SEED & STONE

SUITE 300 1688 152ND STREET
SURREY BC V4A 4N2
604.653.6559
www.seedandstone.com

September 22, 2026

VIA ONLINE PORTAL

Planning and Development Services
West Annex at City Hall
515 West 10th Avenue
Vancouver BC

RE: Application for Development Permit - Operational Letter – Cannabis Retail Store

In accordance with the City of Vancouver, Planning and Development Services, please accept our Operational Letter which outlines the requested information as provided by Operational Letter Checklist by the City of Vancouver Planning and Development Services.

The Applicant, Seed & Stone, is an owner operated non-medical cannabis retail brand with 3 mainland locations as well as 2 locations on Victoria Island. The Owner, Vikram , has over twenty years of experience in the retail space management and has served as a board member for Subway's Advertising Trust Fund for 2 consecutive terms. Vikram has a proven track record, successfully owning and operating 3 Subway franchise stores in Chilliwack, BC. He has also managed operations for BC Liquor store in lower mainland, BC, where he led the inventory management and customer success team.

HOURS OF OPERATION

The hours of operation will be from 9:00 am to 11:00 pm, seven (7) days a week.

NUMBER OF STAFF AND PATRONS

The combined occupant load for this retail cannabis area would be 10-15 persons which include patrons and staff. Each staff member will hold a current Selling It Right Certificate as per the Liquor & Cannabis Regulation Branch.

NAME OF OPERATOR

Seed & Stone will be the operator of the retail cannabis license at this site.

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SERVICES PROVIDED

The primary focus of the business will be as a licensed non-medical cannabis retailer. Seed & Stone will be catering strictly to patrons 19 years, and over which include business people and residents of the area as well as for people who are visiting the area.

RELAXATION RATIONALE

The Applicant, requests that relaxation of Parking/Loading By-law once a week on Tuesday, between the hours of 10:00 am to 12:00 pm, to allow for product delivery and unloading of stock.

NOISE IN THE COMMUNITY

This retail cannabis establishment will cater to businesspeople, residents and the general public and the applicant will remain very mindful of complying with the City of Vancouver noise by-law. The applicant will ensure that the establishment operates in harmony with the residential tenants and businesses in the area.

TRAFFIC IN THE VICINITY

The site is accessible for people walking to the establishment and as well there is ample parking for patrons. This location is also well serviced by main roads and public transportation.

PARKING

There are many parking spaces located near the proposed establishment. There is meter parking available on the blocks surrounding the site as well as parking provided on site. Parking should not be a factor because of the ease of access via public transportation and ample parking provided on site.

COMPOSITION OF THE NEIGHBOURHOOD

The location is in an area of Vancouver that is best described as being commercial, retail and residential.

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The Applicant requires a Development Permit for them to be able to apply for a retail cannabis license which is both a City of Vancouver and Liquor & Cannabis Regulation Branch approval process.

We are respectfully requesting that the City of Vancouver approve this Application for a Development Permit to continue in the application process.

Please do not hesitate to contact me if you any questions or concerns.

Thank you very much for your assistance.

Your Truly,



Vikram