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

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**Appeal Decision: 307 West Hastings Street**

**Appeal Section:** 573(1)(a) Appeal of Decision (**Cannabis Land-Use APPROVED**)  
**Legal Description:** Lots 15 & 16, Parcel B, Block 11, District Lot 541  
and Plan 210  
**Lot Size:** Irregular lot  
**Zone:** DD  
**Related By-Law Clause:** Section 11.6

**Appeal Description:**

Appealing the decision of the Director of Planning who refused Development Application No. DP-2023-00661 and a request to permit a change of use of approximately 4,198.52 sq. ft. from Retail to a new Cannabis Store at this existing mixed-used building site.

**Name of Appellant(s):** **Jodie Giesz-Ramsay**  
**Cannabis Culture Headquarters**  
307 West Hastings Street - Vancouver, B.C. V6B 1H6

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This appeal was heard by the Board of Variance on **January 16<sup>th</sup>, 2024** and was **ALLOWED**, thereby **overturning** the decision of the Director of Planning who refused Development Application No. DP-2023-00661 and **APPROVED** a change of use of approximately 4,198.52 sq. ft. from retail to a **new Cannabis Store** at this existing mixed-used building site, and subject to the following conditions:

- (1) **that the approval is for the exclusive use of Jodie Giesz-Ramsay operating the business as ‘Cannabis Culture Headquarters’ – and doing business as (DBA) “Cannabis Culture”;**
- (2) that the approval is for two (2) years and **expiring on January 16<sup>th</sup>, 2026;**
- (3) that the Board may grant an extension to the time-limit **on or before January 16<sup>th</sup>, 2026;**
- (4) 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’s Director of Planning representative explained to the board that this is the ‘first-time’ this appellant has filed an appeal with the Board of Variance and requesting a cannabis land-use at the site.

-the board members considered the appellants’ cannabis-related business history at the site, including its current location and at proximity to three (3) other approved cannabis stores within 300m from 307 West Hastings Street. In response to questions from the board, the City explained that all the other approved cannabis stores were before the board for consideration, and were all approved by the Board of Variance at different times from 2016 to date.

-The board’s site office received over 750+ letters and petitions with signatures in support of the appeal (and included in the appellants’ appeal submission package and as presented to the board on January 16th, 2024). As well, and the board also received a total of seven (7) letters from the board’s neighbourhood notification - and the board’s site office received 2-Letters in support of the appeal and 5-letters in opposition to the appeal prior to the meeting. Noting that one of the support letters received was from the local BIA - Hastings Crossing. In addition to the letters received prior to the appeal hearing, a total of four (4) residents and business owners/operators attended and spoke at the appeal hearing (3-nearby business owners spoke in support of the appeal, and 1-resident spoke in opposition to the appeal).

-The Board (voted 4-0 in support of the appeal – with a limited time approval of two years with conditions). The Cannabis operators MUST obtain the Provincial approval and all City’s required permits (including the City’s Cannabis License to operate).

**\*\*\* IMPORTANT NOTE to the Appellants:**

**The Board’s decision is valid for one-year** and the Owner(s) are required to obtain the City’s Development-Building Permit **by January 16<sup>th</sup>, 2025.** Once the Board’s decision expires, then the Owners are required to appeal (again) to request an extension.

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**Signed:**  
**Secretary to the Board of Variance**