

January 12, 2015

Ms. Carman Kwan
Hearth Architectural
205 - 1730 West 2nd Avenue
Vancouver, BC
V6J 1H6

Dear Ms. Kwan:

**RE: 1168 Pendrell Street
Development Application Number DE418427**

On behalf of the Director of Planning, your application has been approved to provide interior alterations, adding washer/dryers & new kitchens to all suites, converting studio units to 1-bedroom, specific 1-bedroom units to 2-bedrooms, & 2-bedroom penthouse units to 3-bedrooms, in this existing 23 unit multiple-dwelling building.

A permit may be issued upon the completion of the revisions and conditions noted below under items 1.0 to 2.4 of this "prior-to permit issuance" letter.

IMPORTANT!!! HOW TO SUBMIT YOUR REVISIONS

Arrange a meeting by calling at least two days in advance of your drawings being ready for submission. **Partial submissions will not be accepted.** You may contact Gavin Hadden at 604.871.6709, 8:30 a.m. to 5:00 p.m., Monday to Friday. Please do not mail, drop-off or courier your response because this will delay the processing of your application. The purpose of the meeting will be to complete a preliminary review of your submission which must include your revised drawings and a written explanation describing how you have addressed each of the conditions.

1.0 Prior to the issuance of the Development Permit, 3 sets of revised drawings shall be submitted, to the satisfaction of the Director of Planning, clearly indicating:

Landscape Review conditions:

1.1 provision of an Existing Conditions Landscape Plan, to illustrate with labels:

i. existing trees and major plantings to be retained;

- ii. existing paving, walls, fences, light fixtures and other landscape elements to be retained;
- iii. any proposed soft landscape elements including trees, shrubs and groundcover planting with Plant List noting botanical and common names, size, and quantities;
- iv. any proposed hard landscape elements including fencing, gates, paving;
- v. public realm (area between the building edge and the street) showing the location of existing street trees within lawn boulevard, public utilities such as lamp posts, hydro poles, fire hydrants, etc., as noted on the survey; and

(Note to Applicant: Consider increasing drawing to 1/8"=1'-0" scale.)

- 1.2 provision of dimensioned tree protection barriers around the existing street tree located on the City boulevard and retained site tree.

2.0 **Conditions to be met prior to the issuance of the Development Permit:**

Housing Review Branch conditions:

- 2.1 Provision of a final Tenant Relocation Report which outlines the names of tenants; indicates the outcome of their search for alternate accommodation; summarizes the total monetary value given to each tenant (moving costs, rent, any other compensation); and includes a summary of all communication provided to the tenants.
- 2.2 Make arrangements, to the satisfaction of the Chief Housing Officer and the Director of Legal Services, to enter into a Housing Agreement and/or section 219 Covenant securing all 23 residential units as rental housing for 60 years or the life of the building, whichever is greater and subject to the following additional conditions in respect of those units:
 - i. that such units may not be subdivided by deposit of a strata plan;
 - ii. that none of such units may be separately sold;
 - iii. that none of such units will be rented for less than one month at a time; and
 - iv. on other such terms and conditions as the Managing Director of Social Development and the Director of Legal Services may in their sole discretion require.

(Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enactment pursuant to Section 565.2 of the Vancouver Charter and/or a Section 219 Covenant.)

- 2.3 Provision of a notarized declaration which demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; includes information on posting of notice regarding the intent to redevelop as per Section 3 of the Rate of Change Guidelines; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.

(Note to Applicant: The notarized declaration and letter to tenants summarizing the terms of the Tenant Relocation Plan should only be undertaken once the terms of the Final Tenant Relocation Plan have been agreed to.)

Landscape Review condition:

- 2.4 Submission of an ISA Certified Arborist report to assess the existing private tree located at the east side yard on the subject site, as noted on the Site Plan.

(Note to Applicant: The report must identify tree species, assess health and site condition, critical root zone and tree protection strategy during construction. The report should clarify of protecting tree roots if excavation or access is required within the critical root zone of this tree.)

3.0 Conditions of the Development Permit:

- 3.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.

- 3.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.

(Note to Applicant: In cases where it is not practical, due to adverse weather conditions or other mitigating factors, to complete the landscaping prior to occupancy of a building, the City will accept an Irrevocable Letter of Credit [amount to be determined by the City] as a guarantee for completion of the work by an agreed upon date.)

- 3.3 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.
- 3.4 The site shall be maintained in a neat and tidy condition.

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 **February 13, 2015**, 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 The following comments have been made by the Development Review Branch and are:

The following comments are based on the preliminary drawings prepared by Hearth Architectural dated, October 6, 2014 for the proposed development permit. This is a preliminary review in order to identify issues which do not comply with the Vancouver Building By-law Number 9419 as amended (VBBL), and includes a review of Subsection 3.2.5. "Provisions for Fire Fighting".

*Please note that if the building permit is taken in after January 2, 2015 the Work will be reviewed for conformance with the Vancouver Building By-law (#10908) 2014.

<http://vancouver.ca/your-government/vancouver-building-by-law.aspx>

1. *Review and provide the proposed Building By-Law Upgrade Levels; Work appears to be a "Major Renovation- F2, S2, A3".
2. Alterations shall not increase the non-conformity of the existing building or create non-conformity with respect to VBBL #9419 (2007)- all new work shall conform.
3. All new doors must comply with 3.3.1.13- minimum 800mm clear door width (2'-10").
4. Clarify the Work at the roof deck- note on page A1.4 indicates extension of the roof deck as well as the overhang; however, it is all noted as "existing". Please note this portion of the Work was not reviewed due to lack of information.
5. Part 5 is applicable to the Scope of Work.
6. Review work for ASHRAE compliance- existing building.
<http://vancouver.ca/home-property-development/large-building-energy-requirements-forms-checklists.aspx>

*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response. If a "prior to" letter is not being sent, the above comments should be sent directly to the applicant.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

- 4.4 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.
- 4.5 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.

If the building design cannot meet these requirements, modifications must be made. If you wish to discuss design options, please contact Electrical Inspections at 604.871.6401.

- 4.6 All Building permit applications submitted on or after January 2, 2015, will be reviewed for compliance to the 2014 Vancouver Building By-law. Submission of most Building Permit applications now requires an appointment. When your Building Permit application is ready, please phone 604.873.7611 to book an appointment for an application intake with the Project Coordinator who will manage your application. Only full and complete applications will be accepted. If you need advice in preparing your application, you may book an enquiry appointment (604.873.7611), or walk into our Development and Building Services Centre (1st Floor, 515 West 10th Avenue).

Yours truly,

Gavin Hadden
Project Coordinator
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GH/sg

cc: Central Property File
Marie Linehan, Development Planner
Andrea Gillman, Housing Planner
Uta Arajs, Landscape Development Specialist
Kevin Cavell, Engineering Services