

File No. 04-1000-20-2016-418

November 24, 2016

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of November 9, 2016 for:

**All development applications and rezoning applications for 1546 West 12 Avenue, from January 1, 2014 to November 9, 2016.**

All responsive records are attached.

Please note: there are two development permit applications for this address and no rezoning applications.

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.


If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2016-418); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at [foi@vancouver.ca](mailto:foi@vancouver.ca) if you have any questions.

Yours truly,

Cobi Falconer, FOI Case Manager, for  
Barbara Van Fraassen

Barbara J. Van Fraassen, BA  
Director, Access to Information  
City Clerk's Department, City of Vancouver  
Email: [Barbara.vanfraassen@vancouver.ca](mailto:Barbara.vanfraassen@vancouver.ca)  
Telephone: 604.873.7999

A handwritten signature in black ink, appearing to read 'Cobi Falconer', written in a cursive style.

Encl.

:jb

Interior alterations to legalize conversion of laundry storage area and to provide improvements for the exercise room on the basement level of the existing multiple dwelling building on this site as per enforcement letter EN110613.

Scope of work to include energy trigger;

L2 - Lighting - Upgrade to incorporate Automatic Lighting Shutoff (per 9.4.1.1 of ASHRAE 90.1-2010)

OK to issue as per Leighton Williams, December 10, 2015.

Conversion cleared by G Lyons, Oct 20/15

Notes: Separate permits will be required for non-authorized roof deck

Schedule B (Structural) may be required by District Building Inspector to be determined on site.

DE 420101 – still in application stage applied for on February 12, 2016

Interior and exterior alterations and the addition of approximately 84.0 square feet for access to a new roof deck, for the use of Unit #7 only, in this existing two-storey plus basement multiple-dwelling building on this site.

DATE ISSUED <b>DECEMBER 11, 2015</b>		PERMIT TYPE <b>DEVELOPMENT AND BUILDING PERMIT</b>				PERMIT NUMBER <b>P DB 451175</b>	
LEGAL DESCRIPTION <b>AMENDED LOT 6 BLOCK 410 DISTRICT LOT 526 PLAN 1949</b>					ADDRESS <b>1546 W 12TH AV</b>		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE <b>OCT 28, 2015</b>	PURPOSE <b>ALTER</b>	PROJECT VALUE <b>\$6,000</b>	ASSESSED VALUE <b>\$1,210,000</b>	PLANS <b>2</b>	METRIC <b>NO</b>	PLACE NAME	
TEMPORARY BUILDING DATES		TEMPORARY USE DATES		SUBTYPE <b>FIELD REVIEW</b>			
APPLICANT <b>AGENT FOR OWNER ABEL WAN ABSOLUTE DESIGN SERVICES 105-630 COMO LAKE AVE COQUITLAM BC V4J 0E4</b>				CONTACT 2 <b>INVOICE REFERENCE QUAN HEIN VUONG QV CONSTRUCTION 1546 W 12TH AVE VANCOUVER BC V6J 2E1</b>		CONTACT 3 <b>PROPERTY OWNER 1018382 B.C. LTD 1546 W 12TH AVE VANCOUVER BC V6J 2E1</b>	
TEL 778-885-8082	BUS.LICENSE CERTIFICATE	TEL 604-681-4177	BUS.LICENSE CERTIFICATE	TEL 604-681-4177	BUS.LICENSE CERTIFICATE	FAX	

THIS BUILDING AND DEVELOPMENT PERMIT WHICH INCLUDES THE PLANS MARKED AS FORMING PART THEREOF IS FOR THE FOLLOWING ONLY:

Interior alterations to legalize conversion of laundry storage area and to provide improvements for the exercise room on the basement level of the existing multiple dwelling building on this site as per enforcement letter EN110613.

Scope of work to include energy trigger;  
L2 - Lighting - Upgrade to incorporate Automatic Lighting Shutoff (per 9.4.1.1 of ASHRAE 90.1-2010)

OK to issue as per Leighton Williams, December 10, 2015.  
Conversion cleared by G Lyons, Oct 20/15

Notes: Separate permits will be required for non-authorized roof deck

Schedule B (Structural) may be required by District Building Inspector to be determined on site.

**AND IS SUBJECT TO THE FOLLOWING CONDITIONS AND NOTES:**

- 538 All new work shall comply with the Vancouver Building By-Law (No. 9419 and amendments) and all its referenced standards, including ASHRAE Standard 90.1-2010 or NECB 2011 and their associated conditions.
- 560 This permit is issued without the benefit of a full plan check, on the condition that the work will meet the approval of the District Building Inspector, DO NOT START WORK UNTIL SUCH APPROVAL IS GRANTED. Contact the Inspections Branch at 604-873-7601 for inspection.
- 566 One set of approved up-to-date drawings being available for viewing at the jobsite.
- 591 All work to the satisfaction of the District Building Inspector.
- 910 Construction must be carried out in compliance with the provisions of Noise Control By-law No. 6555

PERMITTED USE	SPECIFICS/LOCATION	AREA (SF)	OCC	PERMITTED USE	SPECIFICS/LOCATION	AREA (SF)	OCC
D24 MULTIPLE DWELLING	BASEMENT FLOOR		C				
ITEM	SPECIFICS/REFERENCE	QTY/AMT		ITEM	SPECIFICS/REFERENCE	QTY/AMT	
0037 LOT WIDTH		62.50 FT		0041 BY-LAW PROVISION	C CONDITIONAL		
0038 LOT DEPTH		125.00 FT		0080 ZONE	Z022 RM-3		
0040 PROCESSED THROUGH	28 ENQ CTR -FLD RV			0375 HPO EXEMPTIONS	35 ALT/REPAIR-RES BLD		

PERMITS REQD IN ADDITION TO THIS PERMIT INCLUDE : ELECTRICAL  
PLUMBING

APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE : BI06 BUILDING INSPECTN EARL HOWE 604-873-7861

CONTACT 4 : CONTRACTOR CONTRACTOR C/O OWNER CONTRACTOR MUST HAVE A VALID VANCOUVER BUSINESS LICENSE  
TEL: FAX: BUSLIC: REQUI CER:

PROCESSED BY: PROC CNTR DEV REVIEW BY V JEON DEVELOPMENT PLANNER IS G LYONS

ADDITIONAL NOTES:  
510 For information on Appeals, see Section 573 of the Vancouver Charter, The Board of Variance By-Law, and Section 11.1

(CONTINUED)

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 PACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.

FEE	AMOUNT	FEE	AMOUNT	SIGNED BY	ABEL WAN
120 DEV SCHED 2 (A)	855.00			DATE	SEE INFORMATION SHEET
300 BUILDING FEE	130.10			ISSUED BY	E MAH..
344 WPOP (BUILDING)	130.10			FOR THE	DIRECTOR OF PLANNING & DEV CHIEF BUILDING OFFICIAL
INVOICE: 789204 789205		TOTAL		\$1,115.20	

PSD2000.01 REVISED FEB/08

DATE ISSUED <b>DECEMBER 11, 2015</b>		PERMIT TYPE <b>DEVELOPMENT AND BUILDING PERMIT</b>				PERMIT NUMBER <b>P DB 451175</b>	
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ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE <b>OCT 28, 2015</b>	PURPOSE <b>ALTER</b>	PROJECT VALUE <b>\$6,000</b>	ASSESSED VALUE <b>\$1,210,000</b>	PLANS <b>2</b>	METRIC <b>NO</b>	PLACE NAME	
TEMPORARY BUILDING DATES		TEMPORARY USE DATES		SUBTYPE <b>FIELD REVIEW</b>			
APPLICANT <b>AGENT FOR OWNER ABEL WAN ABSOLUTE DESIGN SERVICES 105-630 COMO LAKE AVE COQUITLAM BC V4J 0E4</b>				CONTACT 2 <b>INVOICE REFERENCE QUAN HEIN VUONG QV CONSTRUCTION 1546 W 12TH AVE VANCOUVER BC V6J 2E1</b>		CONTACT 3 <b>PROPERTY OWNER 1018382 B.C. LTD  1546 W 12TH AVE VANCOUVER BC V6J 2E1</b>	
TEL 778-885-8082	BUS.LICENSE CERTIFICATE	TEL 604-681-4177	BUS.LICENSE CERTIFICATE	TEL 604-681-4177	BUS.LICENSE CERTIFICATE	FAX	

**ADDITIONAL NOTES: (CONT'D)**  
 510 of the Building By-Law.  
 915 To book an inspection call 3-1-1 from within Vancouver or 604-873-7000 from outside Vancouver. The 3-1-1 Centre is open 7 days a week from 7AM to 10PM, 365 days a year. Also, our 24 hour Building Inspections booking request message line is 604-873-7058. For information on how to use it, please contact the 3-1-1 Centre.

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FEE	AMOUNT	FEE	AMOUNT		
120 DEV SCHED 2 (A)	855.00			SIGNED BY	ABEL WAN
300 BUILDING FEE	130.10			DATE	SEE INFORMATION SHEET
344 WWOP (BUILDING)	130.10			ISSUED BY	E MAH..
INVOICE : 789204 789205				FOR THE	DIRECTOR OF PLANNING & DEV CHIEF BUILDING OFFICIAL
			TOTAL	\$1,115.20	

PSD2000.01 REVISED FEB/08

PERMIT TYPE		<b>DEVELOPMENT PERMIT APPLICATION</b>				APPLICATION NUMBER	
						<b>A</b>	<b>DE 420101</b>
LEGAL DESCRIPTION					ADDRESS		
LT 5 BLK 410 PL VAP1949 DL 526 NWD PLAN VAP1949 (CONT'D)					1546 W 12TH AV		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE	PURPOSE	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC	PLACE NAME	
FEB 12, 2016	ADD/ALT/US		\$1,227,000	5	NO		
TEMPORARY BUILDING DATES		TEMPORARY USE DATES		SUBTYPE			
COMPLEXITY					CO-ORDINATE		
025 C/E/R/S ADD/ALTER					670-124-56-0000		
APPLICANT			CONTACT 2		CONTACT 3		
AGENT FOR OWNER ABEL WAN #105 - 630 COMO LAKE AVENUE COQUITLAM BC V3J 0E4			PROPERTY OWNER 1018382 BC LTD  3280 FRANCIS RD RICHMOND BC V7C 1J2				
TEL 778-885-8082	BUS LICENSE	TEL	BUS LICENSE	TEL	BUS LICENSE		
FAX	CERTIFICATE	FAX	CERTIFICATE	FAX	CERTIFICATE		
THIS APPLICATION IS SUBMITTED WITH PLANS TO:							
<p>Exterior alterations and the addition of approximately 84.0 square feet for access to the roofdeck for the use of Unit #7 only, in this existing multiple-dwelling building on this site.</p>							
PROPOSED USE	SPECIFICS/LOCATION	AREA (SF)	OCC	PROPOSED USE	SPECIFICS/LOCATION	AREA (SF)	OCC
D DWELLING USES		4367.0					
ITEM	SPECIFICS/REFERENCE	QTY/AMT		ITEM	SPECIFICS/REFERENCE	QTY/AMT	
0037 LOT WIDTH		62.50	FT	0080 ZONE	ZO22 RM-3		
0038 LOT DEPTH		125.00	FT	0122 TOTAL FSR		0.60	FSR
0040 PROCESSED THROUGH	32 PROC CTR -MGR DE			0125 TOTAL FLOOR AREA		4367.0	SF
0041 BY-LAW PROVISION	C CONDITIONAL						
PERMITS REQD IF THIS APPLICATION IS APPROVED INCLUDE :				BUILDING			
CLEARANCES REQD DURING APPLICATION STAG INCLUDE :				PLAN REGISTRY	TARGET DATES	ENGINEERING REVIEW	
				DEV PLANNER REVIEW	PROC CNTR DEV REVW	PCB FIRE REVIEW	
				ADDRESSING REVIEW	PROC CNTR BLDG RVW	ENFORCEMENT	
PROCESSED BY: PROC CNTR BLDG REVIEW BY B BUILDING REVIEW DEVELOPMENT PLANNER IS M LINEHAN				PROC CNTR DEV REVIEW BY C HICKS ENGINEERING CLEARANCE BY K CAVELL			
<p>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.</p>							
FEE	AMOUNT	FEE	AMOUNT	SIGNATURE			
152 DEV SCHED 4 (B)	834.00			DATE			
				TAKEN BY		C HICKS	
				FOR THE		DIRECTOR OF PLANNING & DEV	
INVOICE : 792597			TOTAL			\$834.00	

P5D2000.01 REVISED FEB/08