
BOARD OF VARIANCE / PARKING VARIANCE BOARD
APPEAL DECISION

Appeal Decision: 1538 West 2nd Avenue (Cannabis Store ‘re-location’ APPROVED)

Appeal Section: 573(1)(a) Appeal of Decision (Re-location from 1540 West 2nd)
Legal Description: Strata Plan LMS4510, District Lot 526 NWD.
Lot Size: Irregular site.
Zone: C-2B
Related By-Law Clause: Section 11.28

Appeal Description:

Appealing the decision of the Director of Planning who refused Development Application No. DP-2023-00814 and a request to change the use of approximately 748.0 sq. ft. from Retail Store to a new Cannabis Store (at 1538 West 2nd Avenue) at this existing commercial building.

This is a relocation from 1540 West 2nd Avenue (Related to DP-2017-00005).

Name of Appellant(s): **Andrea Dobbs and Jeremy Jacob**
The Village Collaborative Inc. (DBA: Village Bloomery)
Unit #206
1540 West 2nd Avenue
Vancouver, BC V6J 1H2

This appeal was heard by the Board of Variance on **February 13th, 2024** and was **ALLOWED**, thereby **overturning** the decision of the Director of Planning who refused Development Application No. DP-2023-00814 and **APPROVED the change of use of approximately 748.0 sq. ft. from Retail Store to a new Cannabis Store (at 1538 West 2nd Avenue)** at this existing commercial building. This is a relocation from 1540 W 2nd Avenue (Related to DP-2017-00005), and subject to the following conditions:

(1) **that the approval is for the exclusive use of Andrea Dobbs and Jeremy Jacob and operating the business as ‘The Village Collaborative Inc.’ and doing business as (DBA) ‘Village Bloomery’;**

(2) **that the current Cannabis Land-use at 1540 West 2nd Avenue (related permit issued under DP-2017-00005) MUST be “cancelled” as part of this decision on February 13th, 2024** – and as required by the Director of Planning (please speak to Mr. Joe Bosnjak, if there are questions related to this appeal decision); and

(3) that the development shall otherwise comply with the requirements and regulations of the Zoning and Development By-law to the satisfaction of the Director of Planning.

Board’s summary and decision based on the following:

-The City reported no complaints on file since the original approval by the Board of Variance

-The Board agreed with the City’s written comments and that the current cannabis store at 1540 West 2nd Avenue MUST be closed and any related permits ‘cancelled’ with a new cannabis land-use approval at this new location at 1538 west 2nd Avenue.

-Owners confirmed at the appeal hearing that they will continue to work with the City – and also confirmed that they will ‘cancel’ the cannabis land-use permit at 1540 west 2nd Avenue for this re-location proposal to 1538 West 2nd Avenue.

Note: Unless otherwise ordered by the Chief Building Official in writing, the owner(s) **must obtain a Development Permit within one-year from the hearing date** (on successful appeals / allowed appeals).

Signed:

Secretary to the Board of Variance

