

File No.: 04-1000-20-2025-206

May 15, 2025

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 March 28, 2025 under the *Freedom of Information and Protection of Privacy Act* for:

1. **The following records related to the rejection of a Development Permit Application at 66 West Hastings (DP-2024-01045) for a proposed pharmacy, including:**
 - a. **E-mails, memos, meeting notes, correspondence, reports, recommendations, and reviews regarding the application and the decision;**
 - b. **Record of public consultation, surveys, or community input collected by the City that influenced the decision, including how many letters were sent out by the City to the surrounding businesses for comment, exact notice language used, and the objections that were received;**
 - c. **Governing policies, guidelines, or zoning documents that were referenced or applied in the rejection of the application, including regulations related to the proximity of pharmacies;**
2. **Director of Planning approvals or rejections for similar pharmacy applications in the same area; and**
3. **Record of any conflict-of-interest declarations from staff or council members involved in the decision-making process.**

Date range: October 1, 2024 to March 27, 2025.

All responsive records are attached*. Some information in the records has been severed (blacked out) under s.22(1) of the Act. You can read or download this section here:

http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00.

*Please note that no responsive records have been located with regards to points two and three of your request. With regards to point two specifically, as noted in our May 2, 2025 fee letter, staff are unable to search for responsive records based on an undetermined geographic area; a

specific address or DP application number would be needed to allow staff to search for responsive records.

Under Part 5 of the Act, 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 (2025-206); 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,

Kevin Tuerlings, FOI Case Manager, for

[Signed by Kevin Tuerlings]

Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. You may also contact 3-1-1 (604-873-7000) if you require accommodation or do not have access to email.

Encl. (Response package)

:pm

March 4, 2025

Matthew Zhang
The Luxe Design Studio Inc.
s.22(1)

**RE: 66 West Hastings Street
Development Application Number DP-2024-01045**

Please be advised that the Director of Planning has Refused DP-2024-01045 on March 3, 2025, for the following reason(s):

- Refusal 1: Non-Compliance – Policies and Guidelines; the proposed development does not satisfactorily comply with the policies or guidelines that affect this site;
- Refusal 2: Objections Received; objections have been received from neighbouring property owners;
- Refusal 3: Unsatisfactory – Proposed Use; the proposed use is unsatisfactory at this location.

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

CH/jk

From: "Peter Shah" <peter@flashpharmacy.com>
To: "Hicks, Claudia" <claudia.hicks@vancouver.ca>
CC: "Matt Zhang" <matt@theluxedesignstudio.com>
"Poya Ezadpana" <poya@flashpharmacy.com>
"Mildred Tetteh" <mildred@flashpharmacy.com>
Date: 2/21/2025 9:19:13 AM
Subject: Re: 66 W Hastings Clarification

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Hi Claudia,

Thank you for your message.

This proposed pharmacy, operating under the **FlashPharmacy** banner, will be directly integrated with the upcoming **Vancouver Coastal Health (VCH) clinic**, which will house over **40 doctors** and serve a large number of patients from the community. The pharmacy is designed to meet the specific needs of both the clinic and its patients, providing services that existing pharmacies in the area currently do not offer.

Here's how this pharmacy will add to and differ from existing services:

1. Dedicated Support for VCH Clinic Patients and Providers:

- The pharmacy will work closely with the VCH clinic's medical team to ensure prescriptions are processed efficiently and accurately, offering real-time communication between doctors and pharmacists.
- With over 40 physicians on-site, having an integrated pharmacy will streamline care, reduce prescription wait times, and ensure immediate access to medications post-consultation.

2. Enhanced Patient Accessibility Through FlashPharmacy's Online Platform:

- Beyond in-person services, patients will benefit from **FlashPharmacy's** robust online platform, offering prescription management, online refills, virtual pharmacist consultations, and home delivery options.
- This hybrid model will cater to patients who may face mobility challenges or prefer the convenience of having medications delivered directly to their homes.

3. Continuity of Care and Patient-Centered Services:

3. • The pharmacy will specialize in managing complex medication regimens, chronic disease treatments, and tailored support programs aligned with VCH clinic services.
• Direct communication with clinic doctors ensures better continuity of care, improving medication adherence and health outcomes.

4. Streamlined Workflow for Healthcare Providers:

- By having an on-site pharmacy, VCH physicians can coordinate directly with pharmacists, enabling quick clarifications, prescription adjustments, and better overall patient management.
- This reduces the administrative burden on clinic staff while ensuring that patients receive the right medications without delays.

This pharmacy is specifically designed to **support the VCH clinic's operations** and its patient community, providing an **integrated, seamless healthcare experience** that existing neighborhood pharmacies cannot offer.

Please let me know if you need any further details.

Best Regards,

 [flashpharmacy.com]	<p>Peter Shahbeigi CEO & Co-Founder</p> <p>E: peter@flashpharmacy.com W: www.FlashPharmacy.com [flashpharmacy.com]</p> <p> [flashpharmacy.com] </p> <p>[flashpharmacy.com]  [flashpharmacy.com] </p> <p>[flashpharmacy.com]</p>
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Caring Beyond Your Prescriptions

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[\[flashpharmacy.com\]](https://flashpharmacy.com)

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On Feb 20, 2025, at 7:18\u8239 AM, Hicks, Claudia
<claudia.hicks@vancouver.ca> wrote:

Hi Matthew,

The area already has several pharmacies. Please let us know how this pharmacy proposal will add to the services in the area and how it may differ from those existing.

With thanks,

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083

<image001.png>

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From: Matthew Zhang <matt@theluxedesignstudio.com>

Sent: Wednesday, February 19, 2025 6:57 PM

To: Hicks, Claudia <claudia.hicks@vancouver.ca>; Peter Shah <peter@flashpharmacy.com>; Poya Ezadpana <poya@flashpharmacy.com>; Mildred Tetteh <mildred@flashpharmacy.com>

Subject: 66 W Hastings Clarification

Good Evening Claudia,

I hope you are having a great night so far.

I have included Peter and Poya the owners of flash pharmacy in order to answer the question regarding how this pharmacy differs from others in the area.

They wanted some further clarification to your questions and I thought it would be more efficient if they answered you directly.

We look forward to hearing from you!

thank you so much!

Regards,

MATT ZHANG B.Sc

DIRECTOR OF DESIGN & DEVELOPMENT

778.839.8806



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City of Vancouver *Planning - By-law Administration Bulletins*

Planning, Urban Design and Sustainability Department

453 W. 12th Ave Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100

website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

SMALL SCALE PHARMACY BULLETIN

Authority - Director of Planning

Effective February 28, 2013

The intent of this Bulletin is to clarify the procedures for processing Development Permit applications for Small Scale Pharmacies and to understand the role of the review groups in the evaluation of these applications as they relate to the Council adopted Policies and Guidelines for this use.

1 Background

The Small Scale Pharmacy Location and Operation Guidelines were adopted by Council September 20, 2005 to address the geographic concentration and impacts of small-scale pharmacies. The Guidelines reference the Drug Policy Coordinator who provides advice to the Director of Planning on applications. Please note that this advice is currently provided by Social Policy. The Guidelines should be referenced for more information.

2 Processing and Distribution

Processing Centre – Development staff (Project Coordinator) is responsible for file management and coordinating input and responses from the following review groups:

- (a) Licensing Office
- (b) Social Policy
- (c) Vancouver Police
- (d) College of Pharmacists
- (e) Building Code Branch
- (f) Engineering Branch

Neighbour notification is carried out by the Project Coordinator for a specified area. Responses to notification are shared with the review groups where required. In addition, meetings with certain review groups may be required to assess specific applications. It is expected that this application process will run concurrently with the Business License application process to allow for a more coordinated and timely review.

It is the responsibility of the Project Coordinator to liaise with each of the review groups regarding the outcome of any meetings. In addition to the location considerations outlined in the Guidelines, the review groups may also consider:

- (a) History of the operator
- (b) Licensing status through the College of Pharmacists
- (c) Whether Social Policy has identified a need for improved access to health services in a community or neighbourhood
- (d) Whether Social Policy has identified any complaints by users/user groups relevant to the review of the application

The process is the same for renewals and new applications.

3 Evaluation

- (a) If the proposal ***meets*** the Guidelines, receives no objections from neighbours through notification and the review groups are supportive of the operation, a time limited Development Permit is issued to the applicant (operator) and will include reference to an Operation Management Plan in the project description;
- (b) If the proposal ***does not meet*** the Guidelines but receives no objections from the community and no concerns from staff groups, an assessment of the operator will be carried out by the staff review groups, in addition to the location and the health care needs for a Small Scale Pharmacy in the area. If supported, a time-limited permit is issued as in (a);
- (c) If the proposal ***meets*** the Guidelines ***but*** receives objections from the neighbourhood, the staff review groups will make an assessment regarding the nature of the objections and the potential impacts of the operation. A decision is made to either approve a time-limited permit as in (a) or refuse the permit;

CD-1 (735)

58 West Hastings Street

[By-law No. 12522](#)

(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective September 10, 2019

1. Zoning District Plan Amendment

This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-731 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

2. Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (735).

2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (735), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Dwelling Units in conjunction with any of the uses listed in this By-law;
- (b) Office Uses;
- (c) Retail Uses, limited to Grocery or Drug Store, Retail Store and Small-scale Pharmacy;
- (d) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, Repair Shop – Class B, Restaurant – Class 1 and Restaurant - Class 2; and
- (e) Accessory Uses customarily ancillary to the uses listed in this section.

3. Conditions of use

3.1 The design and layout of at least 23.4% of the dwelling units must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

3.2 All commercial uses must be carried on wholly within an enclosed building except for:

- (a) Restaurant;
- (b) Retail Store; and
- (c) display of flowers, plants, fruits, and vegetables, in conjunction with a permitted use.

3.3 Except for residential entrances, no residential uses are permitted on floors located at street level.

4. Floor area and density

4.1 Computation of floor space ratio must assume that the site consists of 2,993.8 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

4.2 The floor space ratio for all uses must not exceed 6.40.

- 4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the residential floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing; those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:
- (a) amenity areas, except that the exclusion must not exceed, in aggregate, the lesser of 20% of the permitted floor area or 929 m²; and
 - (b) Unenclosed outdoor area underneath the building overhangs, at grade level, except that such area remain unenclosed for the life of the building.
- 4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any purpose other than that which justified the exclusion.
5. Building Height
- 5.1 Building height, measured from base surface to top of roof slab, must not exceed 33.21 m.
- 5.2 Architectural appurtenances, such as parapets and other similar features, should not protrude more than 1.1 m above the permitted height limit.
6. Horizontal angle of daylight
- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.

- 6.4 If:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m;
- the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.
- 6.5 An obstruction referred to in section 6.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 (735).
- 6.6 A habitable room referred to in section 6.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

7. Acoustics

A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustic engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

8. Severability

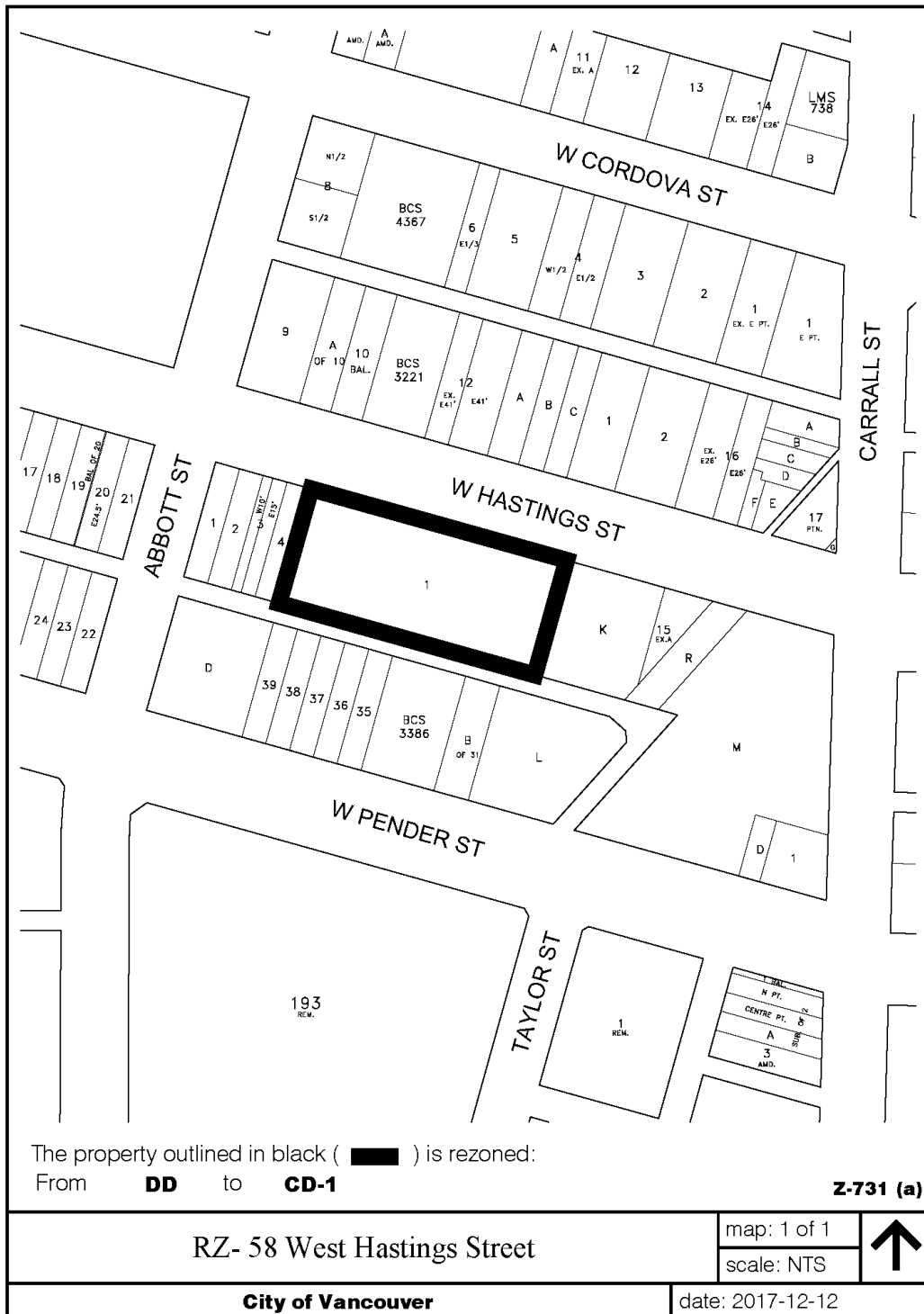
A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

9. Force and effect

This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 10th day of September, 2019

Schedule A



CD-1 (735)
Back-up Notes Summary Page
58 West Hastings Street

Public Hearing – *January 16, 2018* – Item 2 – [Agenda](#) | [Minutes](#)

Approved at Regular Council – *January 30, 2018* – [Agenda](#) | [Minutes](#)

Summary – Rezone from DD (Downtown) District to permit the development of a 10-storey mixed-use building with commercial and medical office uses on floors one to three, and 231 units of social housing above, at a height of 33.21 m (108.96 ft.) and a floor space ratio (FSR) of 6.40.

By-law enacted on *September 10, 2019* – By-law No. [12522](#) (Zoning and Development)

By-law enacted on *October 1, 2019* – By-law No. [12554](#) (Noise)

By-law enacted on *October 1, 2019* – By-law No. [12555](#) (Parking)

By-law enacted on *October 1, 2019* – By-law No. [12553](#) (Sign)



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

SMALL-SCALE PHARMACY - LOCATION AND OPERATION GUIDELINES

*Adopted by City Council on September 20, 2005
Amended July 20, 2022*

1 Location Considerations

- (a) A small-scale pharmacy should not be located within 400 metres of the property line of an existing pharmacy or small-scale pharmacy.
- (b) Should a small-scale pharmacy be located in a building containing residential development, there will be an Advisory Committee with the residents of the building that will meet to address any impacts in a timely way on an as needed basis.
- (c) The Director of Planning may, upon advice of the Drug Policy Coordinator, consider an application that does not meet the guideline in (a) above:
 - when it is deemed to be an essential health service; or
 - when it is a relocation of an existing small-scale pharmacy.

2 Patient Consultation Area

- (a) A small-scale pharmacy should have a consultation area, as defined by the College of Pharmacists of British Columbia, which is distinct and separate from the required 25 square metres of publicly accessible space.
- (b) The Director of Planning may, upon advice of the Drug Policy Coordinator, consider an application that does not meet the guideline in (a) above when it is deemed to be an essential health service.

3 Good Neighbour Conditions

The applicant should sign and agree to “good neighbour conditions” that addresses specific neighbourhood concerns, generally that may include but is not limited to:

- (a) the site should be maintained in a neat and tidy condition;
- (b) site operations and procedures to ensure safety inside and outside the facility should be implemented and maintained in accordance with a prescribed policy manual;
- (c) procedures should be implemented at the facility to address any nuisance issues arising as a result of the operations of the facility, including loitering outside, line-ups, litter, and congregations of people. Specific strategies include minimizing any potential for service line-ups by offering scheduled appointments and targeting clean-up crews first thing in the morning and at repeated intervals throughout the day. Any and all issues should be dealt with quickly and thoroughly;
- (d) garbage storage area should be designed to minimize nuisances, hazardous waste and litter in the area surrounding the facility;
- (e) the owner/operator should work with the Vancouver Police Department, City staff, and other stakeholders to develop and implement a strategy to minimize the amount of visible drug dealing in the vicinity of the facility;
- (f) the owner/operator will agree not to offer incentives - monetary or otherwise - to attract new clients;
- (g) there should be clearly defined hours of operation approved by the Director of Planning;
- (h) an identified contact person that should be during hours of operation; and
- (i) other conditions as deemed necessary through neighbourhood consultation.

From: [Matthew Zhang](#)
To: [Hicks, Claudia](#)
Subject: Re: 66 W Hastings
Date: Tuesday, November 26, 2024 4:24:32 PM
Attachments: [image001.png](#)

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[Report Suspicious](#)

Hello Claudia,

I hope you are having a fantastic day so far!
They currently have two locations listed below.

1. **Main Prescriptions**
Address: 506 Main Street, V6A 2T9
2. **Central Lonsdale Pharmacy**
Address: 1562 Lonsdale Avenue, V7M 2J3

Please let me know if you have any additional questions!

thank you so much, have a great day!

Regards,
MATT ZHANG B.Sc
DIRECTOR OF DESIGN & DEVELOPMENT
778.839.8806



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On Mon, Nov 25, 2024 at 9:05 AM Hicks, Claudia <claudia.hicks@vancouver.ca> wrote:

Hi Matthew,

Could you please advise if this Operator/Owner has any other Pharmacies? And if so where/

With thanks,

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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66 W Hastings St development application comments

SURVEY RESPONSE REPORT

18 February 2020 - 06 May 2025

PROJECT NAME:

66 W Hastings St (DP-2024-01045) development application





SURVEY QUESTIONS

Q1 | Your comments:

Screen Name Redacted

2/20/2025 04:56 PM

I oppose this application because there are already so many pharmacies in the area, including two within a block of it - the one in London Drugs, the one on Abbott.

Screen Name Redacted

2/21/2025 09:24 AM

There is an existing full-service drug store (London Drugs) in the immediate area - and this proposed project would add competition to that. I understand that the city is also having discussions with London Drugs, Nesters Market, and Westbank? about resolving the current poor security & cleanliness of the immediate area and it's effects on local businesses. I would much rather have the city invest its time and energy to improving the area rather than enabling another drug store. BUT, if part of the business case is to migrate the 'problematic' 'customers' to this new/small drug store which will only provide a limited selection of their needs, then maybe it does make sense. I guess I just need more information about the business plan.

Screen Name Redacted

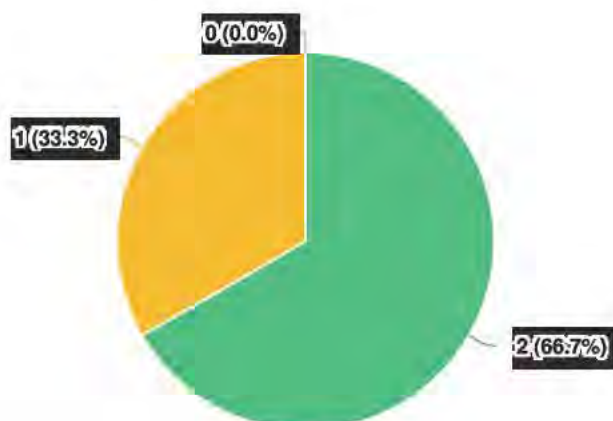
2/27/2025 02:03 PM

An emphatic NO to this application. This "pharmacy" is obviously designed to enable the worst kind of drug abuse - making sure the people that are already most damaged by drug addiction have their self-destructive life styles encouraged and subsidized. Our society is engaged in suicidal empathy, where our good intentions are turned to horror when implemented. Thousands of people's lives are destroyed, and hundreds die each year, through this enablement. Please stop the damage you are doing by this policy. If you insist on continuing with this misplaced empathy, at least stop making this one part of the city the human dumping ground for all of society's worst problems. There is a huge network effect at play here. If we did nothing but continue our current policies, but in a way that spread the services out throughout the city, everyone's lives would improve - those at risk, and those not. By concentrating all the worst activity in one place, everyone's lives gets worse and more people die. Also, there is no need for an actual pharmacy at this address. There is a real pharmacy less than 1 block away - London Drugs. This is obviously not an application for a real pharmacy. Like Owl Drugs a few block away, this will drag down this area and damage the neighbourhood for everyone. PLEASE DO NOT APPROVE THIS USE.

Mandatory Question (3 response(s))

Question type: Essay Question

Q2 Your overall position about the application:



Question options

● Opposed ● Mixed ● Support

Optional question (3 response(s), 0 skipped)
Question type: Dropdown Question

From: "Fouladianpour, Payam" <Payam.Fouladianpour@vancouver.ca>
To: "Hicks, Claudia" <claudia.hicks@vancouver.ca>
Date: 3/3/2025 3:44:00 PM
Subject: RE: For decision

Done. Thanks.



Payam Fouladianpour | Manager – ? Development Review Branch
Permitting Services | Development, Buildings & Licensing
604.873.7663

From: Hicks, Claudia << claudia.hicks@vancouver.ca > >
Sent: Monday, March 3, 2025 3:37 PM
To: Fouladianpour, Payam << Payam.Fouladianpour@vancouver.ca > >
Subject: For decision

Hi Payam,
2305 Cornwall – ? DP-2024-01121
66 W Hastings – ? DP-2024-01045
With thanks,
Vi Claudia Hicks
Vi Project Coordinator - Development Review Branch
Vi Development, Buildings & Licensing
604.871.6083



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Recommendation Summary to Director of Planning

Mar 3/25

ACCEPT --- ☐ REFUSE --- ☒

Address: 66 West Hastings Street

Permit Number: DP-2024-01045

Recommendation to:	P. Fouladianpour/J. Bosnjak	FROM:	C. Hicks
	Manager/Supervisor Name		Staff Initials

Summary

Recommend REFUSAL, including the Operational Letter dated October 30, 2024, from Peter Shahbeigi, Flash Health Technologies Inc., interior alterations and change of use to a Small-Scale Pharmacy in this existing 10-storey mixed use building on this site, for a limited period of time.

Special Departmental Notes

1. Cleared by Building Branch – (VBBL cursory comments not required)
2. Cleared by Social Policy (DTES)
3. Cleared by Engineering
4. Cleared by Real Estate Services
5. No response – VPD

Regulations / Requirements / Relaxation

Section 11: Yes - Section 11.8.3

Bulletin: Yes – Small-Scale Pharmacy Bulletin

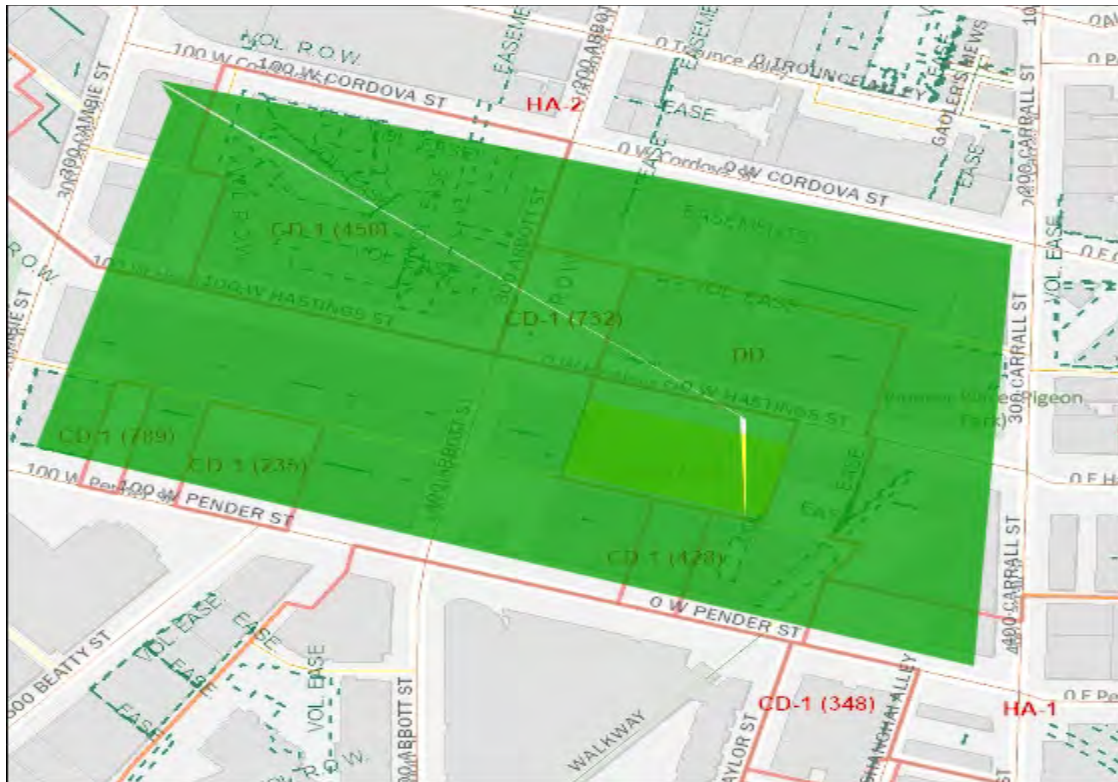
Guidelines: Yes - Small Scale Pharmacy and Location and Operation Guidelines

Notification Summary

Site Sign: Yes Install Date: February 6, 2025
Community Group - coordinator@ccrn-dtes.ca.

Postcards: Yes
Sent: #898

Notification Area:



Results of Notification:

Responses: 3

Objections: 2

In Favour: 0

Mixed: 1

Summary of Responses:

Mixed:

- would much rather have the city invest its time and energy to improving the area rather than enabling another drug store. If business case is to migrate the 'problematic' 'customers' to this new/small drug store which will only provide a limited selection of their needs, then maybe it does make sense.

Opposed:

- should be a grocery store instead
- concentrating all the worst activity in one place, everyone's lives gets worse and more people die. Also, there is no need for an actual pharmacy at this address. There is a real pharmacy less than 1 block away - London Drugs.
- Too many in area already

66 W Hastings St - DP-2024-01045

s.22(1)



Notificaton area



Application Site



Opposed



Mixed

History

DB-2017-002923 - issued Jul 4/17

To install a temporary 10'x40' trailer to be used as a temporary medical outreach office by Vancouver Coastal Health.

The outreach office is for a limited period of time expiring on July 1, 2018.

DP-2018-00630 - issued Jun 4/24

To develop a 10 storey mixed use building with retail, integrated health services, and 230 dwelling units (social housing), all over one level of underground parking having vehicular access from the lane. Processed through the SHORT program.

DP-2021-00111 - issued Apr 14/21

Minor amendment to DP-2018-00630 to add half a level of underground parking, relocate elevator shafts, add a dwelling unit.

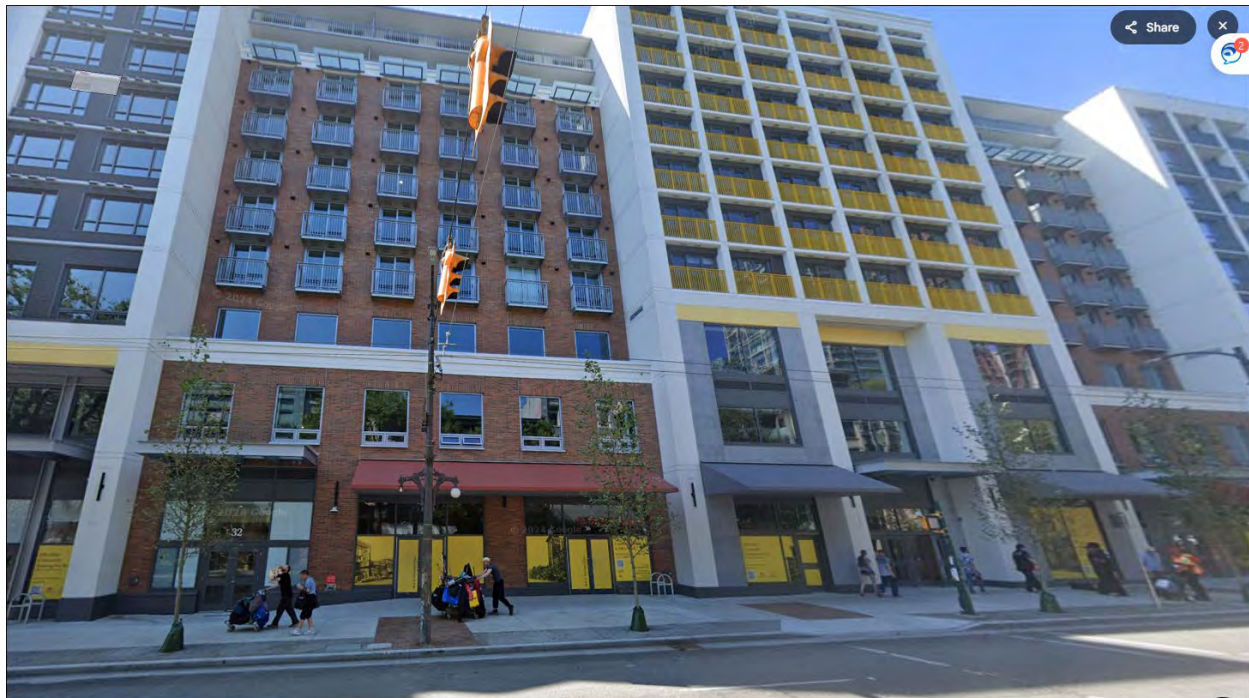
DP-2023-00349 - issued Feb 9/24

Minor amendment to DP-2018-00630 to add security screen at level 3 roof, adjustments to parkade wall due to neighbour foundation, replaced single egress stair with scissor stair from 4th floor courtyard, reflect as built loading height, replace fire doors with solid walls, and delete small rooftop mechanical ro

Technical Review

Small-scale Pharmacy conditional use in CD-1(735)

Retail Uses	Retail Store	6,653.20	5,569.30	Sq. Feet
Retail Uses	Small-Scale Pharmacy	0.00	1,083.90	Sq. Feet



Search Results

[Search Again](#)

LAST NAME	INFORMAL NAME	LEGAL NAME	CATEGORY	AUTHORIZED FOR INJECTIONS	LIMIT / CONDITIONS
Chau	Sunny	Sunny	Full Pharmacist	Yes	No

This area is well serviced by current pharmacies. Would recommend REFUSAL in this case for the following reasons:

Location does not meet Guidelines:

Refusal 1: Non-Compliance – Policies and Guidelines; the proposed development does not satisfactorily comply with the policies or guidelines that affect this site;

Refusal 2: Objections Received; objections have been received from neighbouring property owners;

Refusal 3: Unsatisfactory – Proposed Use; the proposed use is unsatisfactory at this location.