CITY OF VANCOUVER

November 2, 2026

Mansouri Enterprises Inc.
209 E 7th Avenue
Unit 711
Vancouver, BC V5T0H3

RE 2397 E 11TH AVENUE, Vancouver, BC
Development permit application number DP-2026-00737

On behalf of the Director of Planning, your application has been approved to develop Including the Letter of Operation from Woodland Block Pharmacy, received by this department on September 9, 2026, to perform interior alterations and change the use of approximately 1,357 sq. ft. from commercial shell to a Small-Scale Pharmacy in this mixed-use building for a limited period of time unless extended in writing by the Director of Planning.

A permit may be issued upon the completion of the revisions and conditions noted below under items 1.0 to 2.2 of this "prior-to permit issuance" letter.

HOW TO RESPOND TO THIS LETTER

1. **Write and sign a response letter.**
   - Explain how you addressed each condition.
   - Only changes made pursuant to addressing Prior To conditions are accepted as part of your response. Ensure all changes are clearly identified.
   - *Provide a complete response to avoid delays or extra fees.*

2. **Ensure relevant documents have digital signatures and seals** from registered professionals.
   - Review requirements at vancouver.ca/permits-eplan.

3. **Upload your response letter and documents.**
   - Log into your permit account at vancouver.ca/permit-apply.

APPLY FOR BUILDING PERMIT(S)

Apply using the Development and Building Services Centre form at vancouver.ca/contact-dbl.

Questions? Contact your Project Coordinator Natalie Macpherson (details at end of letter).

1.0 Prior to the issuance of the Development Permit, revised digital drawings shall be submitted, to the satisfaction of the Director of Planning, clearly indicating:

No conditions(s)

2.0 **Condition(s) to be met prior to the issuance of the Development Permit:**

Development Review Branch conditions:

2.1 Provision of an updated Operational Letter.

Note to Applicant: Update the Operational Letter to indicate types of medications the small-scale pharmacy will be dispensing and how.

2.2 Provision of an Advisory Committee to be provided to the City.

Note to Applicant: Following the occupancy of the building, an Advisory Committee is to be formed as per 1(b) of the Small-Scale Pharmacy – Location and Operation Guidelines https://guidelines.vancouver.ca/guidelines-small-scale-pharmacy.pdf.

Provide a written copy of the Advisory Committee to the City following formation after occupancy.

3.0 **Development Permit Terms**:

3.1 Vehicle, loading and bicycle parking spaces must be provided to meet the Parking By-law before an Occupancy Permit is issued, or before the development is occupied.

3.2 Tree removal and/or critical root zone encroachment of on-site trees is permitted only: as indicated in the Development Permit, including plans and documents; in accordance with the Protection of Trees By-law; and as certified in the arborist report that ensures on-site ISA Certified Arborist supervision.

3.3 All replacement trees, street trees and landscape treatment in approved drawings must be completed before occupancy permit issuance or occupancy of the development and maintained in good condition. Street trees may be planted within six (6) months of occupancy if adverse site conditions occur.

3.4 This Development Permit is valid for a time limited period and will expire on the date noted unless extended in writing by the Director of Planning. It is the applicant's responsibility to request an extension prior to the expiry date.

3.5 Good Neighbour Conditions:

The applicant should sign and agree to "good neighbour conditions" that address 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.

3.6 Hours of operation are limited to: Monday to Friday, 10am to 5pm.

4.0 **Notes to Applicant:**

4.1 It should be noted that your Development Permit will be issued when you have complied with all the above conditions. However, if these conditions have not been complied with **on, or before January 18, 2027,** this Development Application may stand refused.

4.2 A new Development Application will be required for any significant changes. This approval is subject to any change in the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.

4.3 If this Development Application included a written notification of neighbouring property owners or other interested parties, a copy of this letter will be sent to all respondents advising them of the decision.

4.4 The Canadian Electrical Code regulates high voltage overhead conductor clearances from structures and dielectric liquid-filled transformer clearances from combustible building surfaces, doors, windows, and ventilation openings. All structures must have a horizontal distance of at least 3 m from existing BC Hydro high voltage overhead conductors. Combustible building surfaces, windows, doors, and ventilation openings must be located at least 6 m from dielectric liquid-filled, pole-mounted BC Hydro transformers, unless an acceptable non-combustible barrier is constructed between these transformers and combustible building surfaces, doors, windows, or ventilation openings.

Yours truly,



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