

DE419896

DE 4 1 9 8 9 6



PLANNING AND DEVELOPMENT SERVICES  
Mailing Address:  
453 West 12<sup>th</sup> Avenue, Vancouver BC V5Y 1V4  
Tel: 604.873.7611

# Development and / or Building Application Form

To help expedite submission of your application, please fill out BOTH sides of this information sheet prior to attending the Application Preview counter located in the Development and Building Services Centre, Ground Floor, 515 West 10th Avenue (West of Andy-City Hall).

**JOB LOCATION** (Correct and complete addressing is important. Complete this section carefully.)

Address: 7510 - 7554 Cambie Street Specifics: \_\_\_\_\_

Floor Level: \_\_\_\_\_ Suite No: \_\_\_\_\_

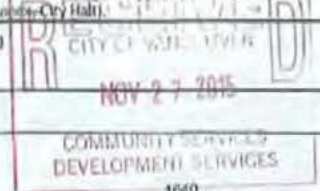
Legal Description:  
 204 Centre portion of, Block(s): n/a; 323 1640  
 Lot(s) 50 Except the west 7 feet, n/a; 323 1640  
 now road centre portion of, 0 District Lot(s) 323 Plan Number(s) 1640  
 1 323 9322

Are you aware of the presence of any contaminated soils on the subject property?  Yes  No

Are you aware of the existence of any contaminated soils studies, reports, soil agreements, or Ministry of Environment orders or letters with respect to the subject property?  Yes  No

Is the building being converted to strata-title ownership?  Yes  No

Note: If you intend to convert an existing building to strata title ownership, please contact Subdivision and Strata Title staff at 604.871.6627 for information on the strata conversion process in advance of the issuance of any permits.



**This area must be completed by the person signing the application form**

Your Name: Elaine Jong

Mailing Address: #300 - 973 West Broadway

City: Vancouver Postal Code: V5Z 1K3

E-mail Address: ejong@wtleungarch.com

Phone Number: 604-736-9711 Fax Number: 604-736-7991

Company Name: W. T. Leung Architects Inc.

Business License Account Number: 15-129934

You are the:

01  Property Owner  
 02  Contractor  
 03  Certified Professional  
 04  Design Professional  
 05  Tenant  
 06  Agent for Owner  
 07  Agent for Tenant  
 08  Consultant  
 09  Non-profit Association  
 Cert. No: \_\_\_\_\_  
 10  Civic Department  
 98  Other

Note: Contractors/design professionals/consultants **MUST** have a valid Business License to do work in the City of Vancouver. You may obtain current business license account numbers from the Business License Counter.

**Complete the following for ALL applications**

Property Owner's Name: Vivagrand Development (Marpole) Corp.

Address: #550 - 601 West Broadway City: Vancouver

Postal Code: V5Z 4C2 Phone Number: 778-858-9898

Is the owner aware of this application?  Yes  No

Contractor's Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

Postal Code: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Business License Account Number: \_\_\_\_\_

Tenant's Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

Postal Code: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Job Contact: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

Postal Code: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Please continue application on reverse

This application is to: (Check applicable boxes)

001  Construct a new building(s)  
 002  Add to an existing building  
 003  Alter the interior/exterior  
 004  Add to a building and alter the existing portion  
 005  Add to a building and change the use  
 006  Add to the building, alter existing portion and change use  
 007  Interior/exterior alterations and change of use  
 008  Enclose an area of an existing building (balcony enclosures)  
 011  Project/Site Permit  
 014  Change of use  
 015  Retain use  
 016  Alter grade (raise or lower grade)  
 022  Alterations to legalize a suite  
 023  Alterations for a new suite  
 026  Demolish

Commercial  
 Fire damaged building  
 Non-rental one-family dwelling  
 Heritage building  
 Residential rental building

028  Temporary tents  
 030  Construct a garage/carport  
 031  Add/alter/demo garage/carport  
 038  Construct partial - framing, etc.  
 040  Excavate - valid for project address et al.  
 041  Move building from another site  
 042  Move building on the same site  
 043  Install a pool, fence, tennis court, boat ramp, sign, or similar  
 044  Upgrade seismic and/or sprinkler  
 045  Mechanical kitchen exhaust, roof top unit, satellite dish  
 046  Prefabricated structure placed on site  
 047  Fire damage repair  
 048  Flood damage repair  
 050  Landscape only  
 053  Building envelope repair

Is this a new tenant?  Yes  No  
 What is the existing use? Commercial / residential  
 What is the proposed use? Commercial / residential  
 How many storeys? 6  
 How many levels of underground parking? 2  
 How many new rooftop units? \_\_\_\_\_  
 Describe work to be done:  
 (Complete carefully. Your application will be based on your written description.)  
 -two new building, 6 storeys residential  
 -at the base of one building is commercial space  
 -non combustible construction  
 -two levels of underground parking; lane access  
 -demolish existing wood building (commercial & rental housing occupancies)

What is the value of the work proposed? (Include cost of plans, material and labour)  
 \$ 24,486,000.00

Will any of the following be altered/repaired/installed?  
 Select all that apply:

Electrical  Gas  Drain Tile  
 Plumbing  Sprinkler  Fire Alarm

Sprinkler Contractor's Name: \_\_\_\_\_

Note: If the sprinkler contractor noted on this application changes, please notify the City of Vancouver in writing within 24 hours.

Special Sprinkler Inspection Number SP \_\_\_\_\_

Complete the following for all residential buildings

|                                     | Existing | Proposed  |
|-------------------------------------|----------|-----------|
| Total number of dwelling units:     | _____    | <u>71</u> |
| Total number of housekeeping units: | _____    | <u>0</u>  |
| Total number of sleeping units:     | _____    | <u>0</u>  |

Complete the following related permit information

Development Permit/Application Number DE \_\_\_\_\_

Minor Amendment Number DE \_\_\_\_\_

Building Permit/Application Number BU \_\_\_\_\_

Board of Variance Appeal Number Z \_\_\_\_\_

Combined Permit Application Number DB \_\_\_\_\_

Office Use Only

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Office Use Only Invoice #

BU \_\_\_\_\_

DE \_\_\_\_\_

Office Use Only

BU ( WWOP? ) \_\_\_\_\_

DE \_\_\_\_\_

DT \_\_\_\_\_

BG \_\_\_\_\_ /m \_\_\_\_\_

ENV. PROT. Site Profile \_\_\_\_\_

SUBTOTAL \_\_\_\_\_

SP \_\_\_\_\_

TOTAL \_\_\_\_\_

As owner or owner's agent, I have verified that the information contained within this document and associated applications and plans is correct, and describes a use, a building or a work which complies with all relevant by-laws and statutes. I understand that personal information contained in this form will not be released to the public except as required by law; however, all associated applications and plans will be made publicly available during the development or building application process. I acknowledge that responsibility for by-law compliance rests with the owner and the owner's employees, agents and contractors. I will indemnify and save harmless the City of Vancouver, its officials, employees and agents against all claims, liabilities and expenses of every kind, in respect to anything done or not done pursuant to this application or fact sheet or ensuing permit, including negligence and/or the failure to observe all by-laws, acts or regulations.

SIGNED AT VANCOUVER, B.C. THIS 27 DAY OF NOVEMBER 2015

  
 SIGNATURE OF APPLICANT

# \*\* CHANGE NOTICE \*\*

(THIS IS NOT A PERMIT)

|                                                                                                                           |                            |               |                            |                                                                                                                            |                            |
|---------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------|----------------------------|----------------------------------------------------------------------------------------------------------------------------|----------------------------|
| PERMIT TYPE<br><b>DEVELOPMENT PERMIT APPLICATION</b>                                                                      |                            |               |                            | APPLICATION NUMBER<br><b>A DE 419896</b>                                                                                   |                            |
| LEGAL DESCRIPTION<br>LOTS 264 & 50 CENTRE PORTION OF DL 323 PLAN 1640 & LOT 1***                                          |                            |               |                            | ADDRESS<br><b>7500 CAMBIE ST</b>                                                                                           |                            |
| ADDITIONAL ADDRESS INFORMATION<br>PROJFL PROJECT FILE/CONSRM 7510-16, 7518, 7550-54 CAMBIE ST                             |                            |               |                            | SPECIFICS                                                                                                                  |                            |
| APPLICATION DATE<br>NOV 27, 2015                                                                                          | PURPOSE<br>CONSTRUCT       | PROJECT VALUE | ASSESSED VALUE             | PLANS<br>8                                                                                                                 | METRIC<br>NO               |
| TEMPORARY BUILDING DATES                                                                                                  |                            |               |                            | TEMPORARY USE DATES                                                                                                        |                            |
| APPLICANT<br><b>DESIGN PROF<br/>W.T. LEUNG ARCHITECTS<br/>ELAINE JONG<br/>300-973 W BROADWAY<br/>VANCOUVER BC V5Z 1K3</b> |                            |               |                            | CONTACT 2<br><b>PROPERTY OWNER<br/>VIVAGRANDE DEVELOPMENT (MARPOLE<br/>) CORP.<br/>550-601 W BROADWAY<br/>VANCOUVER BC</b> |                            |
| TEL 604-736-9711                                                                                                          | BUS LICENSE<br>CERTIFICATE | TEL           | BUS LICENSE<br>CERTIFICATE | TEL                                                                                                                        | BUS LICENSE<br>CERTIFICATE |
| FAX                                                                                                                       |                            | FAX           |                            | FAX                                                                                                                        |                            |

THIS APPLICATION IS SUBMITTED WITH PLANS TO:

new mixed use de after rz

\*\*\*Legal description cont'd: BLOCK 0 DL 323 PLAN 9322

| ITEM PROCESSED THROUGH                                                                                                                                                                                                                                                                                                                                                                                                                        | SPECIFICS/REFERENCE PROC CTR -DS RV/TH | QTY/AMT | ITEM ZONE          | SPECIFICS/REFERENCE C-1 | QTY/AMT            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|---------|--------------------|-------------------------|--------------------|
| CLEARANCES REQ'D DURING APPLICATION STAG INCLUDE :                                                                                                                                                                                                                                                                                                                                                                                            |                                        |         |                    |                         |                    |
| URBAN DESIGN PANEL                                                                                                                                                                                                                                                                                                                                                                                                                            |                                        |         | SUSTAINABILITY     |                         | TARGET DATES       |
| PROJ FACILITATOR                                                                                                                                                                                                                                                                                                                                                                                                                              |                                        |         | PROC CNTR DEV REVW |                         | DEV PLANNER REVIEW |
| LANDSC/ARCH REVIEW                                                                                                                                                                                                                                                                                                                                                                                                                            |                                        |         | ENGINEERING REVIEW |                         | HOUSING & PROPERTY |
| ENV CONTAMIN REVW                                                                                                                                                                                                                                                                                                                                                                                                                             |                                        |         | ADDRESSING REVIEW  |                         | PROC CNTR BLDG RVW |
| DE05 DEV COST LEVY REVW                                                                                                                                                                                                                                                                                                                                                                                                                       |                                        |         | OAKRIDGE/LANGARA   |                         |                    |
| PROCESSED BY: PROC CNTR DEV REVIEW BY J BOSNJAK                                                                                                                                                                                                                                                                                                                                                                                               |                                        |         |                    |                         |                    |
| LANDSCAPE REVIEW BY A MANESS                                                                                                                                                                                                                                                                                                                                                                                                                  |                                        |         |                    |                         |                    |
| PROJECT FACILITATOR J BORSA                                                                                                                                                                                                                                                                                                                                                                                                                   |                                        |         |                    |                         |                    |
| HOUSING CENTRE REVIEW BY D GARRISON                                                                                                                                                                                                                                                                                                                                                                                                           |                                        |         |                    |                         |                    |
| DEVELOPMENT PLANNER IS M LINEMAN                                                                                                                                                                                                                                                                                                                                                                                                              |                                        |         |                    |                         |                    |
| ENGINEERING CLEARANCE BY K CAVELL                                                                                                                                                                                                                                                                                                                                                                                                             |                                        |         |                    |                         |                    |
| ENV PROTECTION REVIEW BY L KWAN                                                                                                                                                                                                                                                                                                                                                                                                               |                                        |         |                    |                         |                    |
| URBAN DESIGN PANEL REVIEW J BATEMAN                                                                                                                                                                                                                                                                                                                                                                                                           |                                        |         |                    |                         |                    |
| ADDITIONAL NOTES:                                                                                                                                                                                                                                                                                                                                                                                                                             |                                        |         |                    |                         |                    |
| 032 Please note that additional addresses will be required prior to issuance of the Building Permit. Unit numbers to be assigned for example 1st storey (100 series), 2nd storey (200 series) etc. Floor layout plan including addressing and unit numbers to be shown on drawings submitted with Building Permit application. For information please contact Mrs. R. Foster at tel: 604 873-7784 or email: address.coordinator@vancouver.ca. |                                        |         |                    |                         |                    |
| 040 For information on Appeals, see Section 573 of the Vancouver Charter, The Board of Variance By-Law, and Section 11.1 of the Building By-Law.                                                                                                                                                                                                                                                                                              |                                        |         |                    |                         |                    |
| 990 ***** THE FOLLOWING CHANGES HAVE BEEN RECORDED FOR THIS CITY OF VANCOUVER APPLICATION: *****                                                                                                                                                                                                                                                                                                                                              |                                        |         |                    |                         |                    |
| DE419896 reviewed two buildings proposed, project site address 7500 Cambie St assigned.                                                                                                                                                                                                                                                                                                                                                       |                                        |         |                    |                         |                    |
| -Main address changed to "7500 Cambie St"                                                                                                                                                                                                                                                                                                                                                                                                     |                                        |         |                    |                         |                    |
| -Additional Address Information changed to "PROJFL PROJECT FILE/CONSRM 7510-16, 7518, 7550-54 CAMBIE ST"                                                                                                                                                                                                                                                                                                                                      |                                        |         |                    |                         |                    |
| -Legal description updated                                                                                                                                                                                                                                                                                                                                                                                                                    |                                        |         |                    |                         |                    |
| -Customer addressing information note added                                                                                                                                                                                                                                                                                                                                                                                                   |                                        |         |                    |                         |                    |
| R. Foster / Jan 19, 2016                                                                                                                                                                                                                                                                                                                                                                                                                      |                                        |         |                    |                         |                    |

AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.

|                     |           |             |        |           |               |
|---------------------|-----------|-------------|--------|-----------|---------------|
| FEE                 | AMOUNT    | FEE         | AMOUNT | SIGNATURE |               |
| 138 DEV SCHED 3 (B) | 48,001.00 |             |        |           |               |
|                     |           |             |        | DATE      |               |
|                     |           |             |        | TAKEN BY  | J BORSA       |
|                     |           |             |        | COPY      | CHANGE NOTICE |
| INVOICE: 790311     |           | TOTAL       |        |           |               |
|                     |           | \$48,001.00 |        |           |               |

2016/01/19 11:34:39



*Landscape Response (28 April 2017) in green*  
*Architectural Response (28 April 2017) in red*

March 31, 2016

Ms. Elaine Jong  
W.T. Leung Architects  
#300 - 973 West Broadway  
Vancouver, BC  
V5Z 1K3



Dear Ms. Jong:

RE: 7500 Cambie Street  
Development Application Number DE419896

On behalf of the Director of Planning, your application has been approved to develop on this site a six-storey, mixed-use building (Building A) with one level of Restaurant (first floor) and five levels of Residential (2<sup>nd</sup> to 6<sup>th</sup> floors) containing 29 dwelling units and a six-storey multiple dwelling building (Building B) containing 42 dwelling units all over two levels of underground parking having vehicular access from the lane.

A permit may be issued upon the completion of the revisions and conditions noted below under items 1.0 to 2.6 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 Jonathan Borsa at 604.871.6021, 8:30 am to 4:30 pm, 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, five sets of revised drawings shall be submitted, to the satisfaction of the Director of Planning, clearly indicating:

**Urban Design and Landscape conditions:**

- 1.1 design development to enable the retention and protection of Trees #1 and #14, as required in Rezoning Condition #5. See also condition 2.5;

**Note to Applicant:** Tree #1 can and should be retained, with a revised arborist report and methods of protection. The canopy of this tree can be trimmed by professional arborist to allow as much sunlight as possible to the adjacent units. Tree #14 is a good candidate for relocation; however, if relocation is not achievable, the parkade could be revised to accommodate this tree.

*Tree #1 has been removed. A planting of a replacement tree on terra firma has been coordinated with City of Vancouver Landscape Department as shown. Due to construction extent and sequence, tree #14 is proposed for relocation off site. Final location is to be coordinated with City of Vancouver.*

- 1.2 design development to the eastside of the site, reducing the Urban Agriculture area shaded by the retained Tree #1;

**Note to Applicant:** Some Urban Agriculture plots could be relocated to the roof top. A distinct entry gate/path to each unit should be maintained.

- 1.3 design development to extend the courtyard closer to the lane edge to allow for expanded outdoor amenity space;

**Note to Applicant:** The courtyard may extend further to cover the drive aisle and provide additional outdoor amenity space with a connection to the amenity space at the northeast corner of the residential building. The extension may be at the same level as the amenity space at the northeast corner. A minimum 3 ft. setback should be provided from the lane. Plant species at edge of parkade walls should be revised to plants with arching or trailing habit, to "spill over" the wall. Provide an updated section through courtyard.

*The planter over the drive aisle has been raised and extended towards the lane. Trailing plant material has been introduced to the planter edge along the lane and over the drive aisle.*

*A connection from the outdoor amenity to the interior amenity is not possible because there is an exterior ramp between the two. The ramp bridges the elevation difference between the courtyard and upper accessible garden plot. See A2.04.*

- 1.4 design development to add a landscape buffer to soften edge of parkade and service areas;

**Note to Applicant:** Planting should be provided where possible at the 3 ft. setback at the lane edge. *Yes. Planting is provided along the lane, where possible. See A2.03.*

#### **Urban Design conditions:**

- 1.5 design development to minimize projections above the height of the main roofline;

**Note to Applicant:** Delete private stair penthouses. They may be replaced with low profile, angled hatches, or the common stair may be used. Reduce the height of the penthouse for the common exit stair, including elevator overrun and mechanical equipment enclosure, to the minimums required.

Roof doors with sloped roof systems have replaced the penthouse stair enclosures. See A2.11-A2.12, A3.01-A3.04

- 1.6 design development to the roof decks to be consistent with the expectations of the Planning Administration Bulletin: 'Discretionary height Increases - Roof Mounted Energy Technologies and Green Roofs';

**Note to Applicant:** Green roof area should meet the minimum percentages prescribed in the Bulletin.

*A total of 11.9% of intensive green roof as well as 38.2% extensive green roof has been provided. Combined, this is equivalent to 50.1% extensive green roof.*

- 1.7 design development to provide a consistent material expression for the upper levels of the residential building;

**Note to Applicant:** The material treatment above the 4<sup>th</sup> storey shoulder line changes from brick to a lighter window wall treatment, with clear and opaque glazing. This treatment should be extended to the rear elevation, for levels above the 3<sup>rd</sup> storey brick shoulder line. Use of corrugated metal should be limited to the mechanical penthouse.

The rooftop mechanical enclosures are now painted concrete, and match the colour of all other painted concrete in the project.

The upper levels where there is no brick, are all treated the same with clear and opaque glazing

- 1.8 design development to the restaurant entry to reduce the amount of solid wall at the facade;

**Note to Applicant:** The elevator should be setback and a glazed vestibule provided. The exit door may remain if a glazed lite may be provided so it presents a less utilitarian expression.

The elevator has been stepped back and the adjacent exit stair is fully glazed on the west elevation. See A3.01 and A5.09.

- 1.9 provision of additional information and details:

- i. large scale section details for guardrails, roof edges and parapets;

See attached detail sheets A7.01 - A7.04.

- ii. Large scale elevation detail for fence at courtyard;

*Section D on sheet L-05 shows a detailed elevation of the courtyard fence and elevation H on sheet L-06 shows a detailed elevation of the screen along the lane.*

- iii. notation for soffit treatment for projecting balconies. A high quality material should be provided;

The area above the Loading Bay has a soffit and will receive a high quality material finish.

- 1.10 identification on the architectural and landscape drawings of any built features intended to create a bird friendly design;  
**Note to Applicant:** Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

*Additional information is provided on sheet L-02, included in the plant list as well as a bird friendly planting benefits list.*

- 1.11 provision of a vertical vent space to accommodate future and proposed restaurant exhaust from the commercial level;

(**Note to Applicant:** Intent is to allow for a wider range of uses without requiring the retrofitting of exhaust ducting on the outside of the building.)

A vertical vent space for the proposed restaurant exhaust would require a redesign to the core as well as the adjacent suites. Also, on every floor, access to the vent space would be required.

We have provided a side kitchen exhaust (exhausting west, towards the lane). An ecologizer will be part of the system.

**Development Review Branch conditions:**

- 1.12 compliance with Section 6 - Building Height, per pending CD-1 By-law;

**Note to Applicant:** A reduction of 1.44 ft. to building A is required to meet the maximum height permitted. **The north building roof has been lowered 1.44 feet.**

- 1.13 detailed floor and roof elevations for each floor and roof level in the building, as related to the existing grades on site;

**Note to Applicant:** Geodetic elevations to top of elevator shaft, stairwells, guard rails, parapets, etc. are all to be shown on elevation plans and roof plan. **Yes. See elevations and plans.**

- 1.14 provision of an FSR overlay to show private patio/roof deck and open balcony areas;

**Note to Applicant:** The overlay must distinguish the different areas sought as exclusions. Overlays that were submitted for the review need to be revised showing correct wording and numbers. Stats on overlays are to match the stats on front page. Contact Joe Bosnjak, Project Coordinator, for more information. **Yes. Balconies and patios revised. See FSR1 - FSR9**

- 1.15 provision of a site plan; **Yes. See A1.04.**



- 1.16 provision on the plans of any proposed amenity space, including details regarding type, finishing, equipment and/or furnishings; **Yes. See A2.04 for two Amenity spaces in the South Building. See attached preliminary interior design sheets ID 1.03, ID 1.05, ID 2.11, ID 2.12, ID 2.13, ID 2.15, ID 2.16, ID 4.02.**
- 1.17 deletion of all references to the proposed signage, or notation on plans confirming that: "All signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner assumes responsibility to achieve compliance with the Sign By-law and to obtain the required sign permits";

**References to proposed signage has been deleted.**

**Note to Applicant:** The Sign By-law Coordinator should be contacted at 604.871.6714 for further information.

**Landscape Development conditions:**

- 1.18 provision of scaled and dimensioned tree protection on sheet T-1.01, in coordination with arborist report and letter of assurance;
- 1.19 provision of additional information, as follows:
- i. a Hard Landscape plan, clearly labeling and specifying all hard surface materials, fences, gates, lighting, etc.;
- Additional announcement and a materials legend is added to sheet L-01.*
- ii. details for all landscape elements, including all items mentioned above;
  - iii. landscape notes to refer to BCSLA standard or better practices, including high-efficiency irrigation system;
- Note regarding BCSLA standard practices is added to sheet L-02.*
- iv. provision of proposed street trees on the Plant List, complete with coordination as required by the Notes Regarding Street Trees:
- "Final spacing, quantity, tree species to the satisfaction of the General Manager of Engineering Services. Contact Eileen Curran, Streets Engineering, 604.871.6131, to confirm tree planting locations. Contact Cabot Lyford at the Park Board, 604.257.8587, for tree species and sizes. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in deep. Planting depth of root ball must be below sidewalk grade. New street trees are to be provided adjacent to the development site, to be confirmed prior to the issuance of the building permit. Call Cabot Lyford at Park Board at, 604.257.8587, for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion." See also condition 1.20;

*Notes regarding Street Tree planting are added to sheet L-02. Further cross references are added to Sheet L-01 and L-02.*

Further conditions may follow upon receipt of missing information;

- 1.20 provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

"Trenching for utility connections is to be coordinated with Engineering Services to ensure safe root zones of retained trees. Methods of tree protection for street trees are to be approved by Park Board.";

*Proposed location for utility connections are shown on landscape drawings.*

**Engineering Services conditions:**

- 1.21 provision of design elevations on Cambie Street at the property line adjacent the restaurant entry;

- 1.22 provision of an updated landscape plan to reflect the following street improvements as required of the rezoning:

i. On West 59<sup>th</sup> Avenue:

- a. provision of a standard concrete lane crossing at the lane entry east of Cambie on the south side of West 59<sup>th</sup> Avenue including replacement of the curb returns and ramps to standard;

*Standard concrete lane crossing at the lane entry and respective notes are added to sheet L-01.*

- b. provision of pedestrian lighting to the Greenway standard to match acorn LED luminaires and poles located on the median on Cambie at 59<sup>th</sup> Avenue;

- c. provision of improved street lighting to LED City standard adjacent the site; and

- d. provision of a minimum 1.83 metre (6'-0") broom finish concrete sidewalk with saw cut joints while maintaining existing front boulevard width of 1.52 metres (5'-0");

*Sidewalk along 59<sup>th</sup> has been adjusted as requested and notes describing concrete finish and saw cuts are added to sheet L-01.*

On Cambie Street:

- e. provision of a 2.14 metre (7'-0") broom finish concrete sidewalk with saw cut joints while maintaining existing front boulevard width of 3.4 metres (11'-3");

*The sidewalk and boulevard on Cambie Street was previously shown to the dimensions requested.*

- f. provision of pedestrian lighting to Greenway standard adjacent the site to match acorn LED luminaires and poles located on the median on Cambie at West 59<sup>th</sup> Avenue; and

- g. provision of street re-construction adjacent to the site including the following: new curb and gutter, catch basins, raised protected bike lane, new or upgraded street and pedestrian lighting, transition to the existing on street painted bike lane to the south and the protected bike lane north of West 59<sup>th</sup> Avenue including any utility relocations to accommodate the improvements. Note, concept to be provided by the City;

*Further input through City staff required. A respective note has been added to sheet L-01.*

- ii. provision of street trees adjacent the site where space permits; and

*All existing street trees are recommended for retention. One new street tree is proposed within the front boulevard along 59<sup>th</sup> Street.*

- iii. delete benches with landscaping on City right-of-way along Cambie Street;

*Benches and planting deleted as requested.*

- 1.23 provision of Public Bike Share (PBS) Station to the Satisfaction of the General Manager of Engineering Services noting the following:

- i. in order to accommodate grade changes along the length of the station and lane, staff requires a removable secured railing the length of the station at the lane and the southerly end of the station and a connector walk from PBS station to sidewalk on West 59<sup>th</sup> Avenue. Please contact Engineering, to ensure design results in an acceptable operation of the PBS station at this location; and

*Removable secured rail along the length of the station and the southerly end of the station and an 8' wide connection walk are included as shown on sheet L-01.*

- ii. relocate restaurant loading door access from PBS station area. The 16 m x 4 m station area needs to be clear from all obstructions; **See A2.04**

- 1.24 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services. The following items are required to meet provisions of the parking by-law and the parking and loading design supplement:

- i. improved plans showing design elevations on both sides of parking ramps, additional design elevations within the loading bay and within parking areas and at the far ends of the stalls to calculate slope and crossfall; **yes. See A2.01-A2.04.**
- ii. design development to reduce the excessive slope for the first 20 ft. of parking ramp from the property line; **yes. See A2.03, A3.02 and A3.04.**

**Note to Applicant:** the slope must not exceed 10 % for the first 20 ft. from the property line. Using design elevations shown on drawing A2.03, the northerly side has a slope of 12.5 %.

- iii. improved section drawings on drawing A3.02 and A3.04 showing elevations, dimensioned vertical clearances, and security gates for the main ramp and through the loading bay and parking areas; yes. See A3.02 and A3.04.  
  
**Note to Applicant:** Show security gate and vertical clearance and confirm ramp slope on drawing A3.04, the ramp slope value differs on A2.03. Show vertical clearances and design elevations through Class B loading. See revised A2.03 and A3.04
- iv. hatched access aisles adjacent to stalls 7, 26 and 14 on P1 and adjacent to stall 6 on P2 on the drawings;
- v. identification of the largest size of truck expected to service the restaurant and provision of truck turning movement swaths on the submitted plans that show truck ingress/egress at the loading space and at the lane; See A2.04 and attached truck movement enlarged plans.
- vi. modification of, or relocation of the Class B loading space as required to address any conflicts between the loading throat and the PBS station and the wooden utility pole which may obstruct truck manoeuvring into the loading space;  
  
**Note to Applicant:** Consider switching Class B loading and Vista room to achieve required clearance. See attached 11 x 17 truck movement enlarged plans. Submerged Hydro Vista and loading bay switched; truck turning movements demonstrate truck manoeuvring to avoid wooden utility pole.
- vii. hatching on drawing A2.02 to demonstrate vertical clearance of 2.3 m is achieved to all disability parking; See A2.02
- viii. a 5 ft. access aisle for disability spaces 4 and 5 on A202, 4 ft. is shown; See A2.02
- ix. automatic door openers are required for all bike rooms and to be noted on plans; See A2.02 and A2.03 for bike rooms. Automatic door openers noted as "ADO" on plans.
- x. bike access route shown on the plans from parking level P1 to grade; See A2.02. Dashed line from bike room shows bike route from P1 to grade/

Please contact Jennifer White of the Neighbourhood Parking and Transportation Branch at 604.871.6474 for more information or refer to the Parking and Loading Design Guidelines at the following link: (<http://vancouver.ca/home-property-development/parking-policies-guidelines.aspx>); and

- 1.25 provision of neighbourhood Energy connectivity to the satisfaction of the General Manager of Engineering Services noting the following requirements.

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

### Development Review Branch conditions:

- 2.1 The pending CD-1 By-law can and does become enacted by City Council.
- 2.2 The proposed form of development can and does become approved by City Council.
- 2.3 An Acoustical Consultant's Report is to be submitted which assesses noise impacts on the site and recommends noise mitigation measures to achieve noise criteria, to the satisfaction of the Medical Health Officer.

**Note to Applicant:** Notation shall be indicated on plans confirming that: "The acoustical measures will be incorporated into the final design, based on the consultant's recommendations as concurred with, or amended by, the Medical Health Officer." **Notations on plans. An Acoustical Consultants Report will be provided prior to issuance of DP.**

**Housing Policy and Tenant Relocation Plan conditions:**

- 2.4 Compliance with the Summary and Recommendation conditions from rezoning.

**Note to Applicant:** Confirmation that conditions 11 to 16 is required.

**Landscape Development conditions:**

- 2.5 Provision of a revised arborist report, including revised plan sheet T-1.01, detailing the methods of protection for Tree #1 and Tree #14. See also condition 1.1.

*Refer to response to line item 1.1 above.*

- 2.6 Provision of a Letter of Assurance for Arborist supervision for work within one meter of tree protection zones, to be signed and dated by arborist, owner and contractor. Letter to specify construction activities which require arborist supervision and terms of ensuring the arborist is notified to attend the site.

*A signed letter of assurance for arborist supervision will be provided prior to issuance of the DP. (A Contractor has yet to be confirmed.)*

**3.0 Conditions of the Development Permit:**

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.

- 3.1 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.

- 3.2 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.
- 3.3 Detailed design of the building HVAC and mechanical heating and cooling system must be submitted to and approved by the General Manager of Engineering Services prior to issuance of building permit.
- 3.4 Confirmation, prior to issuance of building permit, that all heating equipment for all buildings comprising the development shall be centralized within one common mechanical room at parkade level, and that a dedicated space not less than 225 ft<sup>2</sup> shall be allocated within the central mechanical room, or other dedicated space connected to the central mechanical room, to serve as the development's future Energy Transfer Station (ETS) connecting buildings to the Neighbourhood Energy System. The dedicated ETS space should be clearly labelled.
- 3.5 Completion of the Confirmation of Neighbourhood Energy Connectivity Requirements letter of assurance by the design engineer of record, prior to issuance of building permit, certifying that the mechanical design of all buildings within the development adheres to the Neighbourhood Energy Connectivity Standards - Design Guidelines. A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any future subsurface work.
- 3.6 The balconies must NOT be enclosed for the life of the building.
- 3.7 Amenity areas/common residential storage spaces excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or commercial tenants of the building;

AND

Further, the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.

- 3.8 The site shall be maintained in a neat and tidy condition.
- 3.9 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health & Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 W Broadway. Should compliance with the Health Acts necessitate changes to this permit and/or approved plans the owner is responsible for obtaining approval for the changes prior to

commencement of any work under this permit. Additional fees may be required to change the plans.

#### 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 October 28, 2016**, 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 Please note that additional addresses will be required prior to issuance of the Building Permit. Unit numbers to be assigned for example 1st storey (100 series), 2nd storey (200 series) etc. Floor layout plan including addressing and unit numbers to be shown on drawings submitted with Building Permit application. For information please contact Ms. Renae Foster at tel: 604 873-7784 or email: [address.coordinator@vancouver.ca](mailto:address.coordinator@vancouver.ca).
- 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 This site will be affected by a Development Cost Levy By-law. Levies will be required to be paid prior-to issuance of Building Permits. For more information, please refer to the Development Cost Levies Information Bulletin, available at the Planning Department Reception Counter, or online at [vancouver.ca/financegrowth](http://vancouver.ca/financegrowth).
- 4.7 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,

Joe Bosnjak  
Project Coordinator  
*Joe.bosnjak@vancouver.ca*  
Phone: 604.873.7755

JMB/sg

cc: Central Property File  
Marie Linehan, Development Planner  
Alina Maness, Landscape Development Specialist  
Kevin Cavell, Engineering Services  
Dan Garrison, Housing Policy



**REGISTERED AND REGULAR MAIL**

**ORDER**

**PLEASE REFER TO:**

A. Chinfen  
Property Use Inspector  
at 604.871.6628  
andy.chinfen@vancouver.ca  
CF-2017-005786

May 19, 2017

Vivagrand Development (Marpole 1) Corp.  
#2800 - 650 West Georgia Street  
Vancouver BC  
V6B 4N7

Dear Sir/Madam:

**RE: 7516 Cambie Street and also 7510 Cambie Street**

On May 18, 2017, the Property Use Inspector carried out an inspection of your property at the above location and reported a considerable accumulation of discarded materials on your property, which is in violation of the Untidy Premises By-law, as follows:

- The east rear yard contains green garbage bags with refuse, an old mattress, broken wood, plastic, pails, broken furniture, cardboard boxes, a broken screen, etc.

Therefore, pursuant to Section 6 of the Untidy Premises By-law, you are **ORDERED TO** remove this accumulation of discarded materials **on or before MAY 30<sup>TH</sup>, 2017**, and to thereafter maintain the site in a tidy condition.

If you do not comply with this Order, the City will hire a contractor to carry out the work as authorized under Section 6(2) of the Untidy Premises By-law, and invoice the cost of the work to the owner. If the costs incurred are not paid, the City can add such costs to the property tax roll for collection.

For your information, the average cost for this type of work is currently up to \$3,000.00.

Note that if you have contracted to sell your property or are in the process of doing so, you are advised to disclose the contents of this Order to the realtor(s), agent(s), and prospective purchaser(s).

Please be advised that City Inspectors and crews are authorized to enter onto a site for the purpose of enforcing this by-law. Gates and/or entry ways that are locked are subject to having the lock cut off and removed in order to permit access.

Furthermore, if any materials found during the clean-up require special handling or disposal methods (e.g. solvents, asbestos, grease, etc.), the cost of the clean-up will likely increase and you will be responsible for the added costs.

If you have any questions regarding this Order, please contact Mr. A. Chinfen, Property Use Inspector, at 604.871.6628 or via e-mail at [andy.chinfen@vancouver.ca](mailto:andy.chinfen@vancouver.ca).

Yours truly,

A handwritten signature in black ink, appearing to read 'Kathryn Holm', with a long horizontal flourish extending to the right.

Kathryn Holm, P. Eng.  
Chief Licence Inspector and  
Director of Licences and Inspections

AC/dlb

Copy: Posted on Site

Vivagrand Development (Marpole 1) Corp.  
#550 - 601 West Broadway  
Vancouver BC  
V5Z 4C2



## BC Company Summary

For

### VIVAGRANDEVELOPMENT (MARPOLE 1) CORP.

Date and Time of Search: May 19, 2017 07:42 AM Pacific Time

Currency Date: April 25, 2017

#### ACTIVE

Incorporation Number: BC0982559

Name of Company: VIVAGRANDEVELOPMENT (MARPOLE 1) CORP.

Recognition Date and Time: Incorporated on October 08, 2013 03:25 PM Pacific Time In Liquidation: No

Last Annual Report Filed: October 08, 2016 Receiver: No

#### COMPANY NAME INFORMATION

Previous Company Name  
8822999 (MARPOLE) LTD.

Date of Company Name Change  
January 20, 2016

#### REGISTERED OFFICE INFORMATION

Mailing Address:  
2800 - 650 WEST GEORGIA STREET  
VANCOUVER BC V6B 4N7  
CANADA

Delivery Address:  
2800 - 650 WEST GEORGIA STREET  
VANCOUVER BC V6B 4N7  
CANADA

#### RECORDS OFFICE INFORMATION

Mailing Address:  
2800 - 650 WEST GEORGIA STREET  
VANCOUVER BC V6B 4N7  
CANADA

Delivery Address:  
2800 - 650 WEST GEORGIA STREET  
VANCOUVER BC V6B 4N7  
CANADA

#### DIRECTOR INFORMATION

Last Name, First Name, Middle Name:  
LIANG, ZHONG

Mailing Address:  
550 - 601 WEST BROADWAY  
VANCOUVER BC V5Z 4C2  
CANADA

Delivery Address:  
550 - 601 WEST BROADWAY  
VANCOUVER BC V5Z 4C2  
CANADA

**Last Name, First Name, Middle Name:**

Liang, Chao Tai

**Mailing Address:**

6935 HEATHER STREET  
VANCOUVER BC V6P 3P5  
CANADA

**Delivery Address:**

6935 HEATHER STREET  
VANCOUVER BC V6P 3P5  
CANADA

---

**OFFICER INFORMATION AS AT October 08, 2016**

**Last Name, First Name, Middle Name:**

Liang, Zhong

**Office(s) Held:** (President)

**Mailing Address:**

550 - 601 WEST BROADWAY  
VANCOUVER BC V5Z 4C2  
CANADA

**Delivery Address:**

550 - 601 WEST BROADWAY  
VANCOUVER BC V5Z 4C2  
CANADA

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**Folio:** 170-813-06-0000

**Civic:** 7510 CAMBIE ST

**Size:** 112.7 118 WIDTH/DEPTH

**Pid:** 014-526-093

**Legal:** LOT 264 PLAN VAP1640 DISTRICT LOT 323 NWD CNTR  
PORTION.

**Owner:** VIVAGRANDE DEVELOPMENT (MARPOLE

1)

CORP

550-601 BROADWAY W

VANCOUVER BC V5Z 4C2

(CA4961252)

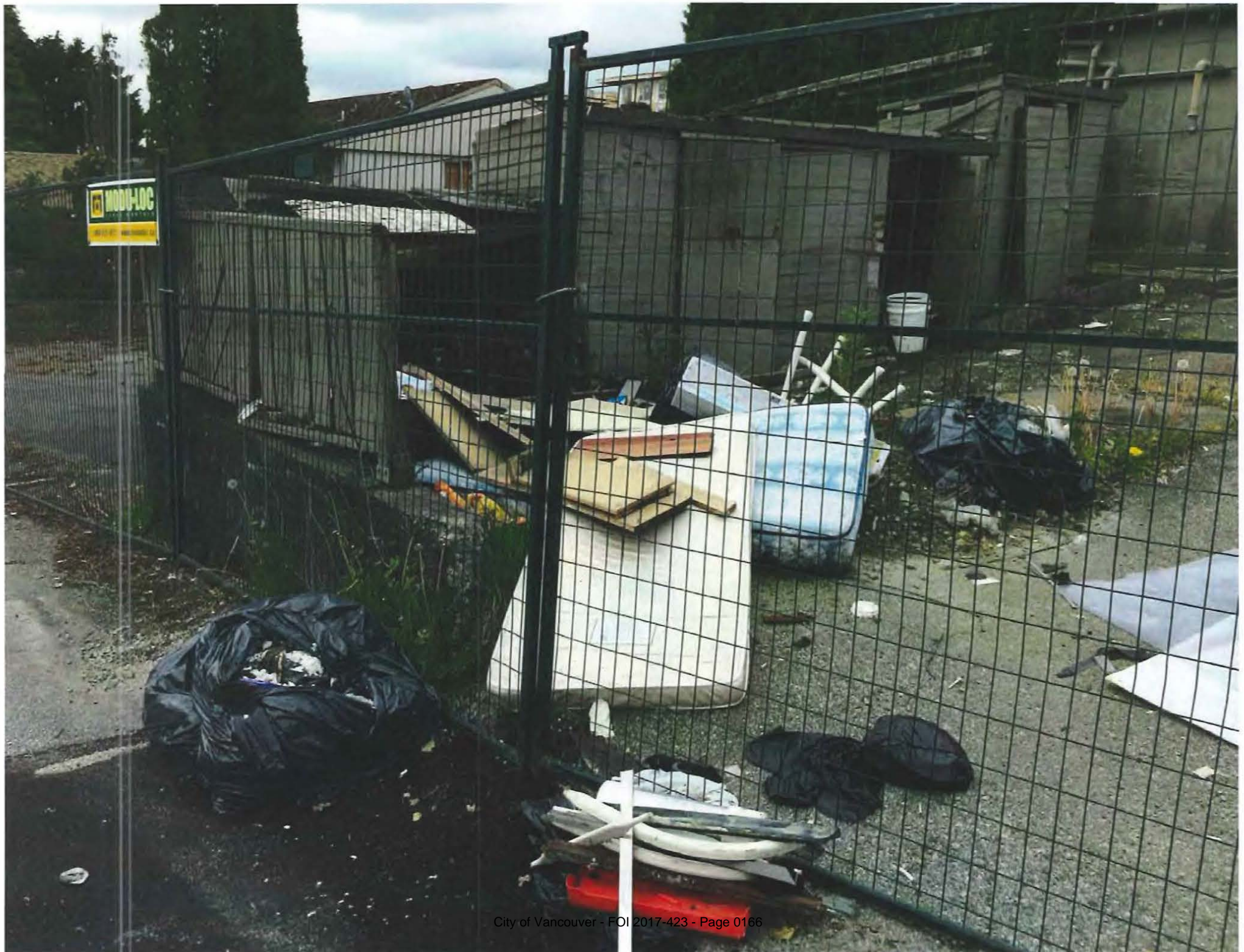
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**WARNING**  
POLY PROPYLENE LINER  
IS AN ASBESTOS CONTAINING MATERIAL  
**POLO**  
604.321.4046

SITE SECURED BY  
**MODU-LOC**  
604.321.4046  
MUST BE WORN

















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www.moorelog.ca

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24 HR. VIDEO  
  
**P**  
SEC  
 **604**









**Property Use Complaint**

Case number: 101009554001

Case created: 2017-05-17, 10:39:00 AM

**Incident Location**

Address: 7516 CAMBIE ST, Vancouver, V6P 3H7

**Contact Details**

Name: s.22(1)

Address: Vancouver, V6P 3H7

Phone:

Email: s.22(1)

Alt. Phone:

Preferred contact method: Either

**Request Details**

- |     |                                                                                                                                 |                         |
|-----|---------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1.  | Type of concern (if multiple concerns, select primary and provide details in question 2):                                       | Messy or Overgrown Yard |
| 2.  | If Other selected or there are multiple issues, provide details:                                                                |                         |
| 3.  | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement):          |                         |
| 4.  | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name:       |                         |
| 5.  | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): |                         |
| 6.  | If a Rental Unit concern selected, was the landlord advised of the issue?                                                       |                         |
| 7.  | If Yes selected, what happened?                                                                                                 |                         |
| 8.  | If Sign selected, provide sign size, wording or identifying details:                                                            |                         |
| 9.  | Caller's daytime phone number:                                                                                                  | s.22(1)                 |
| 10. | Please verify address of the property (for VanConnect requests only):                                                           | 7516 Cambie             |
| 11. | (Don't ask, just record - did caller indicate they want a call back?)                                                           | No                      |

**Additional Details**

Reported via VanConnect: Boarded off and fenced properties on Cambie: 7516 back alley with various types of junk and neglect- photo attached; very frustrating and unpleasant to have to live like that- please contact the owners to rectify. Thank you, (a frustrated neighbor) s.22(1) Vancouver s.22(1)

PS ID 2647801. Photo:

[https://d17aqltn7cihbm.cloudfront.net/uploads/large\\_b4b93455a8da173e3b508a0a0ac48631](https://d17aqltn7cihbm.cloudfront.net/uploads/large_b4b93455a8da173e3b508a0a0ac48631)

**Map and Photo**

- no picture -

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EN

FYA to: **Andy Chinfen**

FYI to:



**Property Use Complaint**

Case number: 101009601983

Case created: 2017-05-26, 06:10:00 PM

**Incident Location**

Address: 7516 CAMBIE ST, Vancouver, V6P 3H7

**Contact Details**

Name: s.22(1)

Address: Vancouver, V6P 3H7

Phone:

Email: s.22(1)

Alt. Phone:

Preferred contact method: Either

**Request Details**

- |     |                                                                                                                                 |                         |
|-----|---------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1.  | Type of concern (if multiple concerns, select primary and provide details in question 2):                                       | Messy or Overgrown Yard |
| 2.  | If Other selected or there are multiple issues, provide details:                                                                |                         |
| 3.  | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement):          |                         |
| 4.  | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name:       |                         |
| 5.  | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): |                         |
| 6.  | If a Rental Unit concern selected, was the landlord advised of the issue?                                                       |                         |
| 7.  | If Yes selected, what happened?                                                                                                 |                         |
| 8.  | If Sign selected, provide sign size, wording or identifying details:                                                            |                         |
| 9.  | Caller's daytime phone number:                                                                                                  | s.22(1)                 |
| 10. | Please verify address of the property (for VanConnect requests only):                                                           |                         |
| 11. | (Don't ask, just record - did caller indicate they want a call back?)                                                           | No                      |

**Additional Details**

Property is fenced off however there is a large amount of garbage that has been left on the property. Sanitation has already been out to remove items on city property.

**Map and Photo**

- no picture -

**FYA to: Andy Chinfen**

**Property Use Complaint**

Case number: 101009608340

Case created: 2017-05-29, 09:18:00 AM

**Incident Location**

Address: 7516 CAMBIE ST, Vancouver, V6P 3H7

**Contact Details**

Name: s.22(1)

Address: Vancouver, V6P 3H7

Phone:

Email: s.22(1)

Alt. Phone:

Preferred contact method: Either

**Request Details**

|     |                                                                                                                                 |                         |
|-----|---------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1.  | Type of concern (if multiple concerns, select primary and provide details in question 2):                                       | Messy or Overgrown Yard |
| 2.  | If Other selected or there are multiple issues, provide details:                                                                |                         |
| 3.  | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement):          |                         |
| 4.  | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name:       |                         |
| 5.  | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): |                         |
| 6.  | If a Rental Unit concern selected, was the landlord advised of the issue?                                                       |                         |
| 7.  | If Yes selected, what happened?                                                                                                 |                         |
| 8.  | If Sign selected, provide sign size, wording or identifying details:                                                            |                         |
| 9.  | Caller's daytime phone number:                                                                                                  | s.22(1)                 |
| 10. | Please verify address of the property (for VanConnect requests only):                                                           | 7516 Cambie Street      |
| 11. | (Don't ask, just record - did caller indicate they want a call back?)                                                           | No                      |

**Additional Details**

As per citizen's Vanconnect request: "This is inside and around the fenced premises of the "Langara West Prestige Living" project on Cambie and 59th. this project has been unchanged for the past 16 months; Ten days ago I have already complained about junk in and around the premises and nothing happened. Today they added MORE furniture junk to the alley (see photo). It's time that city took action and rectify this situation. It's not enough to have a nice updated logo and a website a for the venting public- you are also expected to enforce your bylaws. It's frustrating enough to live amidst boarded off and fenced properties, we don't need our habitat to become an

illegal dump site thanks to the incompetence of city enforcement. Will appreciate your reply to this note to: s.22(1) or call cell s.22(1) Vancouver" --- (AVCN, May 29 2017 9:27AM) Jez Figol requested this request to be forwarded to Property Use.

#### Map and Photo

- no picture -

---

EN

FYA to: **Andy Chinfen**

FYI to:



**Property Use Complaint**

Case number: 101009960231 Case created: 2017-08-03, 09:05:00 AM

**Incident Location**

Address: 7516 CAMBIE ST, Vancouver, V6P 3H7

**Contact Details**

Name: HARVEY, SEAN  
Phone: 6046656096 Email:  
Alt. Phone: Preferred contact method: Either

**Request Details**

|     |                                                                                                                                 |                      |
|-----|---------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1.  | Type of concern (if multiple concerns, select primary and provide details in question 2):                                       | Vacant Open Building |
| 2.  | If Other selected or there are multiple issues, provide details:                                                                |                      |
| 3.  | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name:       |                      |
| 4.  | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): |                      |
| 5.  | If a Rental Unit concern selected, was the landlord advised of the issue?                                                       |                      |
| 6.  | If Yes selected, what happened?                                                                                                 |                      |
| 7.  | If Sign selected, provide sign size, wording or identifying details:                                                            |                      |
| 8.  | Caller's daytime phone number:                                                                                                  | 6046656096           |
| 9.  | Please verify address of the property (for VanConnect requests only):                                                           |                      |
| 10. | (Don't ask, just record - did caller indicate they want a call back?)                                                           | No                   |

**Additional Details**

Fire Prevention Officer called in to report vacant open building and possible squatting.

**Map and Photo**

- no picture -

EN

FYA to: Andy Chinfen

FYI to:

From: "[Bosnjak, Joe](mailto:joe.bosnjak@vancouver.ca)" <joe.bosnjak@vancouver.ca>  
To: "[Borsa, Jonathan](mailto:jonathan.borsa@vancouver.ca)" <jonathan.borsa@vancouver.ca>  
Date: 3/2/2016 4:54:27 PM  
Subject: Emailing: 7510 Cambie Tech Review after Rezoning  
Attachments: 7510 Cambie Tech Review after Rezoning.doc

Tech Review is complete. As well is the Draft PT letter.

Let me know if you have any questions.

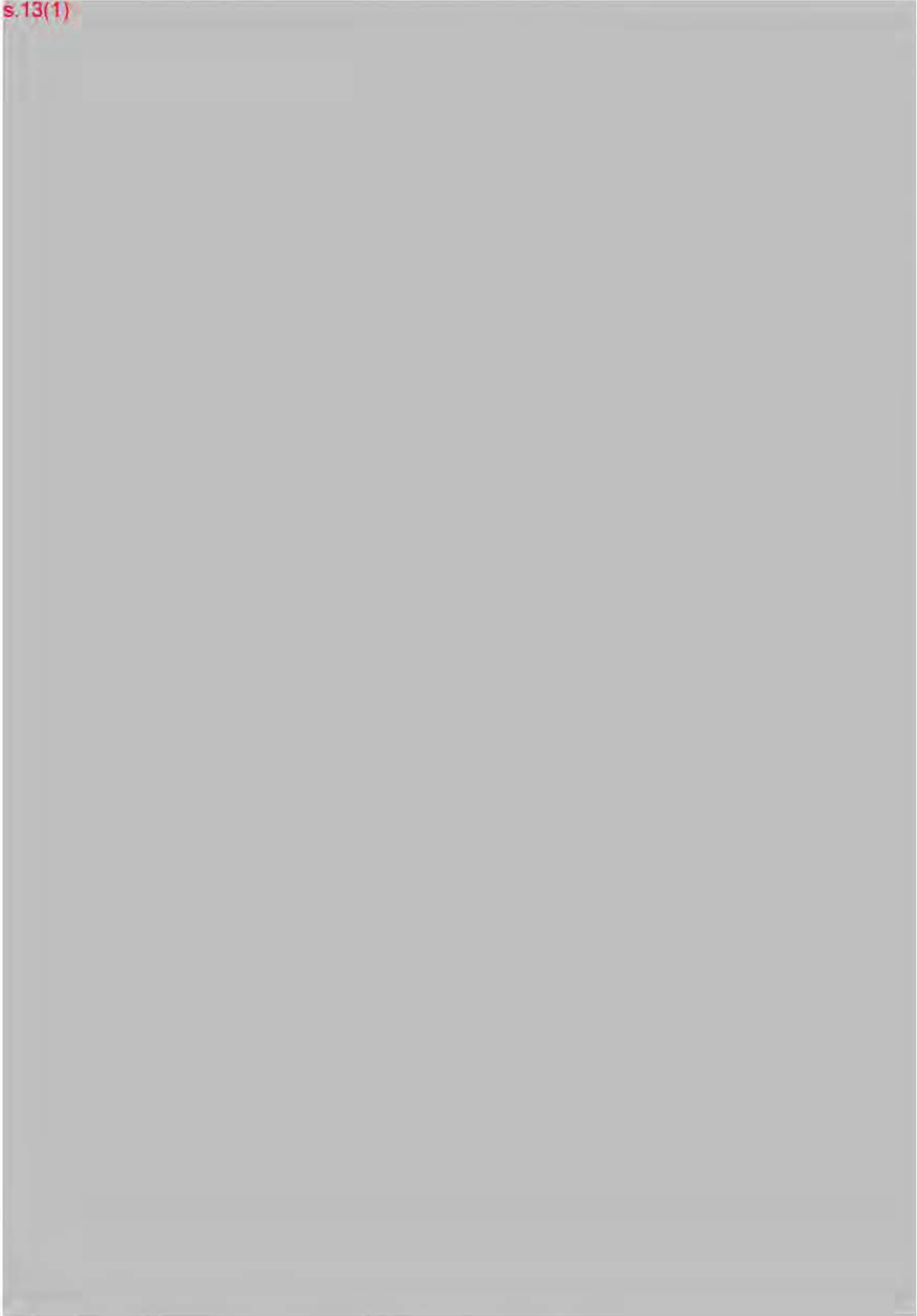
Your message is ready to be sent with the following file or link attachments:

7510 Cambie Tech Review after Rezoning

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.



s.13(1)



s.13(1)



From: "Lnehan, Marie" <marie.lnehan@vancouver.ca>  
To: "Bosnjak, Joe" <joe.bosnjak@vancouver.ca>  
Date: 3/8/2016 5:10:49 PM  
Subject: FW: 7500 Cambie DE419986

Hi Joe

Here are our combined up front conditions, and my separate urban design conditions to follow.

Thanks  
Marie

s.13(1)

























From: "[Linehan, Marie](mailto:marie.linehan@vancouver.ca)" <marie.linehan@vancouver.ca>  
To: "[Bosnjak, Joe](mailto:joe.bosnjak@vancouver.ca)" <joe.bosnjak@vancouver.ca>  
"[Borsa, Jonathan](mailto:jonathan.borsa@vancouver.ca)" <jonathan.borsa@vancouver.ca>  
Date: 3/10/2016 2:26:17 PM  
Subject: FW: HP Records Manager Document : DOC/2016/058395 : 7500 Cambie St - DE419896 - Prior To Letter \*DRAFT\*

s.13(1)

Thanks  
Marie

-----Original Message-----

From: Linehan, Marie  
Sent: Thursday, March 10, 2016 2:05 PM  
To: Borsa, Jonathan; Maness, Alina; Bosnjak, Joe  
Subject: RE: HP Records Manager Document : DOC/2016/058395 : 7500 Cambie St - DE419896 - Prior To Letter \*DRAFT\*

s.13(1)

-----Original Message-----

From: Borsa, Jonathan  
Sent: Thursday, March 10, 2016 10:48 AM  
To: Linehan, Marie; Maness, Alina; Bosnjak, Joe  
Subject: HP Records Manager Document : DOC/2016/058395 : 7500 Cambie St - DE419896 - Prior To Letter \*DRAFT\*

Updated prior-to letter for this afternoon. Alina and Marie, please confirm which conditions should be referenced to each other. You can update in letter or email me.

Let me know if there are any other glaring items that need attention.

Thanks,  
Jonathan

-----< HP Records Manager Record Information >-----

Record Number : DOC/2016/058395  
Title : 7500 Cambie St - DE419896 - Prior To Letter \*DRAFT\*

From: "[Bosnjak, Joe](mailto:joe.bosnjak@vancouver.ca)" <joe.bosnjak@vancouver.ca>  
To: "[Gosal, Sheila](mailto:sheila.gosal@vancouver.ca)" <sheila.gosal@vancouver.ca>  
Date: 3/31/2016 12:39:48 PM  
Subject: FW: HP Records Manager Document : DOC/2016/058395 : 7500 Cambie St -  
DE419896 - Prior To Letter \*DRAFT\*  
Attachments: 7500 Cambie St - DE419896 - Prior To Letter DRAFT.tr5

Hey,

Can you finalize this PT and get me a copy of PDF.

Thanks

























From: "[Bosnjak, Joe](mailto:joe.bosnjak@vancouver.ca)" <joe.bosnjak@vancouver.ca>  
To: "[Wing Leung](mailto:wing@wtleungarch.com)" <wing@wtleungarch.com>  
Date: 3/31/2016 3:01:54 PM  
Subject: FW: Message from "HN158"  
Attachments: 20160331154105433.pdf

Hello Wing,

Attached is a PDF copy of the Prior To letter. Original signed letter is in the mail.

Regards

Joe

March 31, 2016

Ms. Elaine Jong  
W.T. Leung Architects  
#300 - 973 West Broadway  
Vancouver, BC  
V5Z 1K3

Dear Ms. Jong:

RE: 7500 Cambie Street  
Development Application Number DE419896

On behalf of the Director of Planning, your application has been approved to develop on this site a six-storey, mixed-use building (Building A) with one level of Restaurant (first floor) and five levels of Residential (2<sup>nd</sup> to 6<sup>th</sup> floors) containing 29 dwelling units and a six-storey multiple dwelling building (Building B) containing 42 dwelling units all over two levels of underground parking having vehicular access from the lane.

A permit may be issued upon the completion of the revisions and conditions noted below under items 1.0 to 2.6 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 Jonathan Borsa at 604.871.6021, 8:30 am to 4:30 pm, 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, five sets of revised drawings shall be submitted, to the satisfaction of the Director of Planning, clearly indicating:

**Urban Design and Landscape conditions:**

- 1.1 design development to enable the retention and protection of Trees #1 and #14, as required in Rezoning Condition #5. See also condition 2.5;

**Note to Applicant:** Tree #1 can and should be retained, with a revised arborist report and methods of protection. The canopy of this tree can be trimmed by professional arborist to allow as much sunlight as possible to the adjacent units. Tree #14 is a good candidate for relocation; however, if relocation is not achievable, the parkade could be revised to accommodate this tree.

- 1.2 design development to the eastside of the site, reducing the Urban Agriculture area shaded by the retained Tree #1;

**Note to Applicant:** Some Urban Agriculture plots could be relocated to the roof top. A distinct entry gate/path to each unit should be maintained.

- 1.3 design development to extend the courtyard closer to the lane edge to allow for expanded outdoor amenity space;

**Note to Applicant:** The courtyard may extend further to cover the drive aisle and provide additional outdoor amenity space with a connection to the amenity space at the northeast corner of the residential building. The extension may be at the same level as the amenity space at the northeast corner. A minimum 3 ft. setback should be provided from the lane. Plant species at edge of parkade walls should be revised to plants with arching or trailing habit, to "spill over" the wall. Provide an updated section through courtyard.

- 1.4 design development to add a landscape buffer to soften edge of parkade and service areas;

**Note to Applicant:** Planting should be provided where possible at the 3 ft. setback at the lane edge.

#### **Urban Design conditions:**

- 1.5 design development to minimize projections above the height of the main roofline;

**Note to Applicant:** Delete private stair penthouses. They may be replaced with low profile, angled hatches, or the common stair may be used. Reduce the height of the penthouse for the common exit stair, including elevator overrun and mechanical equipment enclosure, to the minimums required.

- 1.6 design development to the roof decks to be consistent with the expectations of the Planning Administration Bulletin: 'Discretionary height Increases - Roof Mounted Energy Technologies and Green Roofs';

**Note to Applicant:** Green roof area should meet the minimum percentages prescribed in the Bulletin.

- 1.7 design development to provide a consistent material expression for the upper levels of the residential building;

**Note to Applicant:** The material treatment above the 4<sup>th</sup> storey shoulder line changes from brick to a lighter window wall treatment, with clear and opaque glazing. This treatment should be extended to the rear elevation, for levels above the 3<sup>rd</sup> storey brick shoulder line. Use of corrugated metal should be limited to the mechanical penthouse.

- 1.8 design development to the restaurant entry to reduce the amount of solid wall at the facade;

**Note to Applicant:** The elevator should be setback and a glazed vestibule provided. The exit door may remain if a glazed lite may be provided so it presents a less utilitarian expression.

- 1.9 provision of additional information and details:
- i. large scale section details for guardrails, roof edges and parapets;
  - ii. Large scale elevation detail for fence at courtyard;
  - iii. notation for soffit treatment for projecting balconies. A high quality material should be provided;
- 1.10 identification on the architectural and landscape drawings of any built features intended to create a bird friendly design;

**Note to Applicant:** Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

- 1.11 provision of a vertical vent space to accommodate future and proposed restaurant exhaust from the commercial level;
- (**Note to Applicant:** Intent is to allow for a wider range of uses without requiring the retrofitting of exhaust ducting on the outside of the building.)

**Development Review Branch conditions:**

- 1.12 compliance with Section 6 - Building Height, per pending CD-1 By-law;
- Note to Applicant:** A reduction of 1.44 ft. to building A is required to meet the maximum height permitted.
- 1.13 detailed floor and roof elevations for each floor and roof level in the building, as related to the existing grades on site;
- Note to Applicant:** Geodetic elevations to top of elevator shaft, stairwells, guard rails, parapets, etc. are all to be shown on elevation plans and roof plan.
- 1.14 provision of an FSR overlay to show private patio/roof deck and open balcony areas;
- Note to Applicant:** The overlay must distinguish the different areas sought as exclusions. Overlays that were submitted for the review need to be revised showing correct wording and numbers. Stats on overlays are to match the stats on front page. Contact Joe Bosnjak, Project Coordinator, for more information.
- 1.15 provision of a site plan;

- 1.16 provision on the plans of any proposed amenity space, including details regarding type, finishing, equipment and/or furnishings;
- 1.17 deletion of all references to the proposed signage, or notation on plans confirming that: "All signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner assumes responsibility to achieve compliance with the Sign By-law and to obtain the required sign permits";

**Note to Applicant:** The Sign By-law Coordinator should be contacted at 604.871.6714 for further information.

**Landscape Development conditions:**

- 1.18 provision of scaled and dimensioned tree protection on sheet T-1.01, in coordination with arborist report and letter of assurance;
- 1.19 provision of additional information, as follows:
- i. a Hard Landscape plan, clearly labeling and specifying all hard surface materials, fences, gates, lighting, etc.;
  - ii. details for all landscape elements, including all items mentioned above;
  - iii. landscape notes to refer to BCSLA standard or better practices, including high-efficiency irrigation system;
  - iv. provision of proposed street trees on the Plant List, complete with coordination as required by the Notes Regarding Street Trees:

"Final spacing, quantity, tree species to the satisfaction of the General Manager of Engineering Services. Contact Eileen Curran, Streets Engineering, 604.871.6131, to confirm tree planting locations. Contact Cabot Lyford at the Park Board, 604.257.8587, for tree species and sizes. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in deep. Planting depth of root ball must be below sidewalk grade. New street trees are to be provided adjacent to the development site, to be confirmed prior to the issuance of the building permit. Call Cabot Lyford at Park Board at, 604.257.8587, for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion." See also condition 1.20;

Further conditions may follow upon receipt of missing information;

- 1.20 provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:
- "Trenching for utility connections is to be coordinated with Engineering Services to ensure safe root zones of retained trees. Methods of tree protection for street trees are to be approved by Park Board.";

**Engineering Services conditions:**

- 1.21 provision of design elevations on Cambie Street at the property line adjacent the restaurant entry;
- 1.22 provision of an updated landscape plan to reflect the following street improvements as required of the rezoning:
  - i. On West 59<sup>th</sup> Avenue:
    - a. provision of a standard concrete lane crossing at the lane entry east of Cambie on the south side of West 59<sup>th</sup> Avenue including replacement of the curb returns and ramps to standard;
    - b. provision of pedestrian lighting to the Greenway standard to match acorn LED luminaires and poles located on the median on Cambie at 59<sup>th</sup> Avenue;
    - c. provision of improved street lighting to LED City standard adjacent the site; and
    - d. provision of a minimum 1.83 metre (6'-0") broom finish concrete sidewalk with saw cut joints while maintaining existing front boulevard width of 1.52 metres (5'-0");
  - On Cambie Street:
    - e. provision of a 2.14 metre (7'-0") broom finish concrete sidewalk with saw cut joints while maintaining existing front boulevard width of 3.4 metres (11'-3");
    - f. provision of pedestrian lighting to Greenway standard adjacent the site to match acorn LED luminaires and poles located on the median on Cambie at West 59<sup>th</sup> Avenue; and
    - g. provision of street re-construction adjacent to the site including the following: new curb and gutter, catch basins, raised protected bike lane, new or upgraded street and pedestrian lighting, transition to the existing on street painted bike lane to the south and the protected bike lane north of West 59<sup>th</sup> Avenue including any utility relocations to accommodate the improvements. Note, concept to be provided by the City;
  - ii. provision of street trees adjacent the site where space permits; and
  - iii. delete benches with landscaping on City right-of-way along Cambie Street;
- 1.23 provision of Public Bike Share (PBS) Station to the Satisfaction of the General Manager of Engineering Services noting the following:

- i. in order to accommodate grade changes along the length of the station and lane, staff requires a removable secured railing the length of the station at the lane and the southerly end of the station and a connector walk from PBS station to sidewalk on West 59<sup>th</sup> Avenue. Please contact Engineering, to ensure design results in an acceptable operation of the PBS station at this location; and
  - ii. relocate restaurant loading door access from PBS station area. The 16 m x 4 m station area needs to be clear from all obstructions;
- 1.24 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services. The following items are required to meet provisions of the parking by-law and the parking and loading design supplement:
- i. improved plans showing design elevations on both sides of parking ramps, additional design elevations within the loading bay and within parking areas and at the far ends of the stalls to calculate slope and crossfall;
  - ii. design development to reduce the excessive slope for the first 20 ft. of parking ramp from the property line;
 

**Note to Applicant:** the slope must not exceed 10 % for the first 20 ft. from the property line. Using design elevations shown on drawing A2.03, the northerly side has a slope of 12.5 %.
  - iii. improved section drawings on drawing A3.02 and A3.04 showing elevations, dimensioned vertical clearances, and security gates for the main ramp and through the loading bay and parking areas;
 

**Note to Applicant:** Show security gate and vertical clearance and confirm ramp slope on drawing A3.04, the ramp slope value differs on A2.03. Show vertical clearances and design elevations through Class B loading.
  - iv. hatched access aisles adjacent to stalls 7, 26 and 14 on P1 and adjacent to stall 6 on P2 on the drawings;
  - v. identification of the largest size of truck expected to service the restaurant and provision of truck turning movement swaths on the submitted plans that show truck ingress/egress at the loading space and at the lane;
  - vi. modification of, or relocation of the Class B loading space as required to address any conflicts between the loading throat and the PBS station and the wooden utility pole which may obstruct truck manoeuvring into the loading space;
 

**Note to Applicant:** Consider switching Class B loading and Vista room to achieve required clearance.
  - vii. hatching on drawing A2.02 to demonstrate vertical clearance of 2.3 m is achieved to all disability parking;



- viii. a 5 ft. access aisle for disability spaces 4 and 5 on A202, 4 ft. is shown;
- ix. automatic door openers are required for all bike rooms and to be noted on plans;
- x. bike access route shown on the plans from parking level P1 to grade;

Please contact Jennifer White of the Neighbourhood Parking and Transportation Branch at 604.871.6474 for more information or refer to the Parking and Loading Design Guidelines at the following link: (<http://vancouver.ca/home-property-development/parking-policies-guidelines.aspx>); and

- 1.25 provision of neighbourhood Energy connectivity to the satisfaction of the General Manager of Engineering Services noting the following requirements.

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

### Development Review Branch conditions:

- 2.1 The pending CD-1 By-law can and does become enacted by City Council.
- 2.2 The proposed form of development can and does become approved by City Council.
- 2.3 An Acoustical Consultant's Report is to be submitted which assesses noise impacts on the site and recommends noise mitigation measures to achieve noise criteria, to the satisfaction of the Medical Health Officer.

**Note to Applicant:** Notation shall be indicated on plans confirming that: "The acoustical measures will be incorporated into the final design, based on the consultant's recommendations as concurred with, or amended by, the Medical Health Officer."

### Housing Policy and Tenant Relocation Plan conditions:

- 2.4 Compliance with the Summary and Recommendation conditions from rezoning.

**Note to Applicant:** Confirmation that conditions 11 to 16 is required.

### Landscape Development conditions:

- 2.5 Provision of a revised arborist report, including revised plan sheet T-1.01, detailing the methods of protection for Tree #1 and Tree #14. See also condition 1.1.
- 2.6 Provision of a Letter of Assurance for Arborist supervision for work within one meter of tree protection zones, to be signed and dated by arborist, owner and contractor. Letter to specify construction activities which require arborist supervision and terms of ensuring the arborist is notified to attend the site.

### 3.0 Conditions of the Development Permit:

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.

- 3.1 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.

- 3.2 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.
- 3.3 Detailed design of the building HVAC and mechanical heating and cooling system must be submitted to and approved by the General Manager of Engineering Services prior to issuance of building permit.
- 3.4 Confirmation, prior to issuance of building permit, that all heating equipment for all buildings comprising the development shall be centralized within one common mechanical room at parkade level, and that a dedicated space not less than 225 ft<sup>2</sup> shall be allocated within the central mechanical room, or other dedicated space connected to the central mechanical room, to serve as the development's future Energy Transfer Station (ETS) connecting buildings to the Neighbourhood Energy System. The dedicated ETS space should be clearly labelled.
- 3.5 Completion of the Confirmation of Neighbourhood Energy Connectivity Requirements letter of assurance by the design engineer of record, prior to issuance of building permit, certifying that the mechanical design of all buildings within the development adheres to the Neighbourhood Energy Connectivity Standards - Design Guidelines. A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any future subsurface work.
- 3.6 The balconies must NOT be enclosed for the life of the building.
- 3.7 Amenity areas/common residential storage spaces excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or commercial tenants of the building;

AND

Further, the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.

- 3.8 The site shall be maintained in a neat and tidy condition.
- 3.9 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health & Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 W Broadway. Should compliance with the Health Acts necessitate changes to this permit and/or approved plans the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.

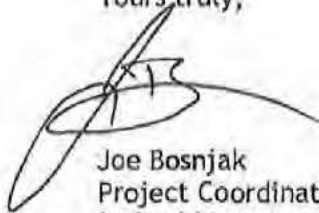
#### 4.0 Notes to Applicant:

- 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 October 28, 2016, 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 Please note that additional addresses will be required prior to issuance of the Building Permit. Unit numbers to be assigned for example 1st storey (100 series), 2nd storey (200 series) etc. Floor layout plan including addressing and unit numbers to be shown on drawings submitted with Building Permit application. For information please contact Ms. Renae Foster at tel: 604 873-7784 or email: [address.coordinator@vancouver.ca](mailto:address.coordinator@vancouver.ca).
- 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 This site will be affected by a Development Cost Levy By-law. Levies will be required to be paid prior to issuance of Building Permits. For more information, please refer to the Development Cost Levies Information Bulletin, available at the Planning Department Reception Counter, or online at [vancouver.ca/financegrowth](http://vancouver.ca/financegrowth).
- 4.7 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,



Joe Bosnjak  
Project Coordinator  
*Joe.bosnjak@vancouver.ca*  
Phone: 604.873.7755

JMB/sg

cc: Central Property File  
Marie Linehan, Development Planner  
Alina Maness, Landscape Development Specialist  
Kevin Cavell, Engineering Services  
Dan Garrison, Housing Policy

From: "Linehan, Marie" <[marie.linehan@vancouver.ca](mailto:marie.linehan@vancouver.ca)>  
To: "Wing Leung" <[wing@wtleungarch.com](mailto:wing@wtleungarch.com)>  
Date: 3/29/2017 7:55:35 AM  
Subject: FW: Tree - 7516 - 7550 Cambie

Hi Wing

Regarding the rationale for the surface area of the planter, we are able to confirm the following:

The **surface area** of the planter should match the requirement of the tree protection zone for the retained tree, to provide sufficient room for future growth of the significant replacement tree.

The existing tree trunk was 65 cm. in diameter. The radius for tree protection zone is 6 times that = 390 cm. = 153 inches = 12.8 ft. The surface area of the tree protection zone would be about 515 sf. ( $A = \pi r^2$ )

Staff have accepted a rectangular planter rather than a square planter of the same surface area, so that the planter notch will not encroach into the parkade drive aisle.

So, with an E-W dimension of 17 ft., the N-S dimension is 30 ft. to provide a surface area of 510 sf.

So that's a 17 ft. by 30 ft. planter notch for the full depth of the parkade.

This notch looks to be 4 parking spaces wide over 2 levels for a total of 8 spaces.

Planning supports a relaxation of 8 commercial parking spaces to facilitate provision of the replacement tree. If additional parking relaxation beyond 8 is required once you resolve the notch with the parkade layout, please advise so we can note that and advise the project coordinator. We are generally supportive of relaxing parking to achieve a suitable planter notch.

Thanks  
Marie

MARIE LINEHAN  
Development Planner  
Planning and Development Services  
t: 604 873 7092  
f: 604 871 6489  
e-mail: [marie.linehan@vancouver.ca](mailto:marie.linehan@vancouver.ca)

From: "[Abello-Lee, Analiza](mailto:analiza.abello-lee@vancouver.ca)" <[analiza.abello-lee@vancouver.ca](mailto:analiza.abello-lee@vancouver.ca)>  
To: "[Chinfen, Andy](mailto:andy.chinfen@vancouver.ca)" <[andy.chinfen@vancouver.ca](mailto:andy.chinfen@vancouver.ca)>  
Date: 7/31/2017 7:26:45 AM  
Subject: FW: Unsecured Building 7516 Cambie St

Hi Andy

Hope you are doing well.  
I believe this one is in your territory.

Can you please respond to Dan ?

Thanks,

Analiza

**Analiza Abello-Lee**

Property Use Inspector  
Development Services, Building and Licensing | City of Vancouver  
City Hall West Annex, 515 W 10<sup>th</sup> Ave V5Z 4A8  
(t) 604 873 7763 (e) [analiza.abello-lee@vancouver.ca](mailto:analiza.abello-lee@vancouver.ca)

---

**From:** Nichols, Dan  
**Sent:** Friday, July 28, 2017 8:25 PM  
**To:** Abello-Lee, Analiza  
**Subject:** Unsecured Building 7516 Cambie St

Hi Analiza,

Inspection of 7516 Cambie Street in #22 district we found one of the boarded windows at the back unsecured and a potential security breach. I can't access the pictures taken on this side of our computer system so I've sent some to Captain Shearer. Complaints tab in FDM filled out and FP Captain Kevin Shearer notified.

Thanks,

Dan Nichols Captain #22A

dgn22A

From: "[Bosnjak, Joe](mailto:joe.bosnjak@vancouver.ca)" <joe.bosnjak@vancouver.ca>

To: "[Borsa, Jonathan](mailto:jonathan.borsa@vancouver.ca)" <jonathan.borsa@vancouver.ca>

Date: 3/1/2016 4:29:16 PM

Subject: HP Records Manager Document : DOC/2016/058395 : 7500 Cambie St -  
DE419896 - Prior To Letter \*DRAFT\*

Attachments: 7500 Cambie St - DE419896 - Prior To Letter DRAFT.tr5

Started a Draft PT for 7500 Yukon.

Let me know if you have any questions.

-----< HP Records Manager Record Information >-----

Record Number : DOC/2016/058395

Title : 7500 Cambie St - DE419896 - Prior To Letter \*DRAFT\*

From: ["Borsa, Jonathan" <jonathan.borsa@vancouver.ca>](mailto:Jonathan.Borsa@vancouver.ca)

To: ["Linehan, Marie" <marie.linehan@vancouver.ca>](mailto:marie.linehan@vancouver.ca)

["Maness, Alina" <Alina.Maness@vancouver.ca>](mailto:Alina.Maness@vancouver.ca)

["Bosnjak, Joe" <joe.bosnjak@vancouver.ca>](mailto:joe.bosnjak@vancouver.ca)

Date: 3/10/2016 10:48:13 AM

Subject: HP Records Manager Document : DOC/2016/058395 : 7500 Cambie St -  
DE419896 - Prior To Letter \*DRAFT\*

Attachments: 7500 Cambie St - DE419896 - Prior To Letter DRAFT.tr5

Updated prior-to letter for this afternoon. Alina and Marie, please confirm which conditions should be referenced to each other. You can update in letter or email me.

Let me know if there are any other glaring items that need attention.

Thanks,  
Jonathan

-----< HP Records Manager Record Information >-----

Record Number : DOC/2016/058395

Title : 7500 Cambie St - DE419896 - Prior To Letter \*DRAFT\*

























From: ["Wilson, Terry" <terry.wilson@vancouver.ca>](mailto:terry.wilson@vancouver.ca)

To: ["Borsa, Jonathan" <jonathan.borsa@vancouver.ca>](mailto:jonathan.borsa@vancouver.ca)

Date: 3/10/2016 9:03:43 AM

Subject: HP Records Manager Document : DOC/2016/060465 : ENG - PB - MI - 7500  
Cambie st - DE419896 - DP Comments

Attachments: ENG - PB - MI - 7500 Cambie st - DE419896 - DP Comments.tr5  
ENG - PB - MI - 7500 Cambie st - DE419896 - DP Comments.DOCX

-----< HP Records Manager Record Information >-----

Record Number : DOC/2016/060465

Title : ENG - PB - MI - 7500 Cambie st - DE419896 - DP Comments

## MEMORANDUM

March 10, 2016

TO: Jonathan Borsa, Project Facilitator

CC: Joe Bosnjak, Project Coordinator

FROM: Terry Wilson, Engineering

SUBJECT: 7516 Cambie St - DE419896  
Plans NOV 27 2015  
stamped:

The following are the Engineering Services "holds" for this application:

- 1) Enactment of the CD-1 By-law.
- 2) Provision of design elevations on Cambie Street at the property line adjacent the restaurant entry.
- 3) Provision of an updated landscape plan to reflect the following street improvements as required of the rezoning;
  - o On 59<sup>th</sup> Ave:
    - i. Provision of a standard concrete lane crossing at the lane entry east of Cambie on the south side of W. 59<sup>th</sup> Av. including replacement of the curb returns and ramps to standard.
    - ii. Provision of pedestrian lighting to the Greenway standard to match acorn LED luminaires and poles located on the median on Cambie at 59th Avenue.
    - iii. Provision of improved street lighting to LED City standard adjacent the site.
    - iv. Provision of a minimum 1.83 metre (6'-0") broom finish concrete sidewalk with saw cut joints while maintaining existing front boulevard width of 1.52 metres (5'-0").
  - o On Cambie Street:
    - i. Provision of a 2.14 metre (7'-0") broom finish concrete sidewalk with saw cut joints while maintaining existing front boulevard width of 3.4 metres (11'-3").

src000000ENG - PB - MI - 7500 Cambie St - DE419896 - DP Comments.DOCX

- ii. Provision of pedestrian lighting to Greenway standard adjacent the site to match acorn LED luminaires and poles located on the median on Cambie at 59<sup>th</sup> Avenue.
  - iii. Provision of street re-construction adjacent to the site including the following: new curb and gutter, catch basins, raised protected bike lane, new or upgraded street and pedestrian lighting, transition to the existing on street painted bike lane to the south and the protected bike lane north of 59<sup>th</sup> including any utility relocations to accommodate the improvements. (Note: concept to be provided by the City.)
    - o Provision of street trees adjacent the site where space permits.
    - o Delete benches with landscaping on City right-of-way along Cambie Street.
- 4) Provision of Public Bike Share (PBS) Station to the Satisfaction of the General Manager of Engineering Services noting the following;
- In order to accommodate grade changes along the length of the station and lane, staff requires a removable secured railing the length of the station at the lane and the southerly end of the station and a connector walk from PBS station to sidewalk on 59<sup>th</sup> Avenue. Please contact Engineering, to ensure design results in an acceptable operation of the PBS station at this location.
  - Relocate restaurant loading door access from PBS station area. The 16m x 4m station area needs to be clear from all obstructions.
- 5) Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to applicant: The following items are required to meet provisions of the parking by-law and the parking and loading design supplement.

- Provision of improved plans showing design elevations on both sides of parking ramps, additional design elevations within the loading bay and within parking areas and at the far ends of the stalls to calculate slope and crossfall.
- Excessive slope for the first 20" of parking ramp from the property line

Note to applicant: the slope must not exceed 10% for the first 20' from the property line. Using design elevations shown on drawing A2.03, the northerly side has a slope of 12.5%.

- Provision of improved section drawings on drawing A3.02 and A3.04 showing elevations, dimensioned vertical clearances, and security gates for the main ramp and through the loading bay and parking areas.

Note to Applicant: Show security gate and vertical clearance and confirm ramp slope on drawing A3.04, the ramp slope value differs on A2.03. Show vertical clearances and design elevations through Class B loading.

- Hatch access aisles adjacent to stalls 7, 26 and 14 on P1 and adjacent to stall 6 on P2.
- Identify the largest size of truck expected to service the restaurant and provide truck turning movement swaths on the submitted plans that show truck ingress/egress at the loading space and at the lane.
- Modify or relocate the Class B loading space as required to address any conflicts between the loading throat and the PBS station and the wooden utility pole which may obstruct truck manoeuvring into the loading space.

Note to Applicant: Consider switching Class B loading and Vista room to achieve required clearance.

- Applicant to show hatching on drawing A2.02 to demonstrate vertical clearance of 2.3m is achieved to all disability parking.
- Disability spaces 4 and 5 on A202 requires 5' access aisle, 4' is shown.
- Automatic door openers required for all bike rooms and to be noted on plans.
- Show bike access route on plans from parking level P1 to grade.

Please contact Jennifer White of the Neighbourhood Parking and Transportation Branch at 604-871-6474 for more information or refer to the Parking and Loading Design Guidelines at the following link: (<http://vancouver.ca/home-property-development/parking-policies-guidelines.aspx>)

- 6) Provision of neighbourhood Energy connectivity to the satisfaction of the General Manager of Engineering Services noting the following requirements;

**Conditions of Development Permit:**

1. Detailed design of the building HVAC and mechanical heating and cooling system must be submitted to and approved by the General Manager of Engineering Services prior to issuance of building permit.
2. Confirmation, prior to issuance of building permit, that all heating equipment for all buildings comprising the development shall be centralized within one common mechanical room at parkade level, and that a dedicated space not less than 225 ft<sup>2</sup> shall be allocated within the central mechanical room, or other dedicated space connected to the central mechanical room, to serve as the development's future Energy Transfer Station (ETS) connecting buildings to the Neighbourhood Energy System. The dedicated ETS space should be clearly labelled.

3. Completion of the *Confirmation of Neighbourhood Energy Connectivity Requirements* letter of assurance by the design engineer of record, prior to issuance of building permit, certifying that the mechanical design of all buildings within the development adheres to the *Neighbourhood Energy Connectivity Standards - Design Guidelines*.

Terry Wilson

Phone: 604.873.7228

TW/tw

From: ["Foofat, Sabina" <Sabina.Foofat@vancouver.ca>](mailto:Sabina.Foofat@vancouver.ca)

To: ["Cavell, Kevin" <kevin.cavell@vancouver.ca>](mailto:kevin.cavell@vancouver.ca)

Date: 2/11/2016 9:15:03 AM

Subject: NEU comments - 7516 Cambie (DE419896)

Attachments: ENG - NEU - 7516 ( 7510 - 7554 ) Cambie - DE419896 - DE comments.tr5

Hello,

Please find attached NEU comments for the above noted DE.

Thanks,  
Sabina



MEMORANDUM

February 11, 2016

TO: Kevin Cavell, Projects Branch, Engineering Services

FROM: Sabina FooFat, Neighbourhood Energy, Engineering Services

CC: Terry Wilson, Projects Branch, Engineering Services  
Chris Baber, Neighbourhood Energy, Engineering Services  
Joe Bosnjak, Project Coordinator, Development Services  
Jonathan Borsa, Project Facilitator, Development Services

SUBJECT: 7516 (7510 – 7554) Cambie DE 419896  
Conditions of Development Permit – Neighbourhood Energy

Kevin,

Please include the following conditions within the engineering section of the DE letter for the above-mentioned project.

**Prior-to Conditions:**

None

**Conditions of Development Permit:**

1. Detailed design of the building HVAC and mechanical heating and cooling system must be submitted to and approved by the General Manager of Engineering Services prior to issuance of building permit.
2. Confirmation, prior to issuance of building permit, that all heating equipment for all buildings comprising the development shall be centralized within one common mechanical room at parkade level, and that a dedicated space not less than 225 ft<sup>2</sup> shall be allocated within the central mechanical room, or other dedicated space connected to the central mechanical room, to serve as the development's future Energy Transfer Station (ETS) connecting buildings to the Neighbourhood Energy System. The dedicated ETS space should be clearly labelled.
3. Completion of the *Confirmation of Neighbourhood Energy Connectivity Requirements* letter of assurance by the design engineer of record, prior to issuance of building permit, certifying that the mechanical design of all buildings within the development adheres to the *Neighbourhood Energy Connectivity Standards – Design Guidelines*.

Thanks,  
Sabina x.87926

From: "Maness, Alina" <Alina.Maness@vancouver.ca>  
To: "Linehan, Marie" <marie.linehan@vancouver.ca>  
"Bosnjak, Joe" <joe.bosnjak@vancouver.ca>  
"Borsa, Jonathan" <jonathan.borsa@vancouver.ca>  
Date: 3/8/2016 5:00:07 PM  
Subject: RE: 7500 Cambie DE419986

Please see my additions in blue.

Alina

**From:** Linehan, Marie  
**Sent:** Monday, March 07, 2016 3:57 PM  
**To:** Bosnjak, Joe; Borsa, Jonathan  
**Cc:** Maness, Alina  
**Subject:** 7500 Cambie DE419986

s.13(1)

MARIE LINEHAN  
Development Planner  
Planning and Development Services  
t: 604 873 7092  
f: 604 871 6489  
e-mail: [marie.linehan@vancouver.ca](mailto:marie.linehan@vancouver.ca)

From: "[Borsa, Jonathan](mailto:Jonathan.Borsa@vancouver.ca)" <[Jonathan.Borsa@vancouver.ca](mailto:Jonathan.Borsa@vancouver.ca)>  
To: "[Bosnjak, Joe](mailto:Joe.Bosnjak@vancouver.ca)" <[joe.bosnjak@vancouver.ca](mailto:Joe.Bosnjak@vancouver.ca)>  
Date: 7/24/2017 2:12:56 PM  
Subject: RE: 7510 Cambie - DE419896 - Response to PT Drawings

Hi Joe,

We agreed they would be reducing parking by providing a suitable replacement tree on site.

Marie and Alina, please let me know if you have any comments/clearances on the PTR.

Thanks,  
Jonathan

---

**From:** Bosnjak, Joe  
**Sent:** Monday, July 24, 2017 2:07 PM  
**To:** Borsa, Jonathan  
**Subject:** 7510 Cambie - DE419896 - Response to PT Drawings

Here is my review of the response to PT drawings dated May 2, 2017;

1.12 – Cleared;  
1.13 – Cleared;  
1.14 – Cleared;  
1.15 – Cleared;  
1.16 – Cleared;  
1.17 – Cleared;

2.1 – Cleared; CD-1 was enacted;  
2.2 – Not Cleared; Has FOD been completed?  
2.3 – Not Cleared; Acoustical Report required;

As well as the following:

- The roof entires from each individual unit are counted in floor area and height; To have this exlcuded the entries are to be a roof hatch and to have no greater height than 3'11" measured from top of roof slab to top of roof hatch;
- Commercial parking has been reduced and is not in compliance; A total of 38 spaces are required for the restaurant and the applicant is providing 30 space (31 with bonus of disability space).

Let me know if you have any questions.

Thanks

Joe

From: "[Bosnjak, Joe](mailto:joe.bosnjak@vancouver.ca)" <joe.bosnjak@vancouver.ca>  
To: "[Borsa, Jonathan](mailto:jonathan.borsa@vancouver.ca)" <jonathan.borsa@vancouver.ca>  
Date: 7/24/2017 3:19:52 PM  
Subject: RE: 7510 Cambie - DE419896 - Response to PT Drawings

Updated below;

---

**From:** Bosnjak, Joe  
**Sent:** Monday, July 24, 2017 2:07 PM  
**To:** Borsa, Jonathan  
**Subject:** 7510 Cambie - DE419896 - Response to PT Drawings

Here is my review of the response to PT drawings dated May 2, 2017;

1.12 – Cleared;  
1.13 – Cleared;  
1.14 – Cleared;  
1.15 – Cleared;  
1.16 – Cleared;  
1.17 – Cleared;

2.1 – Cleared; CD-1 was enacted;  
2.2 – Not Cleared; Has FOD been completed?  
2.3 – Not Cleared; Acoustical Report required;

As well as the following:

- The roof entires from each individual unit are counted in floor area; [Need to get stats page updated with appropriate numbers I have noted roof of building A as 812 sq. ft. and roof of building b 679 sq. ft.; For a total of 39, 811 for building a and 46800 for building b;](#)

Let me know if you have any questions.

Thanks

Joe

From: "[Bosnjak, Joe](mailto:joe.bosnjak@vancouver.ca)" <joe.bosnjak@vancouver.ca>  
To: "[Borsa, Jonathan](mailto:jonathan.borsa@vancouver.ca)" <jonathan.borsa@vancouver.ca>  
Date: 3/7/2016 11:44:19 AM  
Subject: RE: Emailing: 7510 Cambie Tech Review after Rezoning

Is this going for DOP on Thursday?

-----Original Message-----

From: Bosnjak, Joe  
Sent: Wednesday, March 02, 2016 4:54 PM  
To: Borsa, Jonathan  
Subject: Emailing: 7510 Cambie Tech Review after Rezoning

Tech Review is complete. As well is the Draft PT letter.

Let me know if you have any questions.

Your message is ready to be sent with the following file or link attachments:

7510 Cambie Tech Review after Rezoning

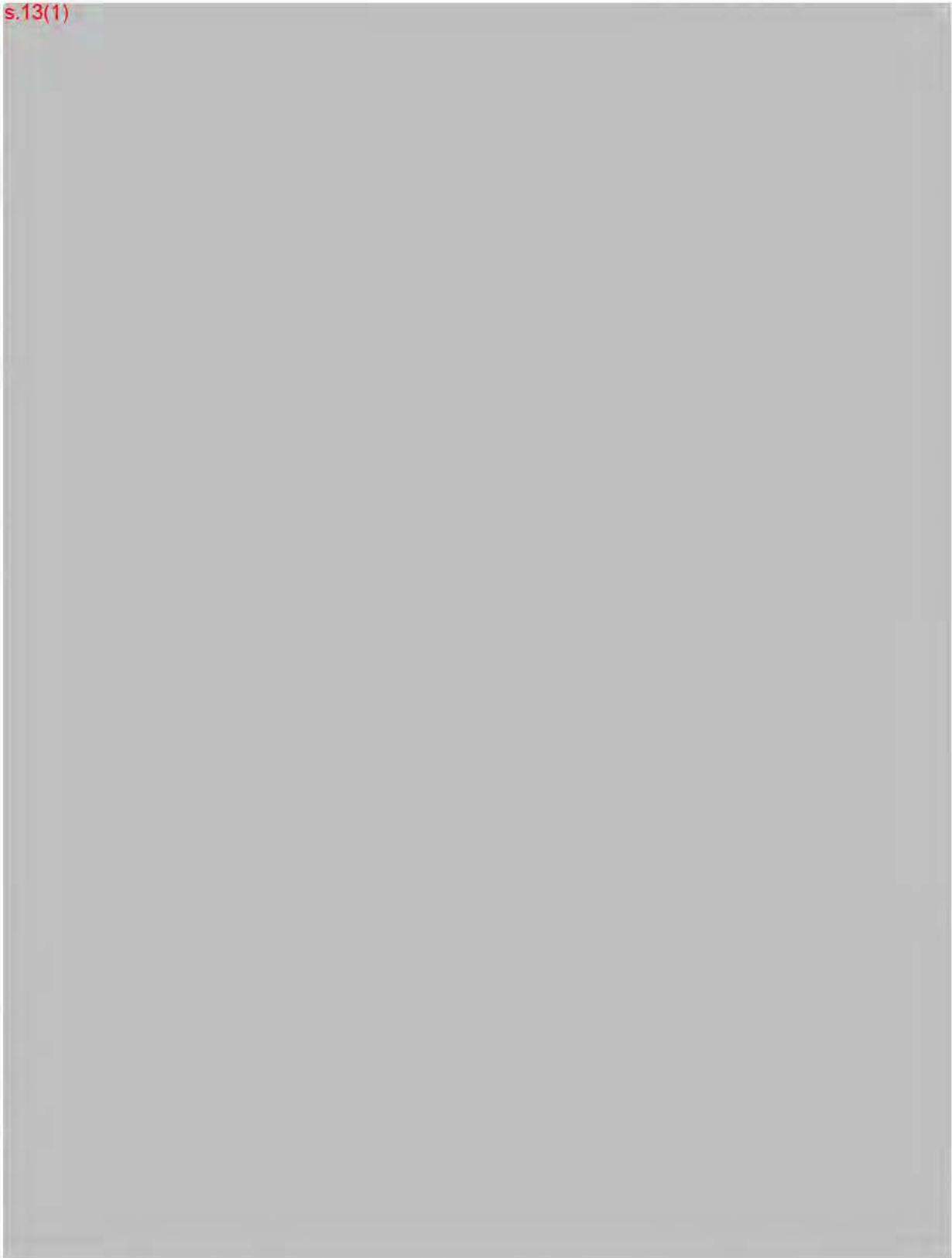
Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

From: "[Maness, Alina](mailto:Alina.Maness@vancouver.ca)" <[Alina.Maness@vancouver.ca](mailto:Alina.Maness@vancouver.ca)>  
To: "[Borsa, Jonathan](mailto:jonathan.borsa@vancouver.ca)" <[jonathan.borsa@vancouver.ca](mailto:jonathan.borsa@vancouver.ca)>  
"[Linehan, Marie](mailto:marie.linehan@vancouver.ca)" <[marie.linehan@vancouver.ca](mailto:marie.linehan@vancouver.ca)>  
"[Bosnjak, Joe](mailto:joe.bosnjak@vancouver.ca)" <[joe.bosnjak@vancouver.ca](mailto:joe.bosnjak@vancouver.ca)>  
Date: 3/10/2016 3:02:17 PM  
Subject: 7500 Cambie - Standard landscape conditions  
Attachments: DE 419896 - 7516-7550 Cambie St - CD-1.docx

It seems I was remiss in preparing the standard conditions, in addition to the combined up-front with urban design... Here they are.

Alina Maness, BLA, MAP, BCSLA  
Landscape Development Planner  
Urban Design Division - Planning and Development Services  
City of Vancouver  
T-604.873.7532  
[alina.maness@vancouver.ca](mailto:alina.maness@vancouver.ca)

s.13(1)





From: "[Bosnjak, Joe](mailto:joe.bosnjak@vancouver.ca)" <[joe.bosnjak@vancouver.ca](mailto:joe.bosnjak@vancouver.ca)>  
To: "[Borsa, Jonathan](mailto:jonathan.borsa@vancouver.ca)" <[jonathan.borsa@vancouver.ca](mailto:jonathan.borsa@vancouver.ca)>  
Date: 3/11/2016 10:25:16 AM  
Subject: 7500 Cambie Updated PT Letter

Hey,

I've done the following:

s.13(1)

Let me know if you have any questions and when it's ready to send out. I will finalize Prism and get ready for John signature.

Thanks

**joe bosnjak** | project coordinator | planning & development services | city of vancouver  
t | 604 . 873 . 7755 e | [joe.bosnjak@vancouver.ca](mailto:joe.bosnjak@vancouver.ca)