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

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**Appeal Decision: 2773 East Hastings Street**

**Appeal Section:** 573(1)(a) - Appeal of Decision (**New Cannabis Store**)  
**Legal Description:** Lot 20, District Lot THSL, NWD of Lot 51, and Plan VAP 406 and Plans 830 and 1771.  
**Lot Size:** Irregular site  
**Zone:** C-2C1  
**Related By-Law Clause:** Cannabis By-law (Section 11.6)

**Appeal Description:**

Appealing the decision of the Director of Planning who refused Development Application No. DP-2024-00029 and a request to permit interior alterations to separate the existing unit into two separate units, and to change the use of one unit from Fitness Centre to new Cannabis Store at this existing mixed-use building.

**Development Application No. DP-2024-00029 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.
- The proposed development does not satisfactorily comply with the policies or guidelines that affect this site.
- Objections have been received from neighbouring property owners.

**Name of Appellant(s):** **Salim Karim**  
**DBA Ethos Cannabis**  
PO Box 442  
9046 Queens Street  
Langley, B.C.  
V1M 2R7


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This appeal was heard by the Board of Variance on **June 18<sup>th</sup>, 2024** and was **DISALLOWED**.

**Board's summary and decision based on the following:**

*-The Board members did NOT accept the Owners' development proposal and voted 4-1 in opposition to the appeal. The Board of Variance upheld the City's (Director of Planning) decision and that the proposed site is within 300m of two (2) nearby elementary schools, within 300m of the Hastings Community Center and also a youth center (Gold Corp.) across the street. The majority of the board members did not find a site hardship to warrant a zoning relaxation and upheld the City's decision, and therefore disallowed the appeal.*

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

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