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

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**Appeal Decision: 288 Robson Street**

**Appeal Section:** 573(1)(a) Appeal of Decision (New Cannabis Store)  
**Legal Description:** Strata Lot 285, District Lot 541 and Plan LMS 1863  
**Lot Size:** Irregular site.  
**Zone:** DD  
**Related By-Law Clause:**

**Appeal Description:**

Appealing the decision of the Director of Planning who refused Development Application No. DP-2025-00924 and a request to permit interior alterations and a change of use from an existing barber shop into new Cannabis Retail Store at this existing mixed-use building site.

**Development Application No. DP-2025-00924 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.*

*-Objections received from neighbouring property owners.*

**Name of Appellant(s):** **Michelle Rochon**  
**Team Cannabis**

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This appeal was heard by the Board of Variance on **March 10th, 2026** and was **DISALLOWED.**

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

*-This appeal did NOT have a majority of the Board members' votes to support the granting of the appeal (and the final decision was a 'tie vote' and a 2-2 decision), and the majority of the board members did not find a site hardship to approve a new cannabis store at 288 Robson Street. The board upheld the Director of Planning's decision and that this location (at 288 Robson Street) did not meet the minimum required distance of 300m from several nearby schools. Therefore, the appeal was 'disallowed' and denied on March 10th, 2026.*

*-The City's representative stated that the Director of Planning's refusal was based on the following reasons: Objections from the neighbourhood, distances at less than 300m to several nearby schools, and also at less than 300m to an existing, approved cannabis store at 1078 Mainland Street (which is located at approximately 283m away).*

*-The City's measured distances from property line to property line or 'as-the-crow flies' distances to these nearby schools at less than 300m to: At 24m away from Lowell High School; and at approx. 164m away from Westside School.*

*-The Board's site office received thirty-three (33+) Support letters and a petition with over 135+ support signatures from the Appellants, and the board also received ten (10) Opposition letters from the neighbourhood (from the City's mailout / postcard notices prior to the meeting).*

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**Secretary to the Board of Variance**

*Site Address: 288 Robson Street*