we already have an excessively large store, Eggs Canna. This community has a growing number of families with small children and we are slowly becoming a cohesive neighbourhood. Putting another cannabis shop will not contribute to that environment. We don't need it. I don't want to end up like the downtown east side. We have an unwanted adult shop, Luckys Exotic Bodega and a giant Eggs Canna shop - no more. Please do not issue this permit.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 18

Login: s.22(1)

Email:

Responded At: Jun 13, 2021 18:36:45 pm

Last Seen: Jun 13, 2021 18:36:45 pm

IP Address: n/a

Q1. Your comments:

The location is within 2 blocks of two schools. I don't understand why a cannabis store can even be opened here. We have plenty of cannabis shops in our neighborhood and definitely don't need more or for them to be bigger.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 19

Login: s.22(1)

Email:

Responded At: Jun 13, 2021 19:48:57 pm

Last Seen: Jun 13, 2021 19:48:57 pm

IP Address: n/a

Q1. Your comments:

I strongly object to having a Cannabis Retail Store granted at this location. This location is very, very close to two schools (2 blocks), a Vancouver public library branch (1 block, literally 30 meters), and a church (1 block, 30 meters). Allowing a Cannabis Retail Store to be opened there is not appropriate for the nearby residents, especially families and their young, elementary school age children, as well as the faith observers. These are VERY immediate surroundings that would be negatively affected by this development through traffic, smells, and street trash. As part of the city's adopt-a-block program, we already clean plenty of trash, especially cigarette butts, on our block, less than 30 metres from the proposed development. We do not need more trash! In addition, there already is a Cannabis Retail Store on East Hastings St, less than 300 meters away (Eggs Canna, 2406 E Hastings). There is really no need to have another one so close. I don't see how clustering them here, near two schools, serves the city's goal of providing a balanced and appropriate environment for all residents. Please address these concerns by rejecting the development application outright. This not the place for this type of business.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 20

Login: s.22(1)

Email:

Responded At: Jun 15, 2021 11:00:35 am

Last Seen: Jun 15, 2021 11:00:35 am

IP Address: n/a

Q1. Your comments:

This would probably boost business at this strip mall. Besides for the bubble tea place, only sick people go there and it could use an updated image.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 21

Login: s.22(1)

Email:

Responded At: Jun 16, 2021 15:04:27 pm

Last Seen: Jun 16, 2021 15:04:27 pm

IP Address: n/a

Q1. Your comments:

s.22(1) and their are lots of young kids in the plaza. Already hard cleaning up our area from all the homeless that linger around and adding this here will make it worse til 11pm every single day.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 22

Login: s.22(1)

Email:

Responded At: Jun 21, 2021 17:33:27 pm

Last Seen: Jun 22, 2021 00:33:27 am

IP Address: s.22(1)

Q1. Your comments:

I feel that we have enough cannabis retailers in this neighbourhood. There are already two at Hastings and Nanaimo.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 23

Login: s.22(1)

Email:

Responded At: Jun 21, 2021 17:34:35 pm

Last Seen: Jun 22, 2021 00:33:27 am

IP Address: s.22(1)

Q1. Your comments:

There are already two cannabis stores in this neighborhood. Would prefer more diversity in the stores nearby.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: 2724 E Hastings notification response - DP-2021-00424
Date: Tuesday, 15 June, 2021 10:10:58 AM
Attachments: [image001.png](#)

As above - thx

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Tuesday, June 15, 2021 9:34 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Not Another

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

Hi Claudia,

My household and neighbours do NOT want a re-zoning for Pineapple, another pot shop (or vape for that matter) on East Hastings Street in Vancouver. We have enough in our vicinity. I am sure I am speaking for many others who have not emailed you.

Thank you for reading this message.

Sincerely,
s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] Comments on Pineapple Exchange Cannabis retail store
Date: Monday, 14 June, 2021 10:46:45 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Friday, June 11, 2021 7:36 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Comments on Pineapple Exchange Cannabis retail store

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.

Dear Ms. Hicks,

I am responding to the City's letter dated June 1, 2021 with respect to the Notice of Development Application for opening a Pineapple Exchange Cannabis at 2724 East Hastings Street, Vancouver.

As a resident in this neighborhood, my comments and concerns about opening this Pineapple Exchange Cannabis retail store are as followings:

- Contribution to increased violent crime, property crime and marijuana outlet specific crime.
- Increased exposure of the drug to minors (***Hastings Elementary School, Our Lady of Sorrows School, East Village Kids, Templeton Secondary School, West Coast Christian School, Xpey' Elementary School and Tillicum Annex*** are closeby the proposed premise).

- A number of Cannabis Retail stores (such as Eggs Canna / Cannabis Boutique, UEMCannabis and KushKlub) have been running in this area, no need to repeat another one.

I understand that there may be some revenue generated from cannabis business; however, public interest has to be taken into consideration.

Thank you for your time.

Sincerely,

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] DP-2021-00424
Date: Monday, 14 June, 2021 10:45:58 AM
Attachments: [image001.png](#)

Good morning Jennifer – notification response E Hastings.

Thanks,

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Sunday, June 06, 2021 12:41 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] DP-2021-00424

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.

Dear Ms. Hicks

1. I am writing to submit my comments regarding the development applications of 2724 E. Hastings St. in Vancouver.
DP-2021-00424

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;

Thank you for your time,
s.22(1)

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] Strongly opposed to giving permission to the cannabis store
Date: Monday, 14 June, 2021 10:46:11 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Friday, June 04, 2021 4:31 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Strongly opposed to giving permission to the cannabis store

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.

Dear Claudia & the Director of planning,

I am the resident near 2724 east Hasting street. I strongly oppose opening a cannabis shop at the above address, because the Hasting elementary school is very close to the above address, and many young children go to school through this address every day.

Just next to this address is a Chattime shop, where many children go to buy drinks after school. Letting children see, smell, and hear marijuana so often will have a very bad effect on the growth of children.

As a nearby resident, s.22(1) which means that we have to pass by the cannabis store up close every day. I believe that the smell of cannabis will cause reversible damage to the health of the residents nearby.

So I asked the director of planning to understand our concerns. After all, health and safety, as well as the education of children, are too important for each of us.

Thank you very much for your understanding and support. If you can prevent the opening of the cannabis shop, we would be very very very grateful.

Best regards,

s.22(1)

RECOMMENDATION TO DOP

June 17, 2021

ACCEPT --- ☐

REFUSE --- ✕

ADDRESS:

2724 East Hastings Street

PERMIT NUMBER:

DP-2021-00424

RECOMMENDATION TO:

M. So/J. Bosnjak

Manager/Supervisor Name

FROM:

C. Hicks

Staff Initials

RECOMMENDATION SUMMARY:

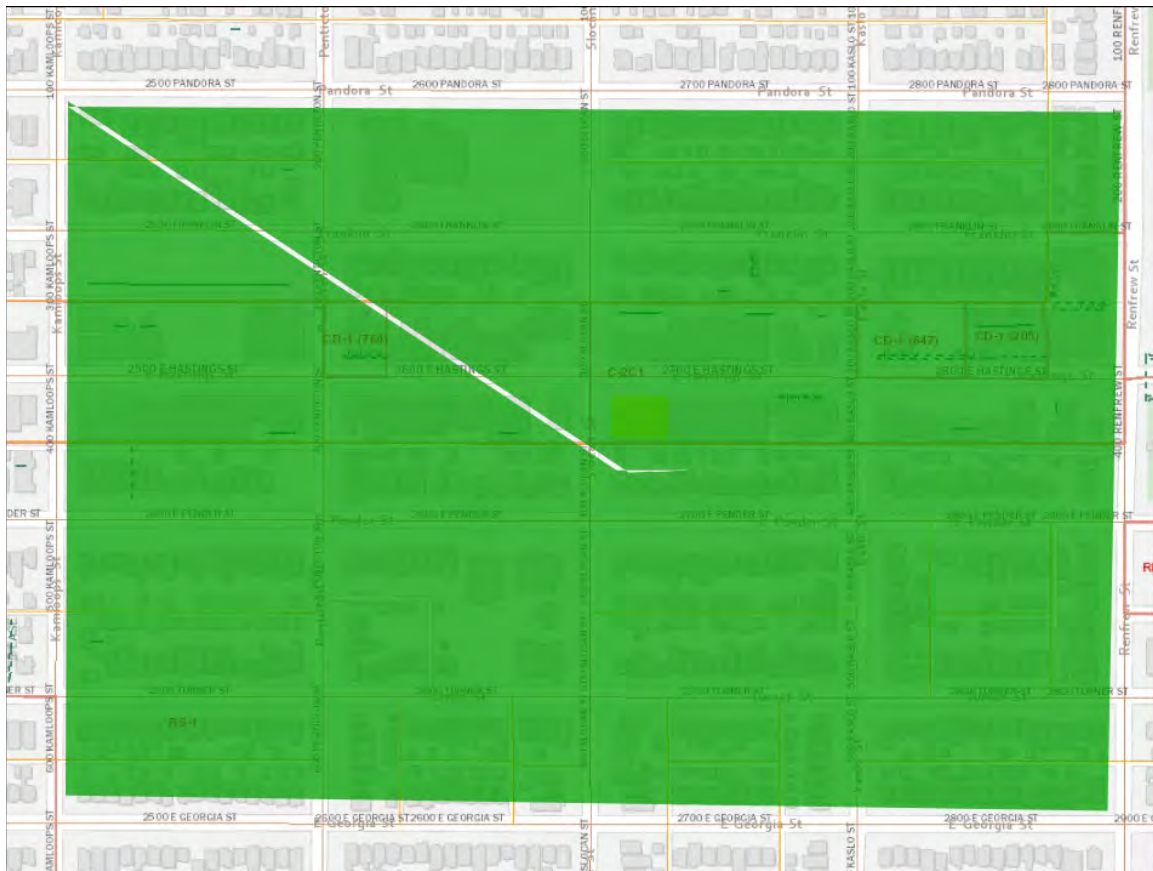
I would recommend REFUSAL for interior alterations and to change the use from a Small-scale Pharmacy to a Cannabis Retail Store.

SPECIAL DEPARTMENTAL NOTES:

1. Licensing - non-support (distancing requirements - schools)
2. VPD – non-support (distancing requirements – schools)
3. Cleared by Engineering

NOTIFICATION SUMMARY: Yes

Notification Area:



Site Sign: Yes **Install Date:** May 28, 2021

Postcards: Yes **Send Date:** June 1, 2021 **Number:** 998
Expiry Date: June 15, 2019

Results of Notification:

Responses: 25 **Objections:** 23 **In Favour:** 2 **Petition(s):** N/A

Summary of Responses:

Opposed:

- Too many cannabis stores already (E Hastings)
- Too close to the schools, increased exposure to minors
- Increase in crime
- Not a family friendly business
- Odour and smoke – bad for health
- Location too near The Aboriginal Wellness Program (2750 E Hastings St #288), Vancouver Mental Health Services (also 2750 E Hastings St), and Child & Youth Mental Health Services (355-2750 E Hastings St)

Support:

- Yes open the shop
- Boost other businesses in area

HISTORY:

DE417825 –vacated Jun 3/15

DB451079 - completed Dec 7/15

To provide interior alterations to this existing health care office for new health care center.

Scope of work to include relocation of partition walls and the provision of a small in-house pharmacy, not open to the general public.

(As per research done under related DB451050, existing 2nd floor is approved as Health Care Office, no issue with proposed Health Care Clinic use that includes their own "dispensing pharmacy" as this clinic is not open to the public, it is only for low income patients that this Non-Profit group service. As per the letter provided by Madeline Boscoe they will be in here for approx 15 months while their permanent location is being renovated.)

DB451050 - completed Dec 7/15

To provide interior alterations and change the use of 2724 E Hastings from a Retail-Pharmacy to a Social Service Center for a limited period of time expiring October 26, 2017, unless extended in writing by the Director of Planning.

DP-2016-00435 – completed Apr 28/17

To provide interior alterations to unit 2740 E Hastings for a new Retail-Ltd Service Food Establishment with maximum one billiard table at the rear of the tenant space in this existing two (2) storey commercial building for a limited period of time expiring November 1, 2017, unless extended in writing by the Director of Planning..

DP-2017-00483 – permit expired Jul 6/20

To change the operator for this existing Small-scale Pharmacy in this existing commercial building, for a limited period of time expiring July 5, 2017, unless extended in writing by the Director of Planning. No alterations being proposed.

TECHNICAL REVIEW:

Cannabis Retail Store conditional use in C-2C1

Parking:

No change in parking from small-scale pharmacy to retail cannabis store.

(1 space required for this use)

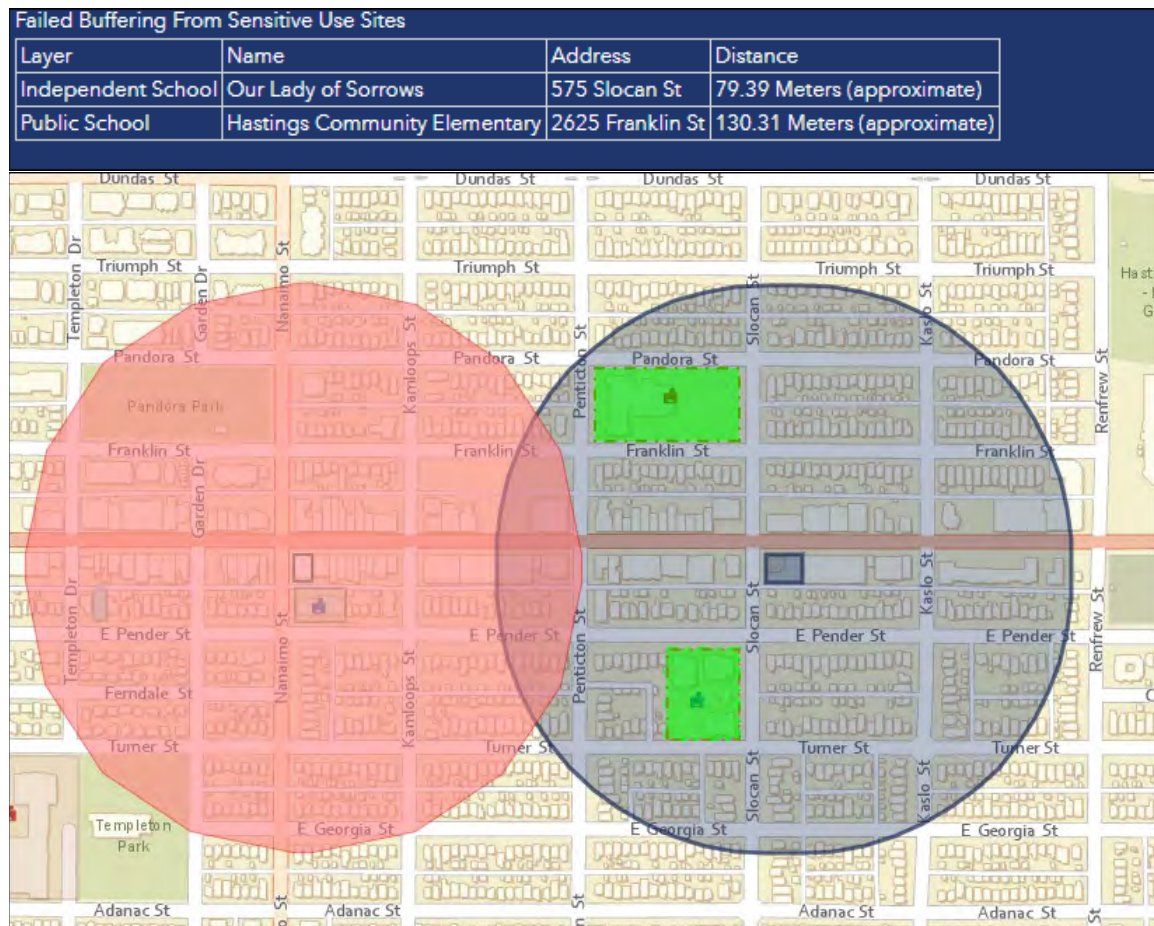
APPLICABLE SECTION 10 & 11 REGULATIONS: Yes

Section 11.6

Does not meet Section 11.6.2(b)

Within 300m of an Elementary School – Hastings Community Elementary (2625 Franklin Street)

Within 300m of an Elementary School - Our Lady of Sorrows (575 Slocan Street)



ADDITIONAL REGULATIONS & REQUIREMENTS:

Cannabis Guidelines

Does not meet Guidelines for Retail Dealer-Medical Marijuana-Related Uses Near Youth Facilities:



The adjacent building at 2750 E Hastings Street provides a range of mental health assessment and treatment options to support infants, children and youth experiencing mental health challenges related to their thoughts, feelings and behaviours (18 and under) Services include referral and intake, assessment, therapy and intervention, treatment planning, family education and support, consultations, and advocacy.

Therefore would recommend **REFUSAL** for the following reasons:

- **Refusal 1 – Non-compliance – Regulations**; the proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;
- **Refusal – Non-Compliance – Policies and Guidelines**; the proposed development does not satisfactorily comply with the policies or guidelines that affect this site;
- **Refusal 3 – Objections Received**; objections have been received from neighbouring property owners;

From: "Carson Phillips" <cphillips@cjpcapital.com>

To: "Hicks, Claudia" <claudia.hicks@vancouver.ca>

Date: 5/28/2021 12:21:09 PM

Subject: [EXT] RE: DP-2021-00424 - 2724 E Hastings

Attachments: Picture #1.jpg

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

Claudia,

Please see the attached photo of the Development Permit sign in the window.

Also, as stated before, I am hoping to get a quick rejection letter on this location as it is in conflict with a school. My Board of Variance date is scheduled for Aug 24, 2021 which means I have to have all my documentation in to them by July 24, 2021. Ideally, it would be great if we could get the rejection letter by July 15, 2021 as it does take time to put the application together. I am hoping that we can meet this target.

I hope all is well, have a great weekend.

Thanks,

Carson Phillips, MEng
CJP | capital

CEO
Direct: +1-604-657-5871
Email: cphillips@cjpcapital.com

From: Hicks, Claudia <claudia.hicks@vancouver.ca>
Sent: May 21, 2021 1:20 PM
To: Carson Phillips <cphillips@cjpcapital.com>
Subject: RE: DP-2021-00424 - 2724 E Hastings

You as well Carson - ty

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



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From: Carson Phillips <cphillips@cjpcapital.com>
Sent: Friday, May 21, 2021 1:08 PM

To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] RE: DP-2021-00424 - 2724 E Hastings

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Claudia,

Ok sounds good, have a great long weekend.

Thanks,

Carson

From: Hicks, Claudia <claudia.hicks@vancouver.ca>
Sent: May 21, 2021 1:05 PM
To: Carson Phillips <cphillips@cjpcapital.com>
Subject: RE: DP-2021-00424 - 2724 E Hastings

Hi Carson,
Please correct the submission date to May 7, 2021. Looks good otherwise and if you could please send a photo once on site.
With thanks,
Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: Carson Phillips <cphillips@cjpcapital.com>
Sent: Thursday, May 20, 2021 1:22 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] FW: DP-2021-00424 - 2724 E Hastings

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Claudia,

Please see the template for the Development Permit sign. One quick question, my last sign required a QR code as well. Does this need to be put on as well?

Thanks,

Carson Phillips, MEng
CJP|capital

CEO
Direct: +1-604-657-5871

Email: cphillips@cjpcapital.com



Pineapple Exchange Cannabis III Corp

The City of Vancouver

453 West 12th Avenue
Vancouver, BC
V5Y 1V4

April 26, 2021

Operational Letter for Proposed Retail Cannabis Store

To Whom It May Concern:

Pineapple Exchange Cannabis is a Vancouver based company applying for cannabis primary retail.

The business plans to provide access to adult use cannabis in a safe, secure and knowledgeable environment. Patrons must be 19+ to enter the store, nobody under the age of nineteen will be permitted in the store.

Wellspring will employ a double ID system on premise to verify age. The purpose of this system is to verify the age of all patrons and to eliminate the possibility of any youth entering the premises.

The location will employ 8-10 trained, security cleared, and government certified employees to work in the location.

Hours of operation will fall under the provincial guidelines, 9am to 11pm 7 days a week.

The location is wheelchair accessible and will be fully renovated to meet all municipal and provincial requirements for a cannabis primary retail location including discreet window coverings. There is ample street parking, transit and bike access.

Parking

Use: Retail

Bylaw: 4.2.5.1

Total square meters of site: 62.1m

Requirement: A minimum of one space for each 100 square metres of gross floor area up to 300 square metres, and one additional space for each additional 50 square metres of gross floor area.

N/A

Loading

By-law: 5.2.5

Use: Retail.

Total square meters of site: 62.1m

Requirement:

Class A: No requirement

Class B: A minimum of one space for the first 465 square metres of gross floor area plus one space for any portion of the next 1 860 square metres and one additional space for each additional 2 325 square metres.

Class C: Not Applicable to this application.

Current allocation: The building has a dedicated loading bay. All loading and unloading for the complex is done via that dedicated space.

Bicycles

Use: Retail

Bylaw: 6.2.5.1

Total square meters of site: 62.1m

Requirement: A minimum of one space for each 340 square metres of gross floor area. A minimum of 6 spaces for any development containing a minimum of 1,000 square metres of gross floor area.

Not Applicable to this application

July 2, 2021

Carson Phillips

s.22(1)

Vancouver BC s.22(1)

**RE 2724 East Hastings Street
Development Application Number DP-2021-00424**

Please be advised that the Director of Planning has Refused DP-2021-00424 on Jun 30, 2021, for the following reason(s):

- Refusal 1 – Non-compliance – Regulations; the proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;
- Refusal – Non-Compliance – Policies and Guidelines; the proposed development does not satisfactorily comply with the policies or guidelines that affect this site;
- Refusal 3 – Objections Received; objections have been received from neighbouring property owners.

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

Yours truly,



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

From: ["Hicks, Sarah" <Sarah.Hicks@vancouver.ca>](mailto:Sarah.Hicks@vancouver.ca)
To: ["Hicks, Claudia" <claudia.hicks@vancouver.ca>](mailto:claudia.hicks@vancouver.ca)
Date: 5/19/2021 11:27:38 AM
Subject: RE: 2724 E Hastings - DP-2021-00424 - Retail Cannabis

Thanks Claudia

The location does not meet by-law requirements.

Sarah Hicks | Acting Chief Licence Inspector
Licensing and Policy | City of Vancouver
sarah.hicks@vancouver.ca
(t) 604-873-7546

COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.

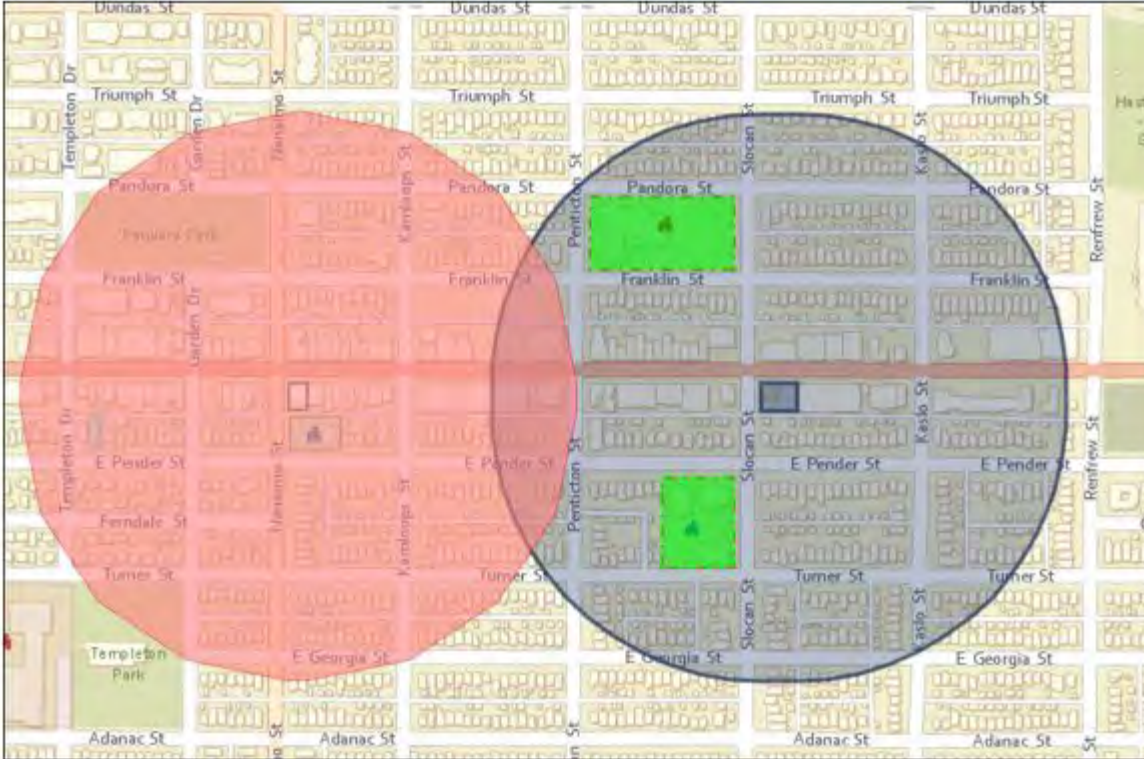
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From: Hicks, Claudia <claudia.hicks@vancouver.ca>
Sent: Wednesday, May 19, 2021 11:18 AM
To: Hicks, Sarah <Sarah.Hicks@vancouver.ca>
Subject: RE: 2724 E Hastings - DP-2021-00424 - Retail Cannabis

Hi Sarah,
As below. s.22(3)(d)

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)



ADDITIONAL REGULATIONS & REQUIREMENTS:

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: Hicks, Sarah <Sarah.Hicks@vancouver.ca>
 Sent: Tuesday, May 18, 2021 9:38 AM
 To: Hicks, Claudia <claudia.hicks@vancouver.ca>
 Subject: RE: 2724 E Hastings - DP-2021-00424 - Retail Cannabis

Can you attach the distancing?

Sarah Hicks | Acting Chief Licence Inspector
 Licensing and Policy | City of Vancouver
sarah.hicks@vancouver.ca
 (t) 604-873-7546

COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.

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From: Hicks, Claudia <claudia.hicks@vancouver.ca>

Sent: Monday, May 17, 2021 4:24 PM

To: Hicks, Sarah <Sarah.Hicks@vancouver.ca>; CHRISTIE, John <john.christie@vpd.ca>; Grant, Erin <Erin.Grant@vancouver.ca>

Subject: 2724 E Hastings - DP-2021-00424 - Retail Cannabis

Hello,
An application has been submitted for a new Cannabis Retail Store at the above-noted address. Operational details as attached. Please let me know if you have any concerns.

With thanks,

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: "CHRISTIE, John" <john.christie@vpd.ca>
To: "Hicks, Claudia" <claudia.hicks@vancouver.ca>
Date: 6/9/2021 9:25:14 AM
Subject: RE: Outstanding Applications

Hi Claudia...thank you for this. The VPD does have concerns with this application due to the two Schools within the 300 meter buffer zone for Cannabis Retail Stores.

Thank you...John

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

VANCOUVER POLICE DEPARTMENT |

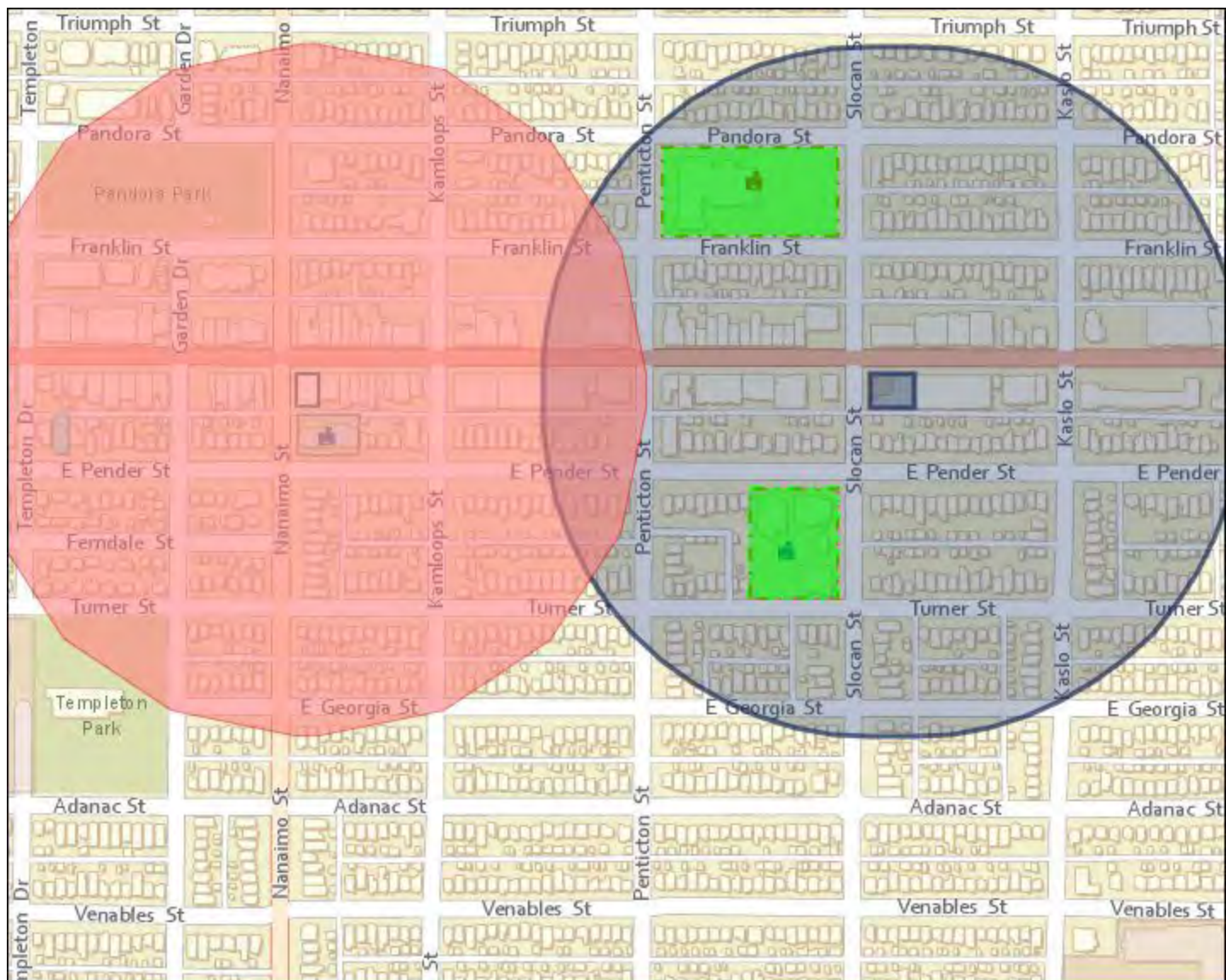
Beyond the Call

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From: Hicks, Claudia <claudia.hicks@vancouver.ca>
Sent: Wednesday, June 09, 2021 8:43 AM
To: CHRISTIE, John <john.christie@vpd.ca>
Subject: RE: Outstanding Applications

Hi John,
For 2724 E Hastings:



ites (2)

ess Queried:

4 E HASTINGS ST

:
C1

e 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)

Thanks!

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: CHRISTIE, John <john.christie@vpd.ca>

Sent: Wednesday, June 09, 2021 7:24 AM

To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: RE: Outstanding Applications

Hi Claudia, the VPD does have concerns with the 2172 Kingsway application as there appears to be two other Cannabis retail stores within the 300 meter buffer zone.

Is there any more information on the 2724 East Hastings application that you can send me including a map with distancing.

Thank you and sorry for the delay...John

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

VANCOUVER POLICE DEPARTMENT |

Beyond the Call

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From: Hicks, Claudia <claudia.hicks@vancouver.ca>
Sent: Tuesday, June 08, 2021 9:23 AM
To: CHRISTIE, John <john.christie@vpd.ca>
Subject: RE: Outstanding Applications

Hi John,
Yes please! Just sent one on a separate e-mail, and:
2172 Kingsway and attached operational letter.
2724 E Hastings and attached operational letter
Thanks J
Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: CHRISTIE, John <john.christie@vpd.ca>
Sent: Tuesday, June 08, 2021 8:09 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: Outstanding Applications

Hi Claudia, do I have any outstanding applications that I need to get back to you on?

Thanks..John

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

VANCOUVER POLICE DEPARTMENT |

Beyond the Call

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As Of: Sep 27, 2023 11:51:25

Development Permit: DP-2021-00424: Refused

Address Change Requested?	No
Amendment In Progress	
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	
Description	Development Review Branch - Addition / Alteration - Interior alterations and to change the use of approximately 668.0 square feet from a Small-scale Pharmacy to a Cannabis Retail Store.
Enforcement Related	N
Expiration Date	
Fee Discount	No Discount
Fee Estimate	N
Fee Items Last Changed Date	May 7, 2021 08:53:18
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

Work Description

zzzMetric Discount

Addition / Alteration

Interior alterations and to change the use of approximately 668.0 square feet from a Small -scale Pharmacy to a Cannabis Retail Store.

Processes

Completeness Check (Completed on May 7, 2021 08:52:42 by Claudia Hicks with outcome "Requires More Information")

Actual Start Date

Amendment

Applicant Contacted

N

Date Completed

May 7, 2021 08:52:42

Description

Engineering Assistant

N

Not Accepted Reason

Outcome

Requires More Information

Override Review Condition

N

RequiredInformation

Fees required

Response To Additional Info Request

Scheduled Complete Date

Scheduled Start Date

May 7, 2021 08:46:50

Staff Assigned Id List

Traffic & Data Management

N

UMB - Engineering Assistant

N

Assignments

Claudia Hicks

Relationships

Shadow Process: 147337546

Provide Further Information (Completed on May 13, 2021 13:31:01 by Carson Phillips127644421 with outcome "Submit")

Actual Start Date

Comments

Date Completed

May 13, 2021 13:31:01

Description	
Outcome	Submit
Response To Additional Info Request	
Route Order	
Scheduled Complete Date	
Scheduled Start Date	
Staff Assigned Id List	
Assignments	
Carson Phillips	
Relationships	
Shadow Process: 147338464	
Completeness Check (Completed on May 14, 2021 08:29:53 by Claudia Hicks with outcome "Checked")	
Actual Start Date	
Amendment	
Applicant Contacted	N
Date Completed	May 14, 2021 08:29:53
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	May 13, 2021 13:31:01
Staff Assigned Id List	
Traffic & Data Management	N
UMB - Engineering Assistant	N
Assignments	
Claudia Hicks	
Relationships	
Shadow Process: 147739295	

Select Review Groups (Completed on May 14, 2021 08:30:30 by Claudia Hicks with outcome "Selected")

Actual Start Date	
Addressing	N
Arboricultural	
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	
Cultural Spaces	N
Date Completed	May 14, 2021 08:30:30
Description	
Development Permit Project Coordinator	Y
Development Review Manager	N
ECO Review	N
Electrical Plan Review	N
Energy Utility N Engineering	Y
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	
Legal Services	N
Licensing	Y

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	
Real Estate Services	N
Rezoning Planner	N
Scheduled Complete Date	
Scheduled Start Date	May 14, 2021 08:29:53
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

Claudia Hicks

Relationships

Shadow Process: 147777167

Draft Recommendation (Completed on Jun 17, 2021 09:22:43 by Claudia Hicks with outcome "Recommendation Drafted")

Actual Start Date	
Comments	
Date Completed	Jun 17, 2021 09:22:43
Description	
Outcome	Recommendation Drafted
Scheduled Complete Date	
Scheduled Start Date	May 14, 2021 08:30:31
Staff Assigned Id List	
Assignments	
Claudia Hicks	
Relationships	
Checklist: Confirm Sustainability review has been assigned: Confirm Sustainability review has been assigned	
Completed Date	
Completed?	N
Description	Confirm Sustainability review has been assigned
Mandatory?	N
Name	Confirm Sustainability review has been assigned
Sort Order	1
Shadow Process: 147777295	
Reviews Complete (Completed on Jun 17, 2021 09:22:43 by Claudia Hicks with outcome "Complete")	
Actual Start Date	
Date Completed	Jun 17, 2021 09:22:43
Description	Review Subjob 1 Complete
Outcome	Complete
Scheduled Complete Date	
Scheduled Start Date	
Make Decision (Completed on Jun 30, 2021 14:52:44 by Joe Bosnjak with outcome "Refused")	
Actual Start Date	
Additional Information	
Addressing	N
Applicant Contacted	N
Approved Amendment Description	
Archaeological Site	N

Building Line	N
Building Permit Project Coordinator	N
Building Policy	N
Comments	
Community Care Facilities Licensing	N
Cultural Spaces	N
Date Completed	Jun 30, 2021 14:52:44
Description	
Development Permit Project Coordinator	N
Development Review Manager	N
ECO Review	N
Electrical Plan Review	N
Energy Utility	N
Engineering	N
Engineering Assistant	N
Engineering Coordination Lead	N
Enhanced Airtightness	
Environmental Review	N
Facilities	N
FASE Officer	N
Fire and Rescue Services	N
Flood Risk	N
Heritage	N
Housing Policy and Projects	N
Landscape	N
Landscape Setback	N
Legal Services	N
Licensing	N
Mechanical	N
Outcome	Refused
Park Board	N
Parking Management Branch	
Parks Maintenance	N

Peat Risk	N
Plumbing Plan Review	N
Police	N
Policy Planner	N
Project and Quality Management	N
Project Facilitator	N
Real Estate Services	N
Required Information	
Rezoning Planner	N
Scheduled Complete Date	
Scheduled Start Date	Jun 17, 2021 09:22:43
Social Policy and Projects	N
Soil Liquefaction	N
Sprinkler Plan Review	N
SRA Designation	N
Staff Assigned Id List	
Street Activities	
Street Activities Coordinator	N
Street Activities Manager	N
Street Activities Supervisor	N
Street Furniture Manager	N
Subdivision	N
Sustainability	N
Traffic & Data Management	N
Traffic and Data Management	
Transportation Design	
UMB - Engineering Assistant	N
Unstable Soil	N
Urban Development Planner	N
Urban Forestry	N
Vancouver Coastal Health	N
Weather Protection	N
zzzBonus Density	N

Assignments

David Jung

Joe Bosnjak

John Greer

Mandy So

Michelle Au

Sonia Erichsen

Tony Chen

Relationships

Shadow Process: 149817886

Notify Applicant of Rejection (Completed on Jul 2, 2021 06:23:21 by Claudia Hicks with outcome "Notified")

Actual Start Date

Comments

Date Completed

Jul 2, 2021 06:23:21

Description

Outcome

Notified

Scheduled Complete Date

Scheduled Start Date

Jun 30, 2021 14:52:44

Staff Assigned Id List

Assignments

Claudia Hicks

Relationships

Checklist: Letter of Refusal to applicant finalized: Letter of Refusal to applicant finalized

Completed Date

Jul 2, 2021 06:23:21

Completed?

Y

Description

Letter of Refusal to applicant finalized

Mandatory?

Y

Name

Letter of Refusal to applicant finalized

Sort Order

1

Shadow Process: 150903838

Reminder (Completed on Aug 24, 2021 16:53:51 by Louis Ng with outcome "Acknowledged")

Actual Start Date	
Comments	Board of Variance Decision - August 24th, 2021
	Site address: 2724 East Hastings Street
	BOV DECISION: This appeal was heard by the Board of Variance on August 24th, 2021 and was DISALLOWED (Denied).
	Please contact Louis Ng for the Board's official written decision.
	CALL Louis Ng @ Local-87723 - if you have further questions.
	Email: BOV@Vancouver.ca

Date Completed	Aug 24, 2021 16:53:51
Description	Board of Variance Decision - August 24th, 2021...
Note	
Outcome	Acknowledged
Scheduled Complete Date	
Scheduled Start Date	Aug 24, 2021 16:53:35
Staff Assigned Id List	
Assignments	
Louis Ng	
Relationships	
Shadow Process: 154008633	
Reminder (Completed on Sep 23, 2021 11:27:55 by Natalie Macpherson with outcome "Acknowledged")	
"Acknowledged")	
Actual Start Date	
Comments	emailed to pick up drawings
Date Completed	Sep 23, 2021 11:27:55
Description	
Note	
Outcome	Acknowledged
Scheduled Complete Date	

Scheduled Start Date

Sep 23, 2021 11:27:47

Staff Assigned Id List

Assignments

Natalie Macpherson

Relationships

Shadow Process: 155864707

Perform Property Use Inspection (Completed on Mar 10, 2022 12:36:13 by Mike Bidwell, Property Use Inspector with outcome "Not Applicable")

Actual Start Date

Charge Re-inspection Fee

N

Contact Phone Number

Date Completed

Mar 10, 2022 12:36:13

Description

Permit Refusal

The pharmacy has been closed no longer here.

Estimated Order of Inspection

Inspector Comments

Outcome

Not Applicable

Requested By

Hicks, Claudia

Requested Date

Jul 2, 2021 00:00:00

Requestor Comments

Scheduled Complete Date

Scheduled Start Date

Jul 2, 2021 00:00:00

Staff Assigned Id List

ToDoListGoToPresentationName

zzzRequested Time

Assignments

Mike Bidwell, Property Use Inspector

Relationships

Inspection Type: Permit Refusal

Shadow Process: 150930297

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 www000097460

Read, Modify

Relationships

Applicant Customer: Carson Phillips (cphillips@cjpcapital.com)

Application Document: 147337575

Application Document: 147337763

Application Document: 147337791

Application Document: 147337845

Application Document: 147338076

Application Document: 147338125

Application Document: 148096431

Application Document: 149381247

Authorization Financial Profile: Development Permit (Permitting and Inspections (PI))

Electronic Document: 147816476

Electronic Document: 148603524

Electronic Document: 148794601

Electronic Document: 148794740

Electronic Document: 148794796

Electronic Document: 149119887

Electronic Document: 149380893

Electronic Document: 149380998

Electronic Document: 149612981

Electronic Document: 149613073

Electronic Document: 149613144

Electronic Document: 149613336

Electronic Document: 150930289

Fee Display: 147337484

Fee Item Code: 03(b) - New / Add / Alt Non Single Detached House/Duplex or MD - Conditional

Hours	0
Minutes	0
Value	667.00

File Owner: Claudia Hicks

Parcel: 009-468-421 - Parcel: 2720 E HASTINGS STREET, Vancouver, BC V5K 1Z9 (8)

Permit Term: (1) Non-compliance – Regulations; the proposed development does not comply with the regulations of the Z

Permit Term: (2) Non-Compliance – Policies and Guidelines; the proposed development does not satisfactorily comply wi

Permit Term: (3) Objections Received; objections have been received from neighbouring property owners.

Processing Stream: Development Review Branch

Review Application: DP-2021-00424-REVIEW-1: Completed

Use: Retail Uses: Cannabis Store

Use: Retail Uses: Small-Scale Pharmacy