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**BOARD OF VARIANCE / PARKING VARIANCE BOARD**  
**APPEAL DECISION**

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**2138 Kingsway (Cannabis Store – Relocation from 2140 Kingsway)**

**Appeal Section:** 573(1)(a) - Appeal of Decision (Cannabis Store Relocation)  
**Legal Description:** Lot 1, District Lot 393 and Plan VAS1239  
**Lot Size:** Irregular Lot.  
**Zone:** C-2  
**Related By-Law Clause:** Section 11.6 (formerly 11.28)

**Appeal Description:**

Appealing the decision of the Director of Planning who refused Development Application No. DP-2024-00551 and a request to permit interior alterations and change of use from Retail, (Car Rental Agency) to a Cannabis Retail Store (and relocating from 2140 Kingsway).

**Development Application No. DP-2024-00551 was REFUSED for the following reasons:**

-the proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site.


**Name of Appellant(s):** Michelle Corrigan and Charles Varabioff  
DBA: "Kingsway Cannabis"  
2140 Kingsway Vancouver, B.C. V5N 2T5

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**This appeal was heard by the Board of Variance on September 24<sup>th</sup>, 2024 and was **ALLOWED**, thereby **overturning** the decision of the Director of Planning who refused Development Application No. DP-2024-00551 and **APPROVED** interior alterations and a change of use from Retail, (Car Rental Agency) to a new Cannabis Retail Store (**this approval is strictly for relocating the existing approved Cannabis store from 2140 Kingsway to 2138 Kingsway**), and subject to the following conditions listed below:**

- (1). the approval is for the exclusive use of "1379665 BC Ltd." and shall be operated by Charles Varabioff and doing business as (DBA): "Kingsway Cannabis".**
- (2). that the Cannabis Store at 2140 Kingsway **MUST** be closed – and all the related City permits (relating to Development Permits No. DP-2020-00927 and DP-2021-00482 at 2140 Kingsway) must be **CANCELLED** and shall be to the satisfaction of the Director of Planning. **NOTE: ALL** the required City permits and the COV's Cannabis License (including Provincial's approval) are required for 2138 Kingsway;**
- (3). the Board granted a limited-time approval **and expires on: September 24<sup>th</sup>, 2027;**
- (4). the Board may grant an extension on/or before the expiry date: **September 24<sup>th</sup>, 2027;**
- (5). 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.

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Signed: \_\_\_\_\_  
Secretary to the Board of Variance

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