
BOARD OF VARIANCE / PARKING VARIANCE BOARD

APPEAL DECISION

Appeal Decision – 66 West Hastings Street (Main Building – 32 West Hastings)

Appeal Section: 573(1)(a) - Appeal of Decision (New Pharmacy Store)
Legal Description: Lot 1, Block 29, District Lot 541 and Plan BCP 39144
Lot Size: Irregular site.
Zone: CD-1 (735)
Related By-Law Clause:

Appeal Description:

Appealing the decision of the Director of Planning who refused Development Application No. DP-2024-01045 and a request to permit interior alterations and change of use to a new Small-Scale Pharmacy in this existing 10-storey mixed-use building on this site.

Development Application No. DP-2024-01045 was refused for the following reasons:

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

-Objections Received; objections have been received from neighbouring property owners.

-Unsatisfactory – Proposed Use; the proposed use is unsatisfactory at this location.

Name of Appellant(s): **Pooya Ezadpana and Pooria Shambeigi**
Flash Health Technologies Inc.

This appeal was heard by the Board of Variance on **July 15th, 2025** and was **ALLOWED**, thereby **overturning** the decision of the Director of Planning who refused Development Application No. DP-2024-01045 and **APPROVED** interior alterations and a change of use to a **new Small-Scale Pharmacy** in this existing 10-storey mixed-use building on this site, and subject to the following conditions:

(1) that the approval is for the exclusive use of Pooya Ezadpana and Pooria Shambeigi operating the business as ‘Flash Health Technologies Inc.’;

(2) that the approval is for three (3) years and expiring on July 15th, 2028;

(3) that the Board may grant an extension to the time-limit on or before July 15th, 2028;

(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 majority of the Board members voted 3-0 in support of the appeal, and found a site hardship to grant this appeal and overturn the Director of Planning’s decision. The board members were in agreement and that this new small-scale pharmacy location can assist the area (Downtown Eastside) and to serve and provide access to pharmacy in this neighbourhood.

-The City’s Director of Planning representative (Mr. Bosnjak) stated that there are five (5) other pharmacy locations in the area within 400m to this proposed location (at 351 Abbott Street, 1 east Cordova Street, 420 Abbott Street and two closest locations at 67 East Hastings Street and at 88 West Pender Street.

-The Board’s site office notified over 175 property owners and received no responses (and no opposition letter) regarding this appeal.

***** 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 July 15th, 2026**. Once the Board’s decision expires, then the Owners are required to appeal (again) to request an extension.



Secretary to the Board of Variance