
BOARD OF VARIANCE / PARKING VARIANCE BOARD APPEAL DECISION

Appeal No. Z35889 - 2137 - 2139 East Hastings Street (Cannabis Appeal)

Appeal Section: 573(1)(a) - Appeal of Decision (Cannabis Retail Store)
Legal Description: Lot 10-15, Block 19, District Lot 526 and Plan EPP 7095
Lot Size: Irregular Lot.
Zone: C-2C1
Related By-Law Clause: Section 11.6

Appeal Description:

Appealing the decision of the Director of Planning who refused Development Application No. DP-2021-00817 and a request to permit interior alterations and to change the use of approximately 501.88 sq.ft. of Beauty and Wellness Centre "Barber Shop" and approximately 501.87 sq.ft. of "similar to" Beauty and Wellness Centre "Spa" to a new Cannabis Retail Store use and approximately 1003.75 sq.ft., in this existing mixed-use building on this site.

Name of Appellant(s): Jeremy Jacob and Andrea Dobbs
The Village Collaborative Inc.
DBA: Village Bloomery
2631 Triumph Street
Vancouver, B.C. V5K 1T1

This appeal was heard by the Board of Variance on January 11th, 2022 and was **ALLOWED**, thereby **overturning** decision of the Director of Planning who refused Development Application No. DP-2021-00817 and approved interior alterations and to change the use of approximately 501.88 sq.ft. of Beauty and Wellness Centre "Barber Shop" and approximately 501.87 sq.ft. of "similar to" Beauty and Wellness Centre "Spa" **to a new Cannabis Retail Store** use and approximately 1003.75 sq.ft., in this existing mixed-use building on this site, and subject to the following conditions:

- (1) the approval is for **the exclusive use of "The Village Collaborative Inc." and shall be operated by Jeremy Jacob and Andrea Dobbs, and doing business as (DBA): "Village Bloomery".**
- (2) the Board granted a limited-time approval for one (1) year and expires on: January 11th, 2023;
- (3) the Board may grant an extension on/or before the expiry date: January 11th, 2023;
- (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.

*****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 11th, 2023**. Once the Board's decision expires, then the Owners are required to appeal (again) to request an extension.

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

Signed: _____

Secretary to the Board of Variance

2137 - 2139 East Hastings Street

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Development Application No. DP-2021-00817 was refused for the following reasons:

- The proposed development does not comply with the regulation of the Zoning and Development By-law that affect the site.
- Objections have been received from notification of neighbouring property owners.

Discussion:

Mr. Jeremy Jacob was present to speak in support of the appeal.

At the request of the Chair, the appellant agreed to dispense with the reading of the submission, which had been in the Members' possession prior to the meeting.

The appellant's initial comments were that they have been providing cannabis since 2015, and they have spent a lot of time in the role and working with the community. This site has a lot of foot traffic, with the location being on the smaller side. It is transit friendly, and they are not within 300 meters from other cannabis stores. Xpey Elementary School is 208 meters from property line to property line, but the school is not in operation at the moment. Templeton Secondary is 250 meters from property line to property line from the cannabis store.

The Director of Planning's Representative

Mr. Bosnjak' initial comments were that the application was refused due to the buffering of 300 meters to a Community Center, Elementary School, a Pre Kindergarten and Kindergarten as well as a High School. The Director of Planning does not see a site specific hardship, and cannot support the appeal.

The Board Chair stated that the Board's site office received one (1) letter in Support and seven (7) letters in opposition to this appeal.

The Chair stated that if there were any interested parties in the audience who wished to speak to this appeal, they should raise their hand to be recognized and when recognized, state their full name and address and spell their surname for the record.

[REDACTED] is in support of the appeal
[REDACTED] is in support of the appeal

Final Comments:

Mr. Bosnjak's final comments were that the Director of Planning refused this is to being 300 meters from Schools and Community Centers. They also received objections from neighbours.

The appellant's final comments were that they have done all research to find a site that is the most applicable for a cannabis store. They are homeowners in this community and want to bring positivity to their neighbourhood.

This appeal was heard by the Board of Variance on January 11th, 2022 and was ALLOWED, thereby overturning decision of the Director of Planning who refused Development Application No. DP-2021-00817 and approved interior alterations and to change the use of approximately 501.88 sq.ft. of Beauty and Wellness Centre "Barber Shop" and approximately 501.87 sq.ft. of "similar to" Beauty and Wellness Centre "Spa" to a new Cannabis Retail Store use and approximately 1003.75 sq.ft., in this existing mixed-use building on this site, and subject to the following conditions:

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NOTE: AUDIO recording of this appeal is available upon request and please contact the Secretary to the Board of Variance at (604) 873-7723

ADJOURNMENT
The meeting ended at 4:12pm.

The Chair

VILLAGE
BLOOMERY

Vancouver Board of Variance Submission
2137 E. Hastings Street
December 2021

1. Owner / Appellant Introduction

Overview

As a cannabis retailer in the most mature Cannabis market in North America, Village Bloomery has offered a distinctive cannabis retail experience critically acclaimed since 2015.

The approach is simple—people come first. Our new and repeat customers, our dedicated staff, our valued shareholders and our champions throughout the industry are our greatest assets. We focus first on their needs and desires, knowing—from decades of experience in retail—that the loyalty and trust they bestow upon us keeps our business strong.

We fuse beautiful design, quality products and an education-forward sales approach into an upscale environment that is both welcoming and comforting. Our relentless focus on what matters most to those who come to our stores ensures that they not only come back but that they bring their family and friends to support us. Respecting the communities where we do business is something we take seriously.

Jeremy Jacob:

Jeremy Jacob is an entrepreneur and a creative mechanical engineer whose career in both engineering and cannabis has promoted positive social change. Born and raised in Winnipeg, for the last 30 years Jeremy has lived in East Vancouver. He holds a Bachelor's degree in Applied Science (Mechanical) from the University of Manitoba, and is a Professional Engineer in good standing in British Columbia. Jeremy's diverse work experience includes 6 years in construction trades and management, 3 years at R&D at Ballard Fuel Cells and New Flyer industries, 10 years as a renewable energy design builder, and 6 years in the cannabis industry. Jeremy co-founded The Village Café + Dispensary (now Village Bloomery) in 2015. "Our goal was to destigmatize and normalize the cannabis plant, and to empower people to explore the many health benefits cannabis has to offer."

Jeremy became a board member of the Canadian Association of Medical Cannabis Dispensaries (CAMCD), and served as president from August 2016 to May 2020. In this role, he:

- sat with the Federal Task Force on Cannabis Legalization
- was a panelist or speaker at over a dozen Cannabis conferences from Toronto to Seattle
- consulted with Health Canada, the BC government, and the City of Vancouver numerous times on Cannabis legalization

- testified to the Senate of Canada
- presented a Walkus Talk at the National Gallery of Canada on the eve of legalization October 16, 2018 and has participated in multiple media interviews
- supported the transition of CAMCD to the Association of Canadian Cannabis Retailers (ACCRES), which now has over 50 retail members with over 100 locations

Andrea Dobbs:

Andrea Dobbs is a serial entrepreneur with an education in Design & Display for the retail environment. Throughout her career, Andrea has worked in front line retail with a focus on design and management and has had the pleasure of working for forward-thinking retailers such as IKEA, The Body Shop, and Womyn's Ware Inc. She is an entrepreneur who has followed her heart when in the visioning process and her intuition while in the growth phase. She founded Cafe Du Soleil, a Vancouver breakfast staple and has participated in building businesses in the city of Vancouver since 1991. Andrea finds most of her joy in supporting people to define healthy relationships with Cannabis. She has been featured on the cover of the Georgia Straight for her work in the Cannabis space and has participated in numerous industry related public speaking events over the years. Her current role includes customer service, human resources, buying, communications, merchandising and business development.

Overview of Intendent Operations

- The location will act as an anchor tenant for the commercial development it intends to occupy.
- The Appellant has proactively reached out to the small businesses surrounding the site.
- The Appellant has developed security related standard operating procedures and plans related to the specific needs of the proposed site and the surrounding neighbourhood. These operational processes include the following measures of deterring youth access:
 - Onsite security presence to discourage potential nuisance behavior by patrons and to ensure that all those entering the store are of legal age.
 - Requirement of two pieces of ID from all patrons.
 - Maintaining a formal record of events and incidences of attempted unauthorized entry into the store.
 - All risk management processes are in place to protect staff and patrons including internal and external security cameras.

2. Location Profile

The location at 2137 E. Hastings St was leased by the Appellants in August 2021. The Appellant began their extensive search for a site for their retail cannabis business that was compliant with the current Vancouver land use by-laws. They determined that the proposed location, while not compliant due to the proximity to several uses that exclude it from approval, is located in a busy commercial area where the major artery of East Hastings Street creates a significant natural barrier between the location the sensitive uses.

This location has excellent potential for commuter capture as it is on six separate bus routes. The location offers a dedicated parking lot and is accessible for those with mobility challenges.

As a part of the Hastings-Sunrise Community Vision, residents have called for enhanced shopping areas and services. A cannabis retail shop in the proposed location will provide regulated access to an essential service for the surrounding area. East Hastings Street is a busy commercial artery through the Hastings-Sunrise neighbourhood and the area hosts a vibrant mix of commercial services, retail, food and personal services.

In addition, the complex in which the proposed site is located is set well back from the street. This setback location will facilitate a low profile and low impact retail presence. This creates a discreet storefront and less obvious presence for the shop which was a factor in the selection of the site

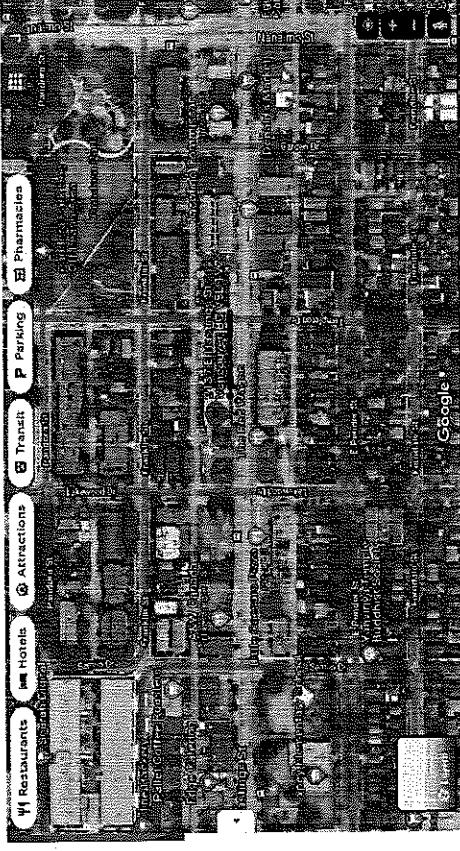
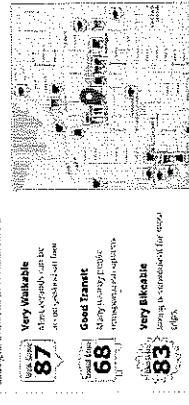


Figure 1 – Street View of 2137 East Hastings– Proposed Site

2.1 Location Accessibility – 2137 E. Hastings St

Accessibility was a significant factor in selecting the proposed location. When choosing the site, the Appellant considered proximity to modes of transportation that would facilitate the lowest possible impact on the local traffic burden. The location has metered street parking directly in front.



The proposed location scores very high for walkability, excellent for transit access and is a biker's paradise as per the neighbourhood livability website, www.walkable.com. The walkability of the area encourages alternative methods of transport to personal vehicles in a rapidly densifying community.

Figure 2 – Walkable Score

2.2 Walkability

The area of Hastings Street east and west of the proposed location offers a versatile mix of commercial uses including a number of pubs, cafes, restaurants and retail stores. The walkability of the area means most consumer needs can be accessed by residents on foot. This was a major factor in the selection of the proposed site as cannabis retail would be a useful amenity for local residents.

2.3 Bicycle Access

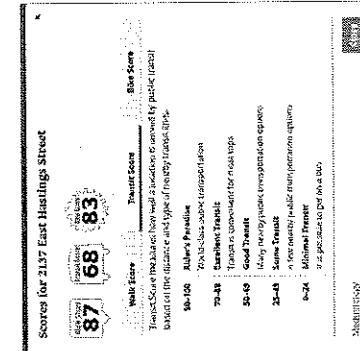
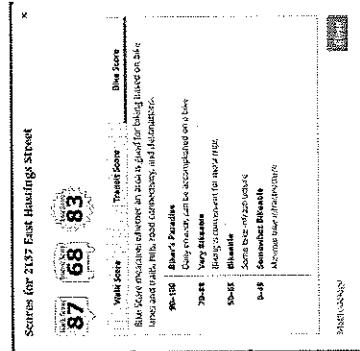
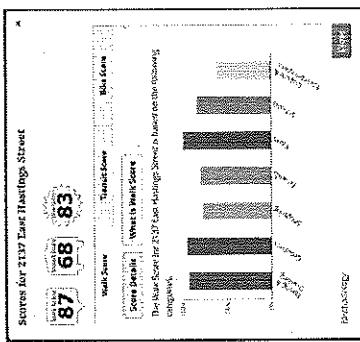
The proposed location is on the major East-West bike route through the Hastings corridor. The accessibility of the location by bike fits well with the City of Vancouver's initiative to create sustainable communities. Specifically, the Hastings-Sunrise vision seeks to protect the environment.

The proposed location would be the only point of access to regulated cannabis for a radius of more than 1km to the east and just under 500m to the west. Access by bike along a major artery motivates shoppers to choose more environmentally friendly options to travel for their purchases by creating a closer local point of access.

2.4 Transit Access

The location is accessible within a 1-minute walk to 5 separate bus routes and within 10 minutes to one or more

The ability to access this location via public transit, by foot and by bike was a major consideration for the Appellant. The Appellant wanted to ensure that the proposed site would encourage alternative modes of transport to personal vehicles.



3. Hastings Sunrise Community and Demographic Profile

Hastings-Sunrise is a community with a diverse population and long history in Vancouver. It is a well-established neighbourhood with a vibrant local community, particularly well-known for the Pacific National Exhibition at Hastings Park. The area is popular with people working in trades and the service industries, with renters accounting for over 50% of the population.¹

The neighbourhood character includes old style diners and restaurants, specialty food shops, core amenities, and some of Vancouver's best coffee shops. This has helped to create a neighbourhood that attracts a wide age range of people from many diverse backgrounds and ethnicities. Hastings-Sunrise has evolved from its early industrial days and now draws a diverse crowd looking for unique restaurant and retail experiences.

In the Community Vision Highlights for Hastings-Sunrise/North, Vancouver Heights, and First/Renfrew, it was identified that shopping district should be “enhanced as the heart of the adjacent neighbourhoods.” In the City of Vancouver’s 2004 community plan they identified that “in all areas, shops and services should be continuous along the ground floor of buildings and there should be more street trees, improved pedestrian safety, additional convenient parking, more attractive store fronts, and cleaner streets and lanes.”² Along Hastings there should be continuous weather protection for shoppers, sidewalk merchandise should be encouraged (provided sidewalks are wide enough), and the 100’ road allowance of side streets should be used to create attractive public spaces and additional parking.

A cannabis store would be in keeping with the City’s own intended development goals for the East Hastings corridor including: fostering the introduction of merchant types not currently present in the neighbourhood and promoting shopping in the East Village area.

¹ <https://vancouver.ca/files/cov/social-indicators-profile-hastings-sunrise.pdf>

² <https://vancouver.ca/docs/planning/hastings-sunrise-community-vision-full-report.pdf>

Figure 3 – Map of Hastings-Sunrise

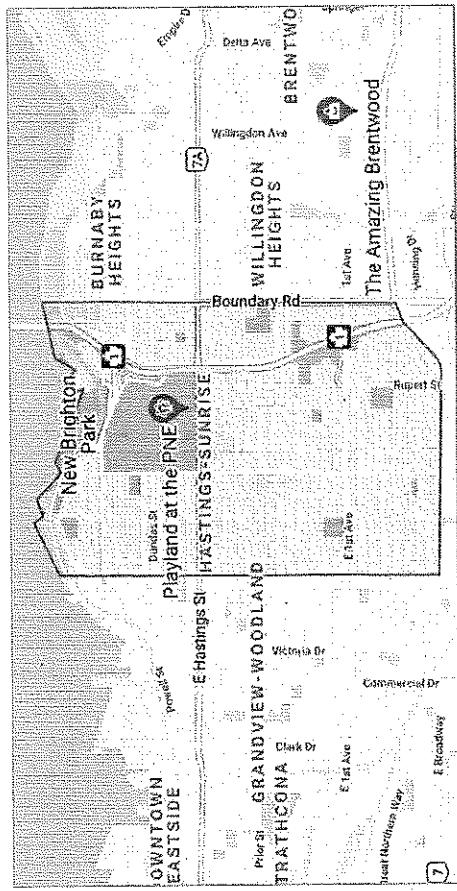
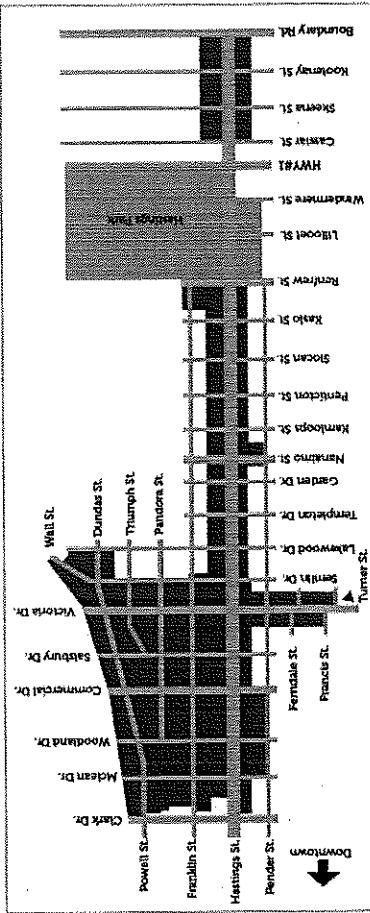


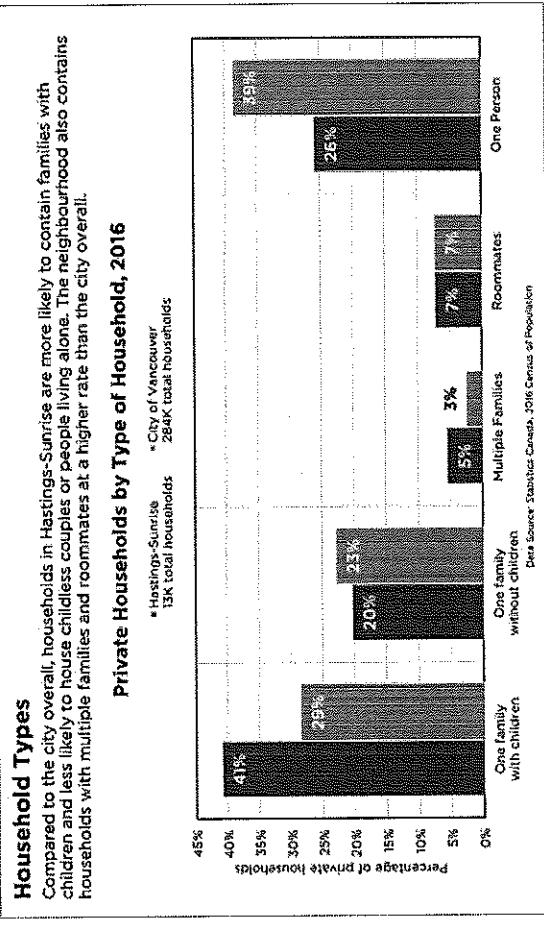
Figure 4 – Map of Hastings-Sunrise Commercial Corridor



3.1 Density

As of 2016, Hastings-Sunrise had a population of 34,990 (or 43 persons per hectare). This area continues to densify slowly with the addition of medium density mixed-use residential developments. The neighbourhood has a long history of being a key commercial corridor in Vancouver.

Figure 5 – Hastings-Sunrise Census Data and Population Projections



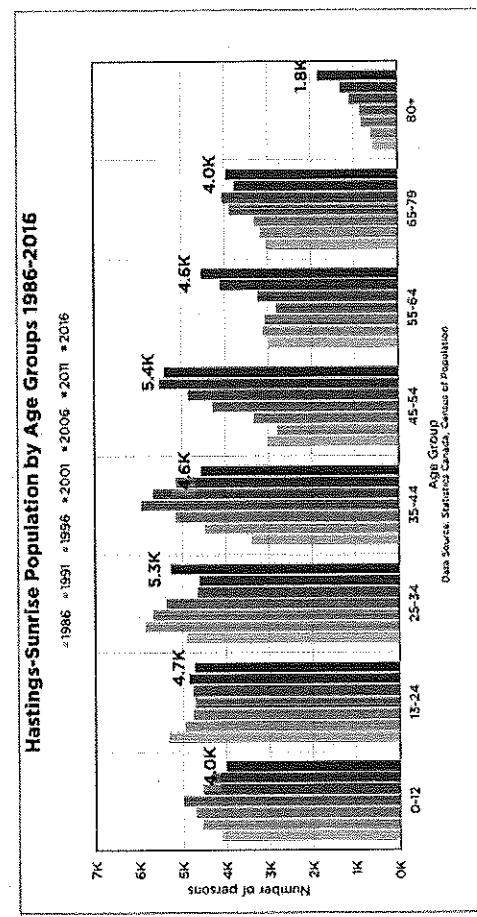
3.1 Age Demographics³

Hastings-Sunrise has a population with an average age of 41 years old. This population is progressive in their general attitude towards cannabis. The early 40's group is an age cohort for whom cannabis use is considered to be a normal and accepted part of their lives and access is considered to be a positive addition to the services in the community.

Cannabis is often considered a suitable alternative to alcohol for adults. The density of this age group in the Hastings-Sunrise area was one of the factors the Appellant considered when selecting the proposed site.

In addition, the location is close to a number of concert venues and other amenities that draw adults in their 20's and 30's to the area to enjoy music and other live entertainment. The exceptionally busy area at the corner of Hastings and Renfrew hosts a private liquor store and a hotel.

Figure 6 -Hastings-Sunrise Population Data



³ <https://vancouver.ca/files/cov/social-indicators-profile-hastings-sunrise.pdf>

4. Change of Use

The site is zone C and the application is “conditional” so it may be permitted, however it requires the decision of the Director of Planning per C1 District Schedule Section 3.2R. The location is compliant with the cannabis land use bylaw without exception. Under Section 116 of the Vancouver Bylaw (Additional Regulations for Specific Use), the bylaw states:

A cannabis store is not permitted:

- within 300m of the nearest property line of a site containing another cannabis store
- within 300m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house.⁴

Please refer to *Figure 8* included below for the 300m buffer illustrated in VanMaps, the City of Vancouver’s online land use tool.

This location is compliant with the requirement it not be “within 300m of the nearest property line of a site containing another cannabis store”. There are no Licensed Cannabis Stores or approved Development Permits within 300m of the proposed location.

The location is in conflict with “a site containing a school – elementary or secondary, or community centre or neighbourhood house.”

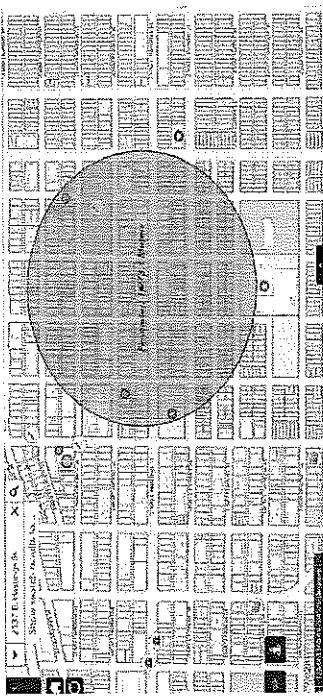


Figure 7 – City of Vancouver Land Use Tool – Showing 300m buffer between sensitive use

⁴ <https://vancouver.ca/doing-business/cannabis-retail-dealer-business-licence.aspx>

5. Proximity to Sensitive Uses

The proposed location presents several conflicts under the by-law but the Appellant asserts that is an ideal location for this use from an applied perspective.

5.1 Xprey Elementary and Strong Start Campus

Xprey Elementary and Strong Start Campus located at 1950 East Hastings is small K-7 elementary school of 71 students (Figure 8 – Xprey Elementary student pop.) located on a large campus on the corner of E. Hastings and Semlin Dr. The Strong Start program is listed as a separate failure but occupies the same campus as the elementary school. It should be noted that the current listed enrollment in the program is zero students (Figure 9 - Xprey Strong Start pop.). This campus is located approx 223m as the crow flies property line to property line. The elementary school is a 5 min walk (See Figure 10) from the proposed site and would require students to cross E. Hastings which as a busy commercial corridor presents a natural barrier. In addition, the orientation of the campus location is such that measured door to door, the distance is 309m as the crow flies. The orientation of the school's entrance and campus is south. The corner of the campus in closest proximity to the proposed location is the corner of a fence field with no in/out access. This conflict is only with the letter of the bylaw and, the Appellant asserts that this is in keeping with the intent of the regulation.

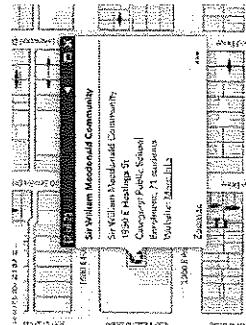


Figure 8 – Xprey Elementary Pop.

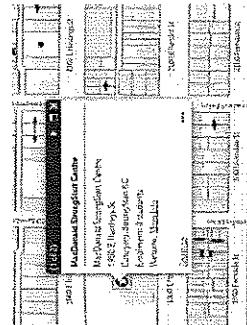


Figure 8 – Xprey Elementary Pop.

Figure 9 – Xprey Strong Start Campus is located at 1950 East Hastings Street. It is a 5 min walk from the proposed site. The proposed location is in closest proximity to the school's entrance and campus is south. The corner of the campus in closest proximity to the proposed location is the corner of a fence field with no in/out access. This conflict is only with the letter of the bylaw and, the Appellant asserts that this is in keeping with the intent of the regulation.

Figure 9 – Xprey Strong Start Pop.

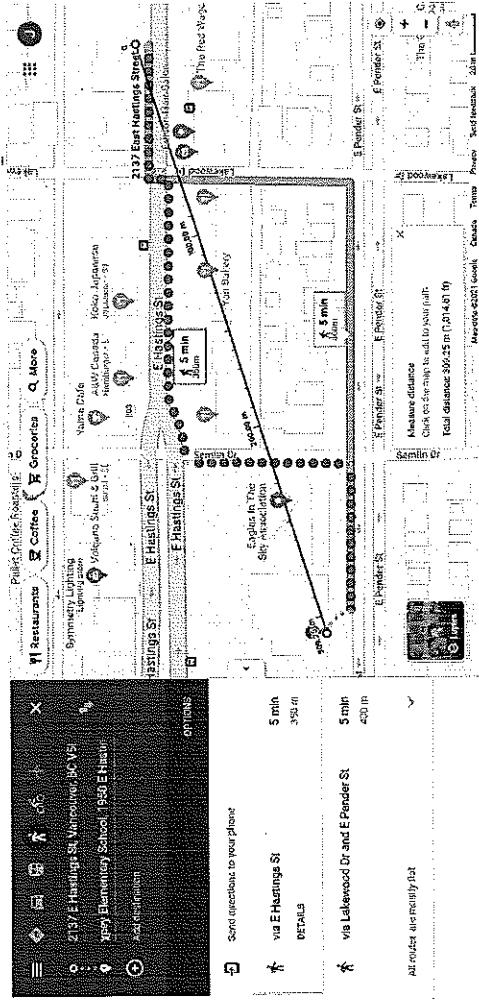


Figure 10 – xpey Elementary and Strong Start Campus Distance to Proposed Site

Further to this, East Hastings is a very busy commercial corridor and the likelihood of unaccompanied children ages 5-12 on one of the busiest arteries through Vancouver is unlikely.

512 Elementary School Outreach

As part of the intensive neighborhood outreach, we contacted Principal MacKenzie and offered a Good Neighbour Agreement. The Principal acknowledged our outreach and responded by referring us to the Vancouver School Board (See Appendix 1 for correspondence and the proposed agreement. We have contacted VSB with a meeting request on December 8, 2021 and are awaiting a response as of this submission.

513 Templer Secondary School

This location has an additional conflict with the Templeton Secondary School. TSS is located between Lakewood Dr and Nainaimo St. TTS is a medium sized high school with a student population of 827.

The proximate property line is located on Turner St. as the crow

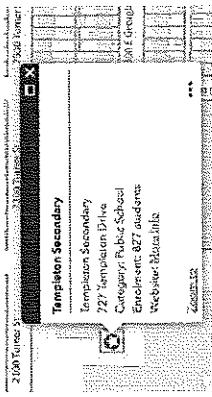
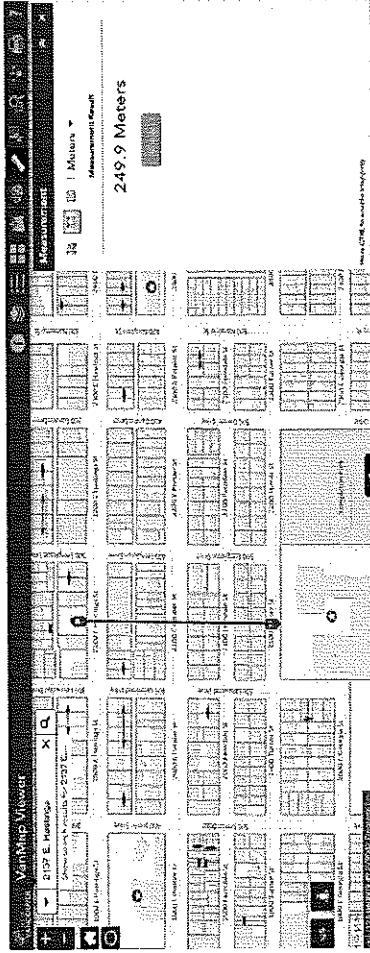


Figure 11 – Templeton Pop.

flies the distance is approx. 249m. The measurement door to door between the proposed site and the school entrance is 337m.



TTS, like Xprey Elementary, is South oriented with the primary entrance opening on to Lakewood Dr. This creates a natural flow of students avoiding the busy corridor of E. Hastings St in favour of the traffic calmed residential streets.

The property line along Turner St is flanked by fenced tennis courts and the running track. This creates an even further barrier between the proposed location and students.

One foot, the site is a 5-m minute walk at a distance of 350 m and would require crossing East Hastings. (See Figure 12 – Distance on foot and door to door) The neighboring businesses are currently empty and offer no draw to the site for students.

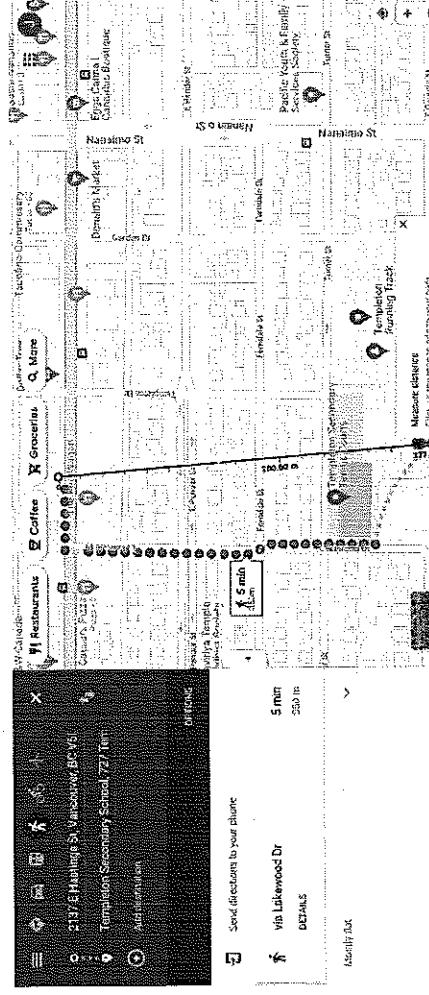


Figure 12. Templeton Door to Door and Route on Foot

5.14 TSS Outreach

As part of the intensive neighborhood outreach, we contacted Second Principal Mirani and offered a Good Neighbour Agreement. The Second Principal acknowledged our outreach and responded by saying the school can't engage in the agreement. He offered no further feedback (See Appendix 2 for correspondence and the proposed agreement) We have respected the response and have not further engaged with TSS.

5.15 Sri Sathya Sai Community Center

While this center is technically a failure of the distancing requirement, this community center at issue is a religious organization that promotes spiritual growth via classes on the teaching of their Guru.

The center is currently offering classes online and the center is closed.

This is not a hub for activities aimed at families or children. Its proximity presents no risk or community impact. As with the school locations, East Hastings is a natural barrier between the proposed site and the religious center. In addition, due to the nature of the center, it presents no risk of unaccompanied minors.

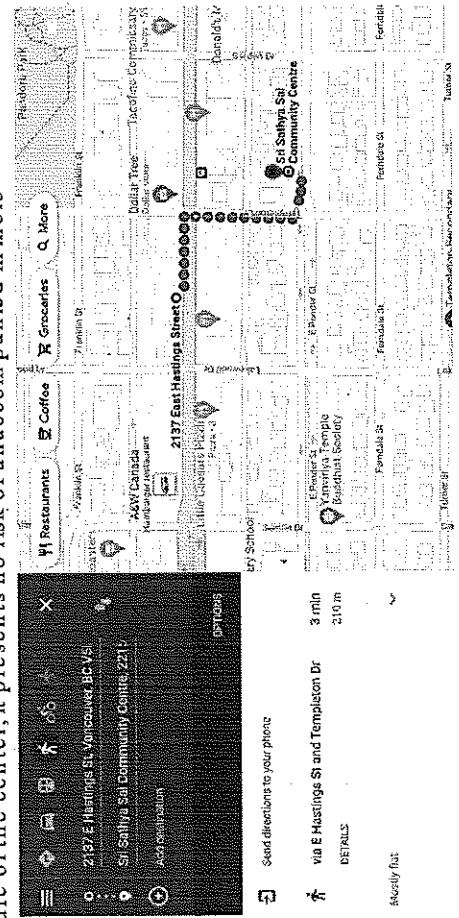


Figure 12 – Distance to Religious Center

SRI SATHYA SAI CENTRE - BC

2132 E Hastings Street, Vancouver, BC V5A 2B9
Contact: 604-558-5448

VANCOUVER SAI CENTRE

Contact: Dr. Lakshman
President:
www.vancouver.sai.ca

CONTACT INFO

Sri Sathya Sai
Centre
Vancouver, BC V5A 2B9
Contact: 604-558-5448
Email: vancouver.sai.ca
Treasury:
Bank of India, 1000 Burrard St, Vancouver, BC V6Z 1G1

SAICENTRE ACTIVITIES – UPDATE DUE TO CORONA VIRUS WORLDWIDE PANDEMIC

In an effort to keep all devotees healthy and safe, SSI Canada and the Medical Team has decided to close all centers. However, we are providing online events and classes.

SRI SAICENTRE CALENDAR

A large black and white photograph of Sri Sathya Sai Baba smiling.

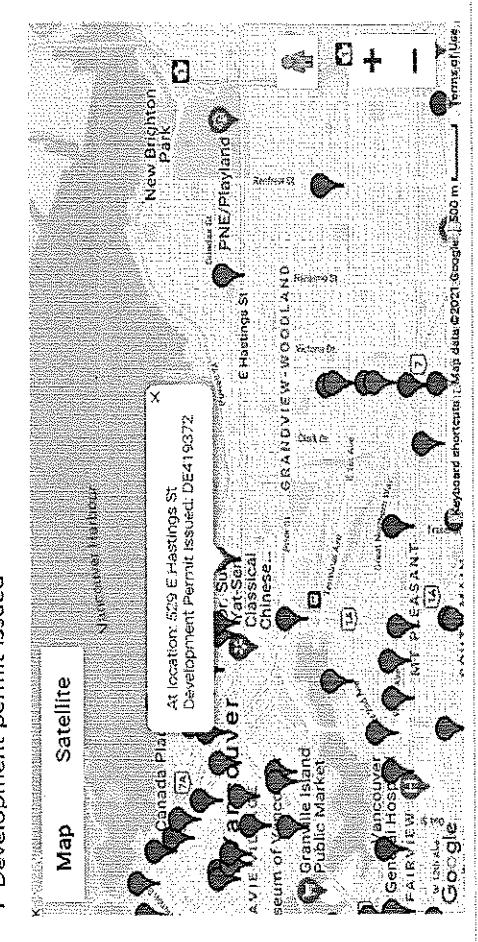
I have come to light the lamp of Love in your hearts, to see that it shines day by day with added lustre. I have not come on behalf of any exclusive religion. I have not come on a mission of publicity for a sect or creed or cause, nor have I come to collect followers for a doctrine. I have no plan to attract disciples or devotees into my fold or any fold. I have come to tell you of this unitary faith, this spiritual principle, this path of Love, this virtue of Love, this duty of Love, this obligation of Love.

Figure 13 - Organization's website – Sathya Sai closed and offer online classes

6. Proximity to Existing Permits and Licensed Retail

Business licence and development permit issued

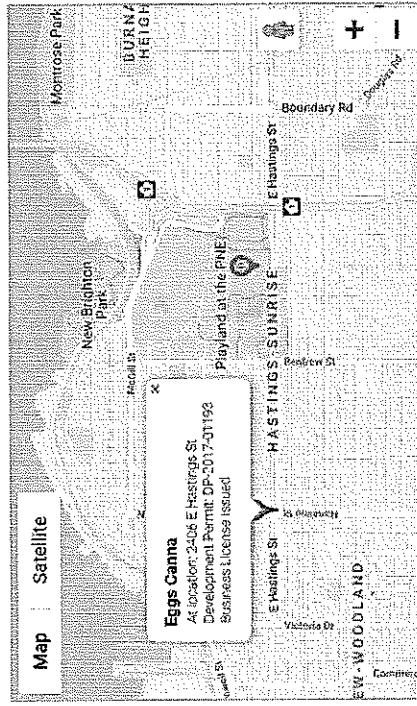
Development Permit issued



6.1 2406 E Hastings Street

Eggs Canna, a provincially licensed cannabis store located at 2406 East Hastings, is 338m as the crow flies from the proposed site and does not represent a conflict. There is no other legal cannabis access within 1KM walking distance of the proposed site.

Figure 14 – 2406 E Hastings St – City of Vancouver Permit Map



7. Access Deserts and Their Impact

The large gaps in access to regulated points of sale for legal cannabis created by the City's land use policies create obstacles for citizens to access legal cannabis. These gaps are detrimental to the project of legalization, deprive the community access to legal cannabis and are contrary to creating a sustainable city. A lack of local access to regulated cannabis increases road traffic as people must travel outside of their neighbourhood for this essential service. This is contrary to the goals articulated by the City of Vancouver related to community building. One of the expressly identified goals for community building for the city is to ensure sustainability.⁵ The corridor along East Hastings between Main St and Boundary Rd. is the most pronounced gap in the city of Vancouver currently. See Figure 16 - 2021 Distribution of existing Development Permits (Green Pins) and Licensed (Blue Pins) Locations.

The large gaps in access to regulated points of sale for legal cannabis created by the City's land use policies create obstacles for citizens to access legal cannabis. These gaps are detrimental to the project of legalization, deprive the community access to legal cannabis and are contrary to creating a sustainable city. A lack of local access to regulated cannabis increases road traffic as people must travel outside of their neighbourhood for this essential service. This is contrary to the goals articulated by

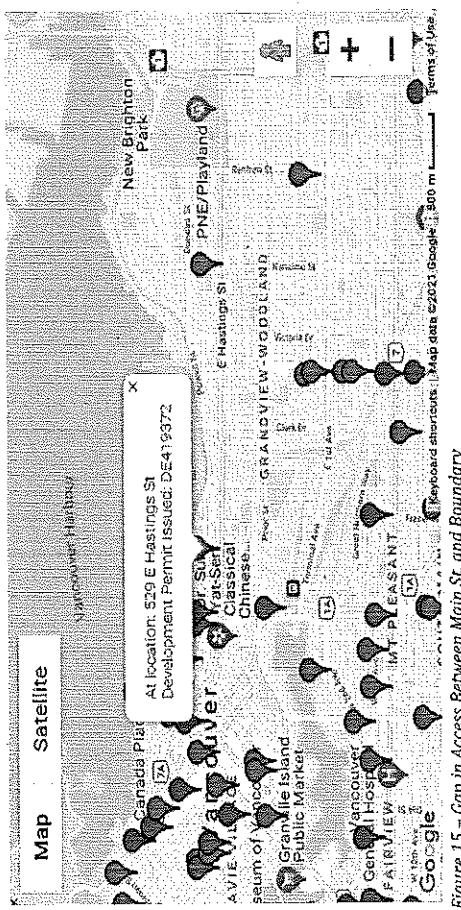


Figure 15 – Gap in Access Between Main St. and Boundary

⁵ <https://vancouver.ca/people-programs/building-community.aspx>

the City of Vancouver related to community building. One of the expressly identified goals for community building for the city is to ensure sustainability.⁶

8. Site Specific Hardship

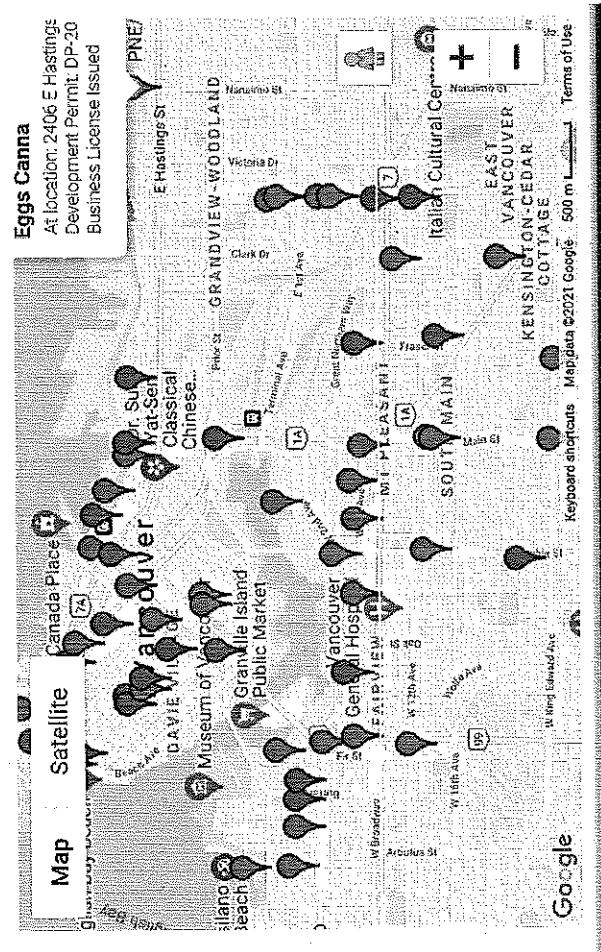


Figure 16 – Distribution of DBs and Licenses in Vancouver

The hardship for this location is the result of the overly onerous nature of the City's distancing requirements from sensitive uses. The Appellant spent months seeking to locate a cannabis retaillocation in a compliant address in the East Vancouver area. He noticed that there was a 2.34km gap in legal access to cannabis along the Hastings corridor between Nanaimo and Boundary streets.

This gap in access is due to the simple fact that the 300m buffering around schools, community centres and neighbourhood houses and the exclusion as a use from all I and MC zoning creates a requirement for variance if cannabis retail is to have an appropriate presence in the Hastings – Sunrise community.

The proposed location, the proximity to the conflicting schools with the natural

⁶ <https://vancouver.ca/people-programs/building-community.asp>

barriers of busy streets, is the lowest impact option and is in keeping with the spirit and intent of Vancouver's cannabis retail distancing requirement. The appellant looked for a location with expansive transit access and chose to locate on the far side of the natural barrier of East Hastings St.

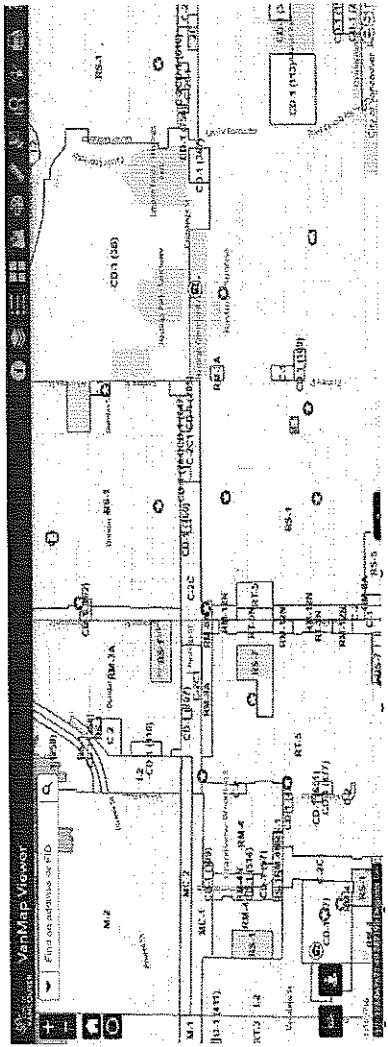


Figure 16 – Zoning Districts

The school campuses and religious centers represent a low risk of unaccompanied minors and all the standard tools for ensuring no visibility to youth will be employed. The site is appropriately located in a dense commercial corridor and the use is in keeping with the surrounding businesses. The distancing required of the City's by-law created an insurmountable obstacle and hardship to locating a cannabis retail location in the significant access desert between Main St. and Boundary Rd.

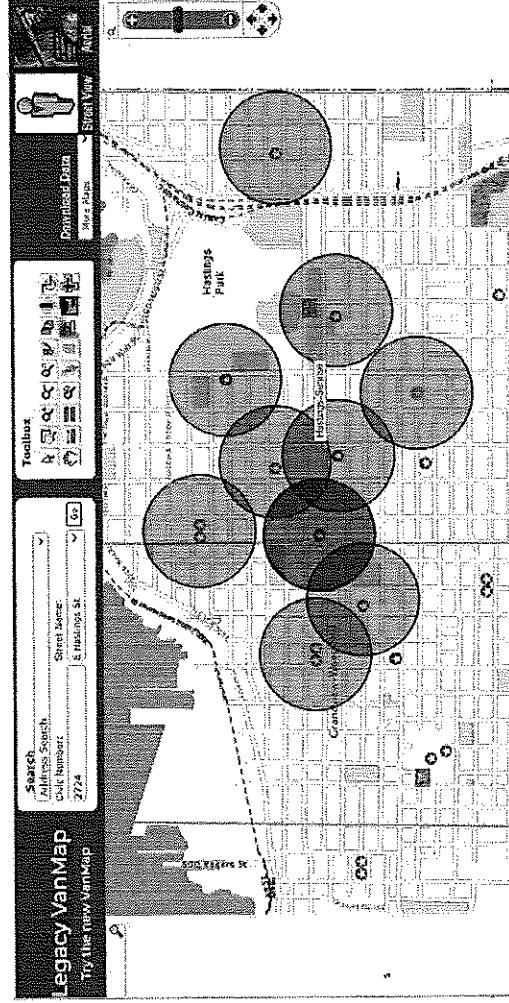


Figure 16 -Sensitive Uses Sure

approached the BIA and they were welcoming and enthusiastic at the prospect of a new business which would boost foot traffic to the surrounding businesses that the retail store will be located in. We have attached their letter of support as Appendix 2.

8.2 Engagement with the Business Community and Neighbourhood

The Appellant personally solicited letters of support from businesses in a 300m radius from the proposed site. Letters of support are attached as Appendix 2. The map below marks each of the businesses that have graciously offered their support to the Appellant.

The Appellant held 3 open house sessions for the residents of the area. These were held in Oct, Nov and one is pending in January at the Mr Red Café (231E Hastings St).

Invitations to residents are attached as Appendix 3.



December 13, 2021

Jeremy Jacob
DBA: The Village Collaborative Inc.
#203-1836 W 5th Ave
Vancouver, BC V6J 1P3

RE 2139 E HASTINGS STREET, Vancouver, BC
Development Application Number DP-2021-00817

Please be advised that the Director of Planning has refused DP-2021-00817 on December 13th, 2021, for the following reason(s):

- Non-compliance - Regulations; the proposed development does not comply with the regulation of the Zoning and Development By-law that affect the site;
- Objections Received; objections have been received from notification of neighbouring property owners;

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,

A handwritten signature in black ink, appearing to read "Jonathan Toronchuk".

Jonathan Toronchuk
jonathan.toronchuk@vancouver.ca
(604) 829-9627

