



Community Services Group  
Licenses and Inspections

## Certificate of Inspection

### Electrical Inspection – Expiration Followup Inspection

**Inspection Number:** EP-2015-10123-01

**Inspection Date:** 14 Jun 2016

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**Inspector:** Name: Stan Kovacic  
Office Hours: 3:00 - 4:00PM  
Phone: (604) 873-7704

**Address:** 6289 CARNARVON STREET  
Vancouver, BC V6N 1K2

**Contractor:** Fortune Link Electrical Ltd  
10360 167th St  
Surrey, BC V4N 1Z2  
Office: (604) 589-1329

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**Inspection Result:** No Action Required

**Comments:**

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**Inspection Number:** EP-2016-05347-01

**Inspection Date:** 16 Jun 2016

**Inspector:** Name: Stan Kovacic  
Office Hours: 3:00 - 4:00PM  
Phone: (604) 873-7704

**Address:** 6289 CARNARVON STREET  
Vancouver, BC V6N 1K2

**Contractor:** Fortune Link Electrical Ltd  
10360 167th St  
Surrey, BC V4N 1Z2  
Office: (604) 589-1329

**Inspection Result:** Passed

**Comments:**

**Inspection Checklist Details**

• Equipment	<b>Status:</b> N/A
• Grounding	<b>Status:</b> N/A
• Service	<b>Status:</b> N/A
• General	<b>Status:</b> Pass
• Temporary	<b>Status:</b> N/A
• Other	<b>Status:</b> N/A
• Bonding	<b>Status:</b> N/A
• Wiring methods	<b>Status:</b> N/A
• Conductors	<b>Status:</b> N/A



**Electrical Inspection – Service**

**Inspection Number:** EP-2015-04513-01

**Inspection Date:** 02 Jun 2015

**Inspector** Name: Stan Kovacic  
Office Hours: 3:00 - 4:00PM  
Phone: (604) 873-7704

**Address** 6289 CARNARVON STREET  
Vancouver, BC V6N 1K2

**Contractor** Fortune Link Electrical Ltd  
10360 167th St  
Surrey, BC V4N 1Z2  
Office: (604) 589-1329

**Inspection Result: Failed**

**Comments:**

<b>Service</b>	<b>Status: N/A</b>
<b>Conductors</b>	<b>Status: Pass</b>
<b>Temporary</b>	<b>Status: Pass</b>
<b>Equipment</b>	<b>Status: Pass</b>
<b>Bonding</b>	<b>Status: Pass</b>
<b>General</b>	<b>Status: Pass</b>
<b>Grounding</b>	<b>Status: Pass</b>
<b>Other</b>	<b>Status: Fail</b>
Comment: service box to be locked	
Deficiency: Other	
Code Section: OTH - 005	
Comment: Observed deficiency	
<b>Wiring methods</b>	<b>Status: Pass</b>







**Note:** To be submitted with the application for a Building Permit  
 CITY OF VANCOUVER BUILDING BY-LAW  
 "OWNER'S UNDERTAKING"

The Chief Building Official  
 City of Vancouver  
 453 West 12th Avenue  
 Vancouver, B.C.  
 V5Y 1V4

Jun 19th 2014  
 Date (Month Day Year)

Dear Sir:

RE: Property Address 6289 Carnarvon St. Vancouver  
 Building Permit Application No. DB446600

In consideration of the City accepting and processing the above application for a building permit, and as required by the Vancouver Building By-law, the following representations, warranties and indemnities are given to the City.

1. (a) If an individual is the owner:
  - That I am the owner of the above property, or
  - (b) If a corporation is the owner of the property,
    - That \_\_\_\_\_ is the owner of the above property.  
 (Name of Corporation)
2. The owner will comply with, and cause those employed for this project to comply with all applicable by-laws of the City of Vancouver and other statutes and regulations in force in the City of Vancouver relating to the development, work, undertaking or permission in respect of which this application is made.
3. The owner fully understands the requirements herein, and acknowledges full responsibility for carrying out the work, or gives assurance that the work will be carried out, in accordance with all by-laws governing the construction of the building. The owner understands and acknowledges that the issuance of any permit, including an Occupancy Permit, or the inspection or approval or passage of work by the City is not a representation or warranty that any by-law has been complied with and the owner remains responsible at all times to assure compliance. The Owner has read and understands Article 1A.1.1.2. and Article 1A.3.4.1. of Division C of the Building By-law which are set out on the reverse side hereof.
4. The owner hereby agrees to indemnify and save harmless the City of Vancouver and its employees from all claims, liability, judgments, costs and expenses of every kind which may result from negligence or from the failure to comply fully with all by-laws, statutes and regulations relating to any work or undertaking in respect of which this application is made.
5. Where used herein the words "work" or "undertaking" in respect of which this application is made, the owner understands this to include all electrical, plumbing, mechanical, gas and other works necessary to complete the contemplated construction.

.../over

Owner's Undertaking (continued)

Property Address 6289 Carnarvon St. Vancouver

Building Permit No DB 446666

6. I am authorized to give these representations, warranties, assurances and indemnities to the City of Vancouver.

This Owners' Undertaking is executed by the owner this 18<sup>th</sup> day of Jun, 2014.  
(Day) (Month) (Year)

1. Where owner is an individual:

Signed and delivered in the presence of:

Owner's Signature [Signature]

Witness's Signature [Signature]

Owner's Name Jin Fang Li  
(PRINT)

Witness's Name Bob Wang  
(PRINT)

Witness's Address 11300 River Road  
Richmond

2. Where owner is a corporation:

Signed, sealed and delivered in the presence of:

Name of Corporation \_\_\_\_\_

Per:

Witness's Signature \_\_\_\_\_

Authorized Signatory \_\_\_\_\_

Witness's Name \_\_\_\_\_

Name \_\_\_\_\_  
(PRINT)

(PRINT)

Witness's Address \_\_\_\_\_

3. Where owner is a partnership:

Signed, sealed and delivered in the presence of:

Name of Partnership \_\_\_\_\_

Per

Witness's Signature \_\_\_\_\_

Authorized Signatory \_\_\_\_\_

Witness's Name \_\_\_\_\_

Name \_\_\_\_\_  
(PRINT)

(PRINT)

Witness's Address \_\_\_\_\_

Vancouver Building By-law Article 1A.1.1.2. This By-law is enacted to set standards in the general public interest. It is enacted and retained on the understanding and specifically expressed condition that it creates no duty whatsoever on the City of Vancouver, the Chief Building Official or any employee of the City of Vancouver to enforce its provisions, and on the further condition that a failure to administer or enforce its provisions, or the incomplete or inadequate administration or enforcement of its provisions, shall not give rise to a cause of action in favour of any person whatsoever. The issuance of any permit, including an occupancy permit, is not a representation, warranty or statement that the By-law has been complied with, and the issuance thereof in error shall not give rise to a cause of action. Accordingly, words defining the responsibilities and authority of the Chief Building Official shall be construed to be internal administrative directions and not as creating a duty.

Article 1A.3.4.1. The granting of a permit, the approval of the drawings and specifications or the making of inspections by the Chief Building Official shall not in any way relieve the owner of a building from the full responsibility for carrying out the work or having the work carried out in accordance with this By-law including ensuring that the occupancy of the building, or any part thereof, is in accordance with terms of the occupancy permit, and including compliance with any special conditions made under the provision of Article 1A.6.1.4.

## Dhanoa, Kamaljit

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**From:** Chen, Tony  
**Sent:** Wednesday, August 10, 2016 11:39 AM  
**To:** Westerman, Denise  
**Cc:** Schwebs, Saul; Lam, Matthew; Ryan, Pat (PDS); DOMINO (CITYVAN)  
**Subject:** RE: 6289 Carnarvon St - spatial re-check please - letter # 2

Thanks.

We will need some time to review it for VBBL compliance. Please allow up to two weeks minimum for us to provide you with a preliminary finding.

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**Tony Chen**  
Housing Review Branch  
Planning and Development Services  
CITY OF VANCOUVER  
604 873-7783  
[tony.chen@vancouver.ca](mailto:tony.chen@vancouver.ca)

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**From:** Westerman, Denise  
**Sent:** Wednesday, August 10, 2016 10:05 AM  
**To:** Chen, Tony  
**Cc:** Schwebs, Saul; Lam, Matthew; Ryan, Pat (PDS); DOMINO (CITYVAN)  
**Subject:** 6289 Carnarvon St - spatial re-check please - letter # 2

Hi Tony & Saul,

CBO has indicated that we are not taking any immediate action / notification with the project Architect.

But the City should still figure out if spatial separation is conforming to VBBL or not, Saul confirmed that he will follow up on the spatial compliance confirmation.

I was unable to locate any AL on PRISM nor POSSE on spatial issue.

I have printed the yellow check sheet from DOMINO, and hi-lited a few areas (stairs, headroom, ventilation) that needed re-confirmation for Saul's audit.

Maybe the architect just labelled the elevation orientation incorrectly on the permit drawings.

It is a good idea to talk to Katrina in case a spatial solution was proposed that was not documented.

Thanks for following up [s. 22\(1\)](#), see you on Aug 22.

Denise

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**From:** Chen, Tony  
**Sent:** Wednesday, August 10, 2016 8:56 AM  
**To:** Westerman, Denise  
**Cc:** Schwebs, Saul; Lam, Matthew  
**Subject:** RE: 6289 Carnarvon St - spatial re-check please

Saul and I took a quick look at the plans yesterday as well, and we nearly had a heart attack. UPO's are about 70% and the LD is not anywhere close to what is needed.

It is definitely not compliant. We can do a more details spatial if you want.

---

**Tony Chen**

Housing Review Branch  
Planning and Development Services  
CITY OF VANCOUVER  
604 873-7783  
[tony.chen@vancouver.ca](mailto:tony.chen@vancouver.ca)

---

**From:** Westerman, Denise  
**Sent:** Wednesday, August 10, 2016 8:53 AM  
**To:** Chen, Tony  
**Cc:** Schwebs, Saul; Lam, Matthew  
**Subject:** 6289 Carnarvon St - spatial re-check please

Good Morning Tony

s.13(1)

I wouldn't ask Saul to do anything extra without checking with CBO & Matthew first.  
It would be great if we can confirm if spatial was okay since it was done under the previous management at 1 & 2 FD group when staff were not receiving adequate VBBL training.  
Spatial info was not on the yellow check sheet on DOMINO.

s.13(1)

Thanks again Saul.

Denise

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**From:** Chen, Tony  
**Sent:** Tuesday, August 09, 2016 3:52 PM  
**To:** Westerman, Denise; Schwebs, Saul  
**Cc:** Lam, Matthew; Ryan, Pat (PDS); DOMINO (CITYVAN)  
**Subject:** RE: 6289 Carnarvon St - spatial re-check please

Hi Denise, PCs have been instructed to do spatial on all three sides and even the lane side if they find too many UPOs on that side too. This project was done in 2015 and was before my time when I started asking for it. But all the PCs now know to calculate it.

It will be up to Pat Ryan on how he wants to deal with this issue as the CBO. We can pull the drawings to confirm.

---

**Tony Chen**

Housing Review Branch  
Planning and Development Services  
CITY OF VANCOUVER  
604 873-7783  
[tony.chen@vancouver.ca](mailto:tony.chen@vancouver.ca)

---

**From:** Westerman, Denise  
**Sent:** Tuesday, August 09, 2016 2:56 PM

**To:** Schwebs, Saul; Chen, Tony  
**Cc:** Lam, Matthew; Ryan, Pat (PDS); DOMINO (CITYVAN)  
**Subject:** 6289 Carnarvon St - spatial re-check please

Hi Saul,

Please have one of your PC to check over spatial (both side yards) for this DB permit, the spatial allowed for approx. 3.5 M Limiting Distance is about 25 to 30% UPO in a sprinklered building.

Spatial Separation calculation check box was NOT filled in on the yellow permit check sheet on DOMINO.

I believe we saw more than 50 % UPO on the permit drawings.....

Please follow up with Pat on this issue as I am leaving for vacation this Friday. We may have to notify the registered Architect if there is problem with his drawings.

Thanks for following up !

Denise

**TREE ASSESSMENT AND RETENTION REPORT** (amended December 13, 2014)

Residence at;  
6289 Carnarvon St.  
Vancouver, B.C.

This report documents and describes trees growing on the above referenced property that are proposed for retention (15) and removal (7) during the redevelopment of the site. The trees were originally described in a preliminary report written for planning purposes dated February 9, 2014. Trees have been bundled into retained and removal groups and re-numbered. Trees were measured and assessed for health, defects and structural stability. Also included are comments and recommendations for the preservation and protection of retained trees. Tree locations are indicated on an attached diagram. Diagram tree numbers correspond to text tree numbers. Protection fence locations for retained site trees and relevant neighbour's trees are shown. Examination date was February 4, 2014.

**Tree Descriptions****Trees proposed for retention;**1. Western Red Cedar (*Thuja plicata*)

- DBH (diameter at breast height – measured at 1.4 m) is 84 cm.
- height is 32 m.
- several panels of dead bark at base. Visible rot under portions.
- health is good, vigour is fair to good, form is good.

## 2. WR Cedar

- DBH is 103 cm.
- height is 32 m.
- no visible defects.
- health is good, vigour is fair to good, form is good.

## 3. WR Cedar

- DBH is 99 cm.
- height is 31 m.
- 30 cm diameter candelabra branches at 5 and 6 m forming small secondary tops.
- trunk with light ivy cover to 2 m.
- health is good, vigour is fair to good, form is good.

4. Grand Fir (*Abies grandis*)

- DBH is 108 cm.
- height is 33 m.

- old topping at +/- 20 m.
- 6+ new +/- 30 cm diameter tops to full height with 0.5 to 3 m displacements.
- fence nailed to trunk.
- health and vigour are good, form is fair.

5. Atlas Cedar (*Cedrus atlantica*)

- DBH is 61 cm.
- height is 23 m.
- several 10 cm diameter open branch removal scars in lower trunk.
- no other visible defects.
- health and vigour are good, form is good.

6. Tulip Magnolia (*Magnolia x soulangiana*)

- forked at 0.4 m; DBH's are 20 and 21 cm.
- height is 8m.
- growing between houses; very linear crown east-west. Touches neighbour's house to north and overhangs existing site house.
- some pruning stubs and water shoots (minor).
- health and vigour are good, form is unusual but good.

7. Sawara False Cypress (*Chamaecyparis pisifera*)

- DBH is 48 cm.
- height is 22 m.
- forked at 7 and 11 m.
- thin crown with several dead branches in lower portion.
- health and vigour are fair, form is fair.

8. English Holly (*Ilex aquifolium*)

- DBH is 29 cm.
- height is 12 m.
- forked at 8 m.
- minor scar at base.
- lower crown is thin from fungal infection.
- health is fair to good, vigour is good, form is fair to good.

9. WR Cedar

- DBH is 27 cm.
- height is 12 m.
- forked at 1.5 and 4 m.
- 40 cms of included bark in lower fork.
- health and vigour are good, form is fair.

DB 446666

10. WR Cedar

- DBH is 26 cm.
- height is 14 m.
- neighbour's shrubs are tied to the trunk with nylon rope.
- no visible defects
- health and vigour are good, form is good.

11. Thread-leaf Sawara Cypress (*Chamaecyparis pisifera* 'Filifera')

- DBH is 40 cm.
- height is 16 m.
- forked at 2, 2.5 and 4 m. Fork at 2 m has been removed.
- root flare is distorted by a large rock.
- thin crown.
- trunk has moderate ivy cover to 4 m.
- health is good, vigour is fair, form is fair to good.

12. WR Cedar

- DBH is 89 cm.
- height is 30 m.
- natural forking mid-crown and top 5 m.
- health and vigour are good, form is good.

13. E Holly

- forked at base; DBH's are 18, 22 and 24 cm.
- height is 12 m.
- additional forking at 8 m.
- 2 x 5 cm diameter removed stem stubs at base.
- health and vigour are good, form is fair.

14. E Holly

- forked at base; DBH's are 15 and 17 cm.
- height is 7 m.
- 5 cm diameter dead fork at base.
- scar at base.
- health and vigour are fair, form is fair.

15. WR Cedar

- DBH is 43 cm.
- height is 16 m.
- no visible defects.
- health and vigour are good, form is good.

Trees proposed for removal:

## 16. WR Cedar

- DBH is 87 cm.
- height is 32 m.
- crown is somewhat thin with several dead branches mid and upper.
- trunk with moderate ivy cover to 5 m.
- inside proposed building footprint.
- health is fair to good, vigour is fair, form is good.

17. Flowering Cherry (*Prunus* spp.)

- DBH is 52 cm.
- height is 7 m.
- main graft/crotch area at 2 m; 2 of 6 main tops are dead and removed, 40 cm and 1 m stubs.
- open scar with visible rot and extensive insect boring evident; base to crotch.
- extensive dead material throughout crown.
- numerous 2 to 5 cm diameter pruning stubs.
- in decline, very imbalanced crown, crotch stability very suspect.
- health and vigour are fair, form is poor.

## 18. Flowering Cherry

- DBH is 50 cm.
- height is 7 m.
- main graft/crotch area at 1.75 m.
- numerous burl-type deformities, many with dead and shedding bark and visible rot, on main trunk.
- heavily and badly pruned down in height. Numerous 5 to 10 cm diameter stubs.
- in decline and a very poor landscape specimen.
- health and vigour are fair to poor, form is poor.

19. Silver Maple (*Acer saccharinum*)

- DBH is 85 cm.
- height is 24 m.
- 20 degree lean north; partially influenced by a large Big-Leaf Maple to the south and partially a result of root instability.
- one of three main tops has been cut back by 2/3 and has very rotten 10 to 20 cm secondary branch stubs. A remaining 10 cm diameter branch has a 1 m long open longitudinal split.
- other two tops have numerous smaller rotten stubs.
- extensive dieback throughout crown.
- middle stem has numerous small conks mid-crown.
- in decline, crown and whole-tree stability are suspect.
- health and vigour are fair to poor, form is poor.

20. Flowering Plum (*Prunus cerasifera* 'Pissardii')

- forked at base; DBH's are 27, 36 and 37 cm.
- height is 10 m.
- extensive old scarring, rot and cavities in all stems from base and into crown.
- fungal conks on some branches.
- 15 degree lean south west over neighbour's garden.
- in rapid decline, crown and whole-tree instability.
- health and vigour are poor, form is poor.

## 21. WR Cedar

- DBH is 56 cm.
- height is 15 m.
- 15 by 30 cm scars at base and 2 m.
- top broken off at 7 m height and 25 cm diameter; rot visible. New top has formed with candelabra branches. One has partially failed and has a 20 degree lean over the neighbour's garden. One scarred and broken 10 cm diameter limb hanging in crown.
- unstable top, poor landscape specimen.
- health and vigour are fair, form is poor.

## 22. Flowering Plum

- forked at base; DBH's are 50 and 52 cm.
- height is 10 m.
- 1 m of included bark between tops.
- extensive scarring and rot throughout crown. One stem with longitudinal separation crack and cavity.
- fungal conks at base.
- extensive dead material throughout crown.
- in rapid decline, crown and whole-tree instability.
- health and vigour are poor, form is poor.

**Tree Preservation****Demolition/construction phase:**

Protection barrier fence locations seen on the attached diagram are based on Schedule A of the City of Vancouver's "Protection of Trees By-law (No. 9958)". Distances are reduced west of trees 1 to 3 where an existing underground garage is to be removed and partially filled. Reduced distances are also shown for tree #s 5 and 6 where the foundations of the existing house are close to the bases of these trees.

Retained trees 7 through 15 are all located on a portion of the property north west of the main

part of the site occupied by the existing house. The two sections are connected by a narrow (15 foot) opening. The smaller portion functions as a garden for the larger. No development is currently anticipated in this area so protection fences shown for other trees will restrict construction activities from the area. If future development is to be done individual fences will be required.

There is a 100 cm cedar in the south east corner of the neighbour's property to the north close to the property line. The protection fences for site trees 1 to 3 is adequately protection for this tree.

If removal of concrete walkways and patios is to be done in any of the protection areas of retained trees it should be done by hand where practical or by machine reaching from off these areas. Concrete should be cracked off and pulled up and away and not dragged across ground to minimize disturbance of root areas beneath. Any roots damaged should be pruned cleanly with sharp instruments. Exposed root areas should be mulched immediately after with 10 to 15 cm of appropriate material (bark mulch, wood chips, organic soil) to protect from compaction and moisture loss. Any excavation edges close to protection areas should be monitored for erosion to prevent encroachment and root exposure. If the subsoil is unstable edge protection and early back-filling should be done.

It may be necessary to carefully reduce the crown of tree # 6 Magnolia to prior to demolition of the existing house to prevent damage during this process as the crown extends well out over it.

#### Landscape phase:

In general there should be no grade changes and minimal ground disturbance when clearing unwanted garden materials in root areas of retained trees. Clearing work, soil additions and planting should be done without machines and with as little foot traffic as possible to minimize compaction. Flagstone or paver installation should be done with little or no existing soil disturbance and with sand and soil addition. Soil additions should be a maximum of 15 cm over the majority of garden areas with no additions against tree trunks. Increased depth in some areas may be needed for planting or depression filling purposes.

#### Tree treatment recommendations:

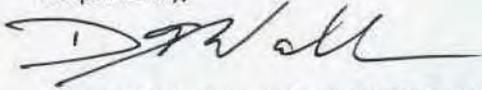
- ivy removal from tree #s 3 and 11.
- reduction of secondary tops on candelabra branches on tree #3 to prevent future failures.
- the crown of #4 Grand Fir should be examined by a qualified climber to determine the condition of the old topping point crotch and if remedial work is necessary to stabilize it (unstable wood removal, cabling etc.). The fence attachment should be removed.
- remove rope from the trunk of tree #10.

Assessments of trees were based on visual examination of above ground parts for structural defects, lean and general health. There was no coring or climbing involved. As much as is reasonable was considered to ensure that trees not recommended for immediate removal were not unstable in the conditions at the time of inspection but there can be no guarantee that failure will not occur at any

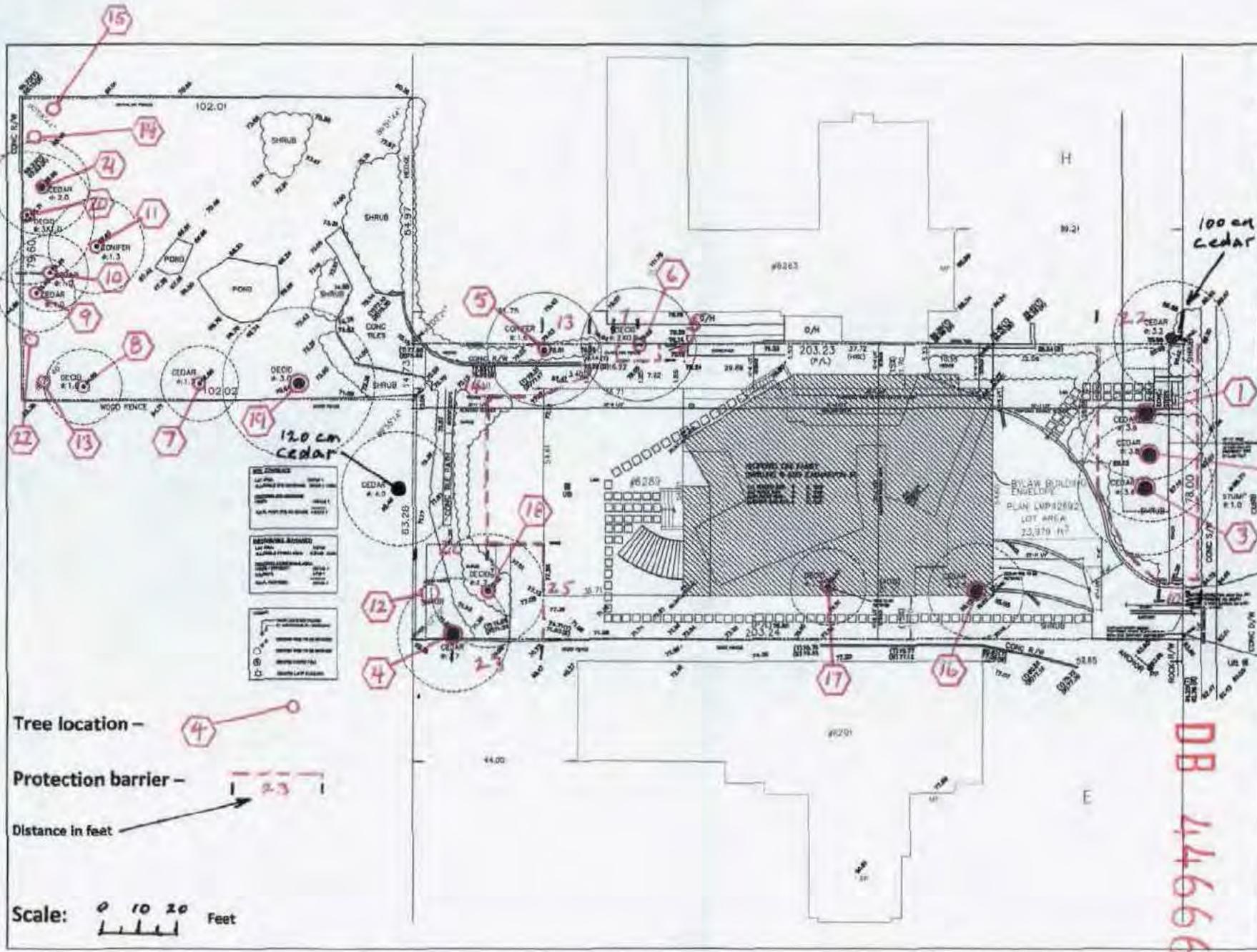
DB 446666

time. There are too many unknowns including weather, soil structure and hidden defects for that to be possible. Also while the protection fence location and preservation recommendations are designed to minimize the effects of the proposed development activities on retained trees there can be no guarantee that no adverse reactions will occur. Again there are too many unknown factors involved.

Prepared by;



David Walsh, Cert. Arborist (ISA), TRAQ  
903 Hummingbird Lane, Bowen Island, B.C., V0N 1G1  
604 947-2789



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THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND ANY OTHER DATA NOT PROVIDED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND ANY OTHER DATA NOT PROVIDED BY THE CLIENT.



1	DATE	REVISION

**Billard Architecture**  
 2009 - 8th Avenue  
 New Westminster, B.C. Canada, V3M 3G1  
 Tel: (604) 819-4079  
 email address: rchad@billardarch.com

**DONG RESIDENCE**  
 629 CARMARVON STREET  
 VANCOUVER, B.C.

**SITE PLAN**

**A102**

SCALE	1:1000	PROJECT NO.	14.8289
DRAWN BY	RGB	CHECKED BY	RGB

100 cm Cedar

120 cm Cedar

Tree location -

Protection barrier -

Distance in feet

Scale: Feet

DB 446666

**TREE ASSESSMENT AND PROTECTION DIAGRAM - 6289 Carnarvon St., Vancouver, B.C.**  
 October 2014

**Katigbak, Veronica**

---

**From:** Beaulieu, Lee  
**Sent:** Tuesday, January 13, 2015 3:34 PM  
**To:** DOMINO (CITYVAN)  
**Subject:** FW: 6289 Carnarvon Street - Landscape and Tree protection  
**Attachments:** 6289 CARNARVON STREET - A102 - Site Plan - 12 01 2015.pdf; 6289Carnarvon diag-Oct14.jpg; 6289Carnarvon-assurance-Oct14.jpg; Billard-6289Carnarvon.pdf

**Importance:** High

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**From:** Robert Billard [<mailto:robert@billardarchitecture.ca>]  
**Sent:** Monday, January 12, 2015 10:46 AM  
**To:** Hsieh, Katrina; Beaulieu, Lee  
**Cc:** 'George Zhao'  
**Subject:** 6289 Carnarvon Street - Landscape and Tree protection  
**Importance:** High

Good morning Katrina and Lee,

Please see the attached revised site plan with the tree protection as per the Arborist report.

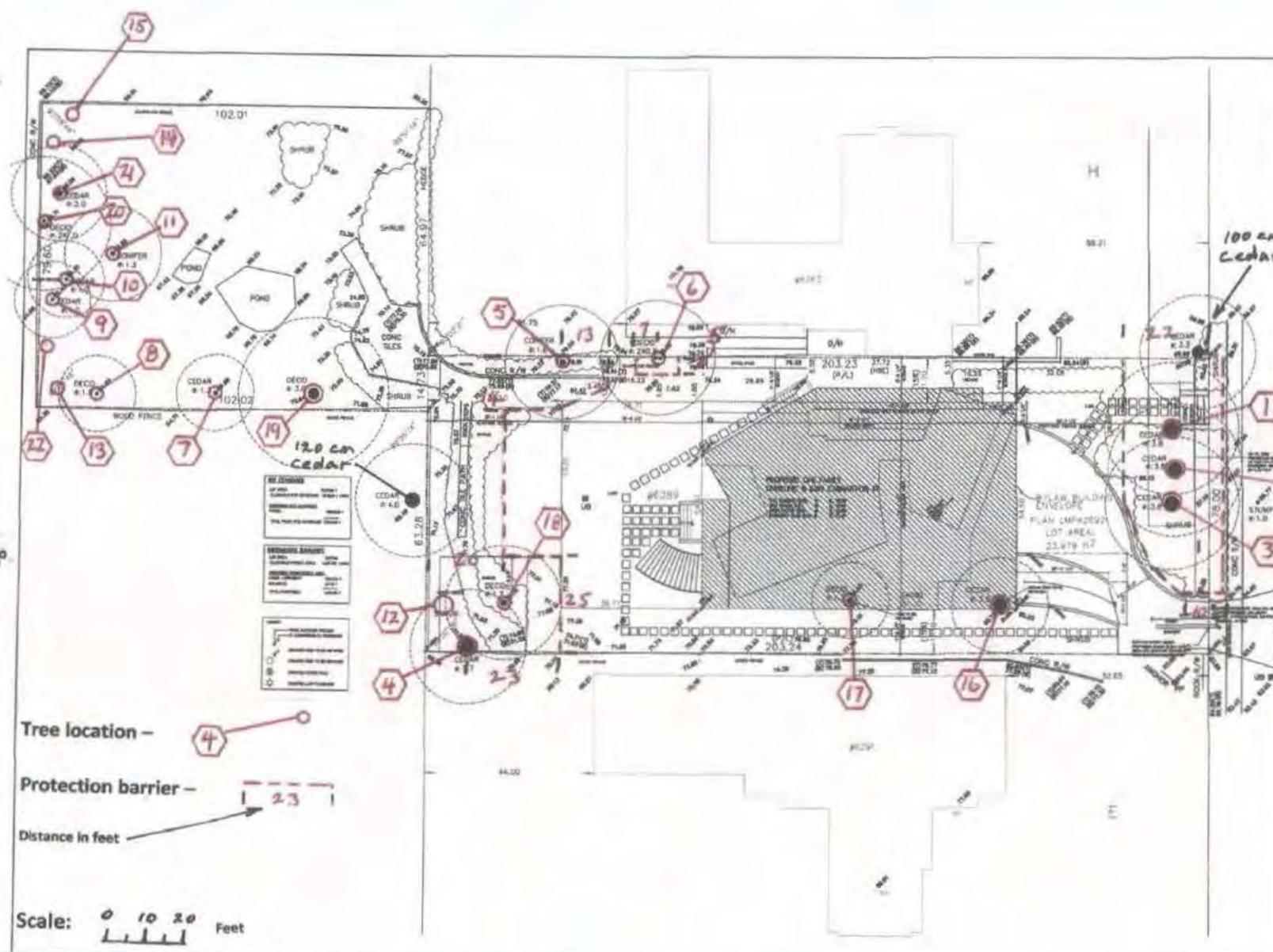
Please advise if this is acceptable and we will include this and the signed original reports and letter of assurance when we submit the rest of the documents.

Regards,



Robert G. Billard, Architect AIBC, LEED AP  
Billard Architecture  
T: 604-619-0529  
[robert@billardarchitecture.ca](mailto:robert@billardarchitecture.ca)  
[www.billardarchitecture.ca](http://www.billardarchitecture.ca)





Billard Architecture  
 3020 - 89 Avenue  
 New Westminster, B.C. Canada V3M 1G8  
 email address: info@billardarchitecture.ca

DONG RESIDENCE  
 6289 CARNARVON STREET  
 Vancouver, B.C.

SITE PLAN

A102

SCALE: 1"=20'  
 PROJECT NO: 14.6289

**TREE ASSESSMENT AND PROTECTION DIAGRAM – 6289 Carnarvon St., Vancouver, B.C.**  
 October 2014

October 8, 2014

Re: Letter of Assurance for arborist supervision for 6289 Carnarvon St., Vancouver, B.C.

To whom it may concern,

Please accept this as confirmation that David Walsh, (Cert. Arborist (ISA) TRAQ) will provide site supervision for existing site or neighbouring property tree related activities during the construction process at 6289 Carnarvon St. in Vancouver.

The following site exam supervision stages are suggested;

- pre-excavation with site manager to view protection fences and discuss excavation edge issues and root treatment near retained trees.
- after excavation edge examination near retained trees.
- interim inspection of excavation edge and protection fence integrity.
- post-construction inspection of restorative landscaping.

The building contractor will contact the arborist prior to each stage where appropriate and if any other tree related issues arise.



David Walsh, Cert. Arborist (ISA), TRAQ  
903 Hummingbird Lane, Bowen Island, B.C., V0N 1G1, 604 947-2789

Signature of owner of 6289 Carnarvon St.: \_\_\_\_\_

Signature of contractor: \_\_\_\_\_

October 8, 2014

## TREE ASSESSMENT AND RETENTION REPORT

Residence at;  
6289 Carnarvon St.  
Vancouver, B.C.

This report documents and describes trees growing on the above referenced property that are proposed for retention (15) and removal (7) during the redevelopment of the site. The trees were originally described in a preliminary report written for planning purposes dated February 9, 2014. Trees have been bundled into retained and removal groups and re-numbered. Trees were measured and assessed for health, defects and structural stability. Also included are comments and recommendations for the preservation and protection of retained trees. Tree locations are indicated on an attached diagram. Diagram tree numbers correspond to text tree numbers. Protection fence locations for retained site trees and relevant neighbour's trees are shown. Examination date was February 4, 2014.

### Tree Descriptions

#### Trees proposed for retention:

##### 1. Western Red Cedar (*Thuja plicata*)

- DBH (diameter at breast height – measured at 1.4 m) is 84 cm.
- height is 32 m.
- several panels of dead bark at base. Visible rot under portions.
- health is good, vigour is fair to good, form is good.

##### 2. WR Cedar

- DBH is 103 cm.
- height is 32 m.
- no visible defects.
- health is good, vigour is fair to good, form is good.

##### 3. WR Cedar

- DBH is 99 cm.
- height is 31 m.
- 30 cm diameter candelabra branches at 5 and 6 m forming small secondary tops.
- trunk with light ivy cover to 2 m.
- health is good, vigour is fair to good, form is good.

##### 4. Grand Fir (*Abies grandis*)

- DBH is 108 cm.
- height is 33 m.

- old topping at +/- 20 m.
- 6+ new +/- 30 cm diameter tops to full height with 0.5 to 3 m displacements.
- fence nailed to trunk.
- health and vigour are good, form is fair.

5. Atlas Cedar (*Cedrus atlantica*)

- DBH is 61 cm.
- height is 23 m.
- several 10 cm diameter open branch removal scars in lower trunk.
- no other visible defects.
- health and vigour are good, form is good.

6. Tulip Magnolia (*Magnolia x soulangiana*)

- forked at 0.4 m; DBH's are 20 and 21 cm.
- height is 8m.
- growing between houses; very linear crown east-west. Touches neighbour's house to north and overhangs existing site house.
- some pruning stubs and water shoots (minor).
- health and vigour are good, form is unusual but good.

7. Sawara False Cypress (*Chamaecyparis pisifera*)

- DBH is 48 cm.
- height is 22 m.
- forked at 7 and 11 m.
- thin crown with several dead branches in lower portion.
- health and vigour are fair, form is fair.

8. English Holly (*Ilex aquifolium*)

- DBH is 29 cm.
- height is 12 m.
- forked at 8 m.
- minor scar at base.
- lower crown is thin from fungal infection.
- health is fair to good, vigour is good, form is fair to good.

9. WR Cedar

- DBH is 27 cm.
- height is 12 m.
- forked at 1.5 and 4 m.
- 40 cms of included bark in lower fork.
- health and vigour are good, form is fair.

10. WR Cedar

- DBH is 26 cm.
- height is 14 m.
- neighbour's shrubs are tied to the trunk with nylon rope.
- no visible defects
- health and vigour are good, form is good.

11. Thread-leaf Sawara Cypress (*Chamaecyparis pisifera* 'Filifera')

- DBH is 40 cm.
- height is 16 m.
- forked at 2, 2.5 and 4 m. Fork at 2 m has been removed.
- root flare is distorted by a large rock.
- thin crown.
- trunk has moderate ivy cover to 4 m.
- health is good, vigour is fair, form is fair to good.

12. WR Cedar

- DBH is 89 cm.
- height is 30 m.
- natural forking mid-crown and top 5 m.
- health and vigour are good, form is good.

13. E Holly

- forked at base; DBH's are 18, 22 and 24 cm.
- height is 12 m.
- additional forking at 8 m.
- 2 x 5 cm diameter removed stem stubs at base.
- health and vigour are good, form is fair.

14. E Holly

- forked at base; DBH's are 15 and 17 cm.
- height is 7 m.
- 5 cm diameter dead fork at base.
- scar at base.
- health and vigour are fair, form is fair.

15. WR Cedar

- DBH is 43 cm.
- height is 16 m.
- no visible defects.
- health and vigour are good, form is good.

Trees proposed for removal:

16. WR Cedar

- DBH is 87 cm.
- height is 32 m.
- crown is somewhat thin with several dead branches mid and upper.
- trunk with moderate ivy cover to 5 m.
- inside proposed building footprint.
- health is fair to good, vigour is fair, form is good.

17. Flowering Cherry (*Prunus* spp.)

- DBH is 52 cm.
- height is 7 m.
- main graft/crotch area at 2 m; 2 of 6 main tops are dead and removed, 40 cm and 1 m stubs.
- open scar with visible rot and extensive insect boring evident; base to crotch.
- extensive dead material throughout crown.
- numerous 2 to 5 cm diameter pruning stubs.
- in decline, very imbalanced crown, crotch stability very suspect.
- health and vigour are fair, form is poor.

18. Flowering Cherry

- DBH is 50 cm.
- height is 7 m.
- main graft/crotch area at 1.75 m.
- numerous burl-type deformities, many with dead and shedding bark and visible rot, on main trunk.
- heavily and badly pruned down in height. Numerous 5 to 10 cm diameter stubs.
- in decline and a very poor landscape specimen.
- health and vigour are fair to poor, form is poor.

19. Silver Maple (*Acer saccharinum*)

- DBH is 85 cm.
- height is 24 m.
- 20 degree lean north; partially influenced by a large Big-Leaf Maple to the south and partially a result of root instability.
- one of three main tops has been cut back by 2/3 and has very rotten 10 to 20 cm secondary branch stubs. A remaining 10 cm diameter branch has a 1 m long open longitudinal split.
- other two tops have numerous smaller rotten stubs.
- extensive dieback throughout crown.
- middle stem has numerous small conks mid-crown.
- in decline, crown and whole-tree stability are suspect.
- health and vigour are fair to poor, form is poor.

20. Flowering Plum (*Prunus cerasifera* 'Pissardii')

- forked at base; DBH's are 27, 36 and 37 cm.
- height is 10 m.
- extensive old scarring, rot and cavities in all stems from base and into crown.
- fungal conks on some branches.
- 15 degree lean south west over neighbour's garden.
- in rapid decline, crown and whole-tree instability.
- health and vigour are poor, form is poor.

21. WR Cedar

- DBH is 56 cm.
- height is 15 m.
- 15 by 30 cm scars at base and 2 m.
- top broken off at 7 m height and 25 cm diameter; rot visible. New top has formed with candelabra branches. One has partially failed and has a 20 degree lean over the neighbour's garden. One scarred and broken 10 cm diameter limb hanging in crown.
- unstable top, poor landscape specimen.
- health and vigour are fair, form is poor.

22. Flowering Plum

- forked at base; DBH's are 50 and 52 cm.
- height is 10 m.
- 1 m of included bark between tops.
- extensive scarring and rot throughout crown. One stem with longitudinal separation crack and cavity.
- fungal conks at base.
- extensive dead material throughout crown.
- in rapid decline, crown and whole-tree instability.
- health and vigour are poor, form is poor.

### Tree Preservation

#### Demolition/construction phase:

Protection barrier fence locations seen on the attached diagram are based on Schedule A of the City of Vancouver's "Protection of Trees By-law (No. 9958)". Distances are reduced west of trees 1 to 3 where an existing underground garage is to be removed and partially filled. Reduced distances are also shown for tree #s 5 and 6 where the foundations of the existing house are close to the bases of these trees.

Retained trees 7 through 15 are all located on a portion of the property north west of the main

part of the site occupied by the existing house. The two sections are connected by a narrow (15 foot) opening. The smaller portion functions as a garden for the larger. No development is currently anticipated in this area so protection fences shown for other trees will restrict construction activities from the area. If future development is to be done individual fences will be required.

If removal of concrete walkways and patios is to be done in any of the protection areas of retained trees it should be done by hand where practical or by machine reaching from off these areas. Concrete should be cracked off and pulled up and away and not dragged across ground to minimize disturbance of root areas beneath. Any roots damaged should be pruned cleanly with sharp instruments. Exposed root areas should be mulched immediately after with 10 to 15 cm of appropriate material (bark mulch, wood chips, organic soil) to protect from compaction and moisture loss. Any excavation edges close to protection areas should be monitored for erosion to prevent encroachment and root exposure. If the subsoil is unstable edge protection and early back-filling should be done.

It may be necessary to carefully reduce the crown of tree # 6 Magnolia to prior to demolition of the existing house to prevent damage during this process as the crown extends well out over it.

#### Landscape phase:

In general there should be no grade changes and minimal ground disturbance when clearing unwanted garden materials in root areas of retained trees. Clearing work, soil additions and planting should be done without machines and with as little foot traffic as possible to minimize compaction. Flagstone or paver installation should be done with little or no existing soil disturbance and with sand and soil addition. Soil additions should be a maximum of 15 cm over the majority of garden areas with no additions against tree trunks. Increased depth in some areas may be needed for planting or depression filling purposes.

#### Tree treatment recommendations:

- ivy removal from tree #s 3 and 11.
- reduction of secondary tops on candelabra branches on tree #3 to prevent future failures.
- the crown of #4 Grand Fir should be examined by a qualified climber to determine the condition of the old topping point crotch and if remedial work is necessary to stabilize it (unstable wood removal, cabling etc.). The fence attachment should be removed.
- remove rope from the trunk of tree #10.

Assessments of trees were based on visual examination of above ground parts for structural defects, lean and general health. There was no coring or climbing involved. As much as is reasonable was considered to ensure that trees not recommended for immediate removal were not unstable in the conditions at the time of inspection but there can be no guarantee that failure will not occur at any

time. There are too many unknowns including weather, soil structure and hidden defects for that to be possible. Also while the protection fence location and preservation recommendations are designed to minimize the effects of the proposed development activities on retained trees there can be no guarantee that no adverse reactions will occur. Again there are too many unknown factors involved.

Prepared by;

David Walsh, Cert. Arborist (ISA), TRAQ  
903 Hummingbird Lane, Bowen Island, B.C., V0N 1G1  
604 947-2789



**Note: To be submitted with the application for a Building Permit**  
**CITY OF VANCOUVER BUILDING BY-LAW**  
**"OWNER'S UNDERTAKING"**

The Chief Building Official  
 City of Vancouver  
 453 West 12th Avenue  
 Vancouver, B.C.  
 V5Y 1V4

Jun 18<sup>th</sup> 2014  
 Date (Month Day Year)

Dear Sir:

RE: Property Address 6289 Carnarvon St. Vancouver  
 Building Permit Application No. DB446666

In consideration of the City accepting and processing the above application for a building permit, and as required by the Vancouver Building By-law, the following representations, warranties and indemnities are given to the City.

1. (a) If an individual is the owner:
  - That I am the owner of the above property, or
  - (b) If a corporation is the owner of the property,
    - That \_\_\_\_\_ is the owner of the above property.  
 (Name of Corporation)
2. The owner will comply with, and cause those employed for this project to comply with all applicable by-laws of the City of Vancouver and other statutes and regulations in force in the City of Vancouver relating to the development, work, undertaking or permission in respect of which this application is made.
3. The owner fully understands the requirements herein, and acknowledges full responsibility for carrying out the work, or gives assurance that the work will be carried out, in accordance with all by-laws governing the construction of the building. The owner understands and acknowledges that the issuance of any permit, including an Occupancy Permit, or the inspection or approval or passage of work by the City is not a representation or warranty that any by-law has been complied with and the owner remains responsible at all times to assure compliance. The Owner has read and understands Article 1A.1.1.2. and Article 1A.3.4.1. of Division C of the Building By-law which are set out on the reverse side hereof.
4. The owner hereby agrees to indemnify and save harmless the City of Vancouver and its employees from all claims, liability, judgments, costs and expenses of every kind which may result from negligence or from the failure to comply fully with all by-laws, statutes and regulations relating to any work or undertaking in respect of which this application is made.
5. Where used herein the words "work" or "undertaking" in respect of which this application is made, the owner understands this to include all electrical, plumbing, mechanical, gas and other works necessary to complete the contemplated construction.

.../over

Owner's Undertaking (continued)

Property Address, 6289 Carnarvon St. Vancouver.

Building Permit No DB446466

6. I am authorized to give these representations, warranties, assurances and indemnities to the City of Vancouver.

This Owners' Undertaking is executed by the owner this 18<sup>th</sup> day of Jun, 2014.  
(Day) (Month) (Year)

1. Where owner is an individual:

Signed and delivered in the presence of:

Owner's Signature X

Witness's Signature [Signature]

Owner's Name Jin Fang Li  
(PRINT)

Witness's Name Bob Wang  
(PRINT)

Witness's Address 11300 River Road  
Richmond

2. Where owner is a corporation:

Signed, sealed and delivered in the presence of:

Name of Corporation \_\_\_\_\_

Per:

Witness's Signature \_\_\_\_\_

Authorized Signatory \_\_\_\_\_

Witness's Name \_\_\_\_\_

Name \_\_\_\_\_  
(PRINT)

(PRINT)

Witness's Address \_\_\_\_\_

3. Where owner is a partnership:

Signed, sealed and delivered in the presence of:

Name of Partnership \_\_\_\_\_

Per:

Witness's Signature \_\_\_\_\_

Authorized Signatory \_\_\_\_\_

Witness's Name \_\_\_\_\_

Name \_\_\_\_\_  
(PRINT)

(PRINT)

Witness's Address \_\_\_\_\_

**Vancouver Building By-law Article 1A.1.1.2.** This By-law is enacted to set standards in the general public interest. It is enacted and retained on the understanding and specifically expressed condition that it creates no duty whatsoever on the City of Vancouver, the Chief Building Official or any employee of the City of Vancouver to enforce its provisions, and on the further condition that a failure to administer or enforce its provisions, or the incomplete or inadequate administration or enforcement of its provisions, shall not give rise to a cause of action in favour of any person whatsoever. The issuance of any permit, including an occupancy permit, is not a representation, warranty or statement that the By-law has been complied with, and the issuance thereof in error shall not give rise to a cause of action. Accordingly, words defining the responsibilities and authority of the Chief Building Official shall be construed to be internal administrative directions and not as creating a duty.

**Article 1A.3.4.1.** The granting of a permit, the approval of the drawings and specifications or the making of inspections by the Chief Building Official shall not in any way relieve the owner of a building from the full responsibility for carrying out the work or having the work carried out in accordance with this By-law including ensuring that the occupancy of the building, or any part thereof, is in accordance with terms of the occupancy permit, and including compliance with any special conditions made under the provision of Article 1A.6.1.4.

## Beaulieu, Lee

---

**To:** Robert Billard; Hsieh, Katrina  
**Cc:** 'George Zhao'  
**Subject:** RE: 6289 Carnarvon Street - Tree protection barrier memo  
**Attachments:** Scan001.pdf

Hi Robert, please find attached the final tree protection barrier memo.

It really helps to show dimensions from tree trunks because arborists determine root protections setbacks using that convention.  
Except in a few cases, tree barriers dimensions measured from property lines are discouraged as a point of reference.

There is some concern about work in the front yard so we will ask for arborist supervision within 1 m of the tree barrier shown on the plans.

Copies of the letter of assurance and the revised site plan showing the dimensioned tree protection barriers accurately per the attached plan -- can be submitted to Katrina directly.

Thank you,

Lee

Lee Beaulieu  
Landscape Review & Protection of Trees bylaw  
Planning & Development Services  
City of Vancouver  
604.873.7168

---

**From:** Robert Billard [<mailto:robert@billardarchitecture.ca>]  
**Sent:** Monday, January 12, 2015 10:46 AM  
**To:** Hsieh, Katrina; Beaulieu, Lee  
**Cc:** 'George Zhao'  
**Subject:** 6289 Carnarvon Street - Landscape and Tree protection  
**Importance:** High

Good morning Katrina and Lee,

Please see the attached revised site plan with the tree protection as per the Arborist report.

Please advise if this is acceptable and we will include this and the signed original reports and letter of assurance when we submit the rest of the documents.

Regards,



Robert G. Billard, Architect AIBC, LEED AP  
Billard Architecture

SCHEDULE B-1

Forming Part of Subsection 2.2.7, Div. C of the Vancouver Building By-law

08446666

Building Permit No. 1

ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW

- Notes: (i) This letter must be submitted along with Schedule B-2 before issuance of a building permit. A separate letter must be submitted by each registered professional. (ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities. (iii) In this letter the words in italics have the same meaning as in the Vancouver Building By-law.

To: The Chief Building Official

DONG RESIDENCE

Re: 6289 CARNARVON STREET

Name of Project (Print)

Address of Project (Print) LOT 5 BLOCKS N AND O DISTRICT LOT 321 GROUP 1 NEAR WESTMINSTER DISTRICT PLAN LMP42692

The undersigned hereby gives assurance that the design of the (Initial those of the items listed below that apply to this registered professional. All the disciplines will not necessarily be employed on every project.)

- ARCHITECTURAL
STRUCTURAL
MECHANICAL
PLUMBING
FIRE SUPPRESSION SYSTEMS
ELECTRICAL
GEOTECHNICAL - temporary
GEOTECHNICAL - permanent



JUNE 19, 2014 Date

components of the plans and supporting documents prepared by this registered professional in support of the application for the building permit as outlined on the attached Schedule B-2 substantially comply with the Vancouver Building By-law and other applicable enactments respecting safety except for construction safety aspects.

The undersigned hereby undertakes to be responsible for field reviews of the above referenced components during construction as indicated on the attached "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS" (SCHEDULE B-2).

CRP's Initials

1 For Building Official's use only

VANCOUVER BUILDING BY-LAW 2007

Schedule B-1 - Continued

DB446666  
Building Permit No.†

6289 CARNATION STREET, VAN. BC  
Project Address

ARCHITECTURAL  
Discipline

The undersigned also undertakes to notify the Chief Building Official in writing as soon as possible if the undersigned's contract for field review is terminated at any time during construction.

I certify that I am a registered professional as defined in the Vancouver Building By-law.

ROBERT G. BILLARD  
Registered Professional's Name (Print)

2009 9TH AVE.  
Address (Print)

NEW WEST, BC. V3M 3G6

604 619 0529  
Phone No.



JUNE 19, 2014  
Date

(If the Registered Professional is a member of a firm, complete the following.)

I am a member of the firm BILLARD ARCHITECTURE  
and I sign this letter on behalf of the firm. (Print name of firm)

Note: The above letter must be signed by a registered professional. The Vancouver Building By-law defines a registered professional to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
- (b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.

CRP's Initials

† For Building Official's use only

**SCHEDULE B-2**

Farming Part of Subsection 2.2.7, Division C of the  
Vancouver Building By-law

DB 446666  
Building Permit No. 1

**SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS**

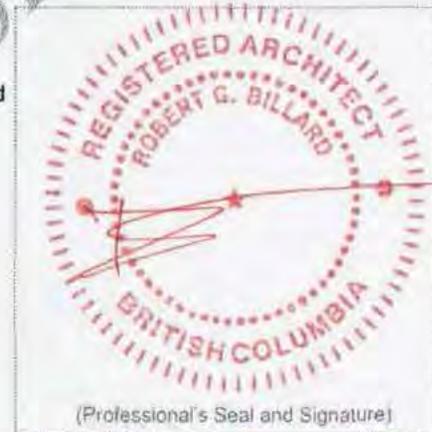
- Notes: (i) This letter must be submitted along with Schedule B-1 before issuance of a *building permit*.  
(ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.  
(iii) In this letter the words in *italics* have the same meaning as in the Vancouver Building By-law.

Registered Professional's Name (Print) ROBERT G. BILLARD  
Name of Project (Print) DONG RESIDENCE  
Address of Project (Print) 6289 CARNARVON ST. VAN. BC.

(Initial applicable discipline below and cross out and initial only those items not applicable to the project.)

**ARCHITECTURAL**

- 1.1 Fire resisting assemblies
- 1.2 *Fire separations* and their continuity
- 1.3 *Closures*, including tightness and operation
- 1.4 Egress systems, including *access to exit* within *suites* and *floor areas*
- 1.5 Performance and physical safety features (guardrails, handrails, etc.)
- 1.6 Structural capacity of architectural components, including anchorage and seismic restraint
- 1.7 Sound control
- 1.8 Landscaping, screening and site grading
- 1.9 Provisions for fire fighting access
- 1.10 Access requirements for persons with disabilities
- 1.11 Elevating devices
- 1.12 Functional testing of architecturally related fire emergency systems and devices
- 1.13 Development Permit and conditions therein
- 1.14 Interior signage, including acceptable materials, dimensions and locations
- 1.15 Review of all applicable shop drawings
- 1.16 Interior and exterior finishes
- 1.17 Dampproofing and/or waterproofing of walls and slabs below grade
- 1.18 Roofing and flashings
- 1.19 Wall cladding systems
- 1.20 Thermal insulation systems, including condensation control and cavity ventilation
- 1.21 Exterior glazing
- 1.22 Integration of building envelope components
- 1.23 Environmental separation requirements (Part 5)



JUNE 19, 2014  
Date

**STRUCTURAL**

- 2.1 Structural capacity of structural components of the *building*, including anchorage and seismic restraint
- 2.2 Structural aspects of *deep foundations*
- 2.3 Review of all applicable shop drawings
- 2.4 Structural aspects of unbonded post-tensioned concrete design and construction
- 2.5 Verification of the satisfactory completion of an in-house check of the structural design
- 2.6 Verification of the satisfactory completion of an independent Concept Review, including a general overview of the design calculations

**MECHANICAL**

- 3.1 HVAC systems and devices, including high *building* requirements where applicable
- 3.2 *Fire dampers* at required *fire separations*
- 3.3 Continuity of *fire separations* at HVAC penetrations
- 3.4 Functional testing of mechanically related fire emergency systems and devices
- 3.5 Maintenance manuals for mechanical systems
- 3.6 Structural capacity of mechanical components, including anchorage and seismic restraint
- 3.7 Review of all applicable shop drawings

\* For Building Official's use only

Schedule B-2 - Continued

08446666  
Building Permit No.<sup>1</sup>

Address of Project (Print) 6209 CARNARVON STREET  
Registered Professional's Name (Print) ROBERT G. BILLARD

**PLUMBING**

- 4.1 Roof drainage systems
- 4.2 Site and foundation drainage systems
- 4.3 Plumbing systems and devices
- 4.4 Continuity of fire separations at plumbing penetrations
- 4.5 Functional testing of plumbing related fire emergency systems and devices
- 4.6 Maintenance manuals for plumbing systems
- 4.7 Structural capacity of plumbing components, including anchorage and seismic restraint
- 4.8 Review of all applicable shop drawings

**FIRE SUPPRESSION SYSTEMS**

- 5.1 Suppression system classification for type of occupancy
- 5.2 Design coverage, including concealed or special areas
- 5.3 Compatibility and location of electrical supervision, ancillary alarm and control devices
- 5.4 Evaluation of the capacity of city (municipal) water supply versus system demands and domestic demand, including pumping devices where necessary
- 5.5 Qualification of welder, quality of welds and material
- 5.6 Review of all applicable shop drawings
- 5.7 Acceptance testing for "Contractor's Material and Test Certificate" as per NFPA Standards
- 5.8 Maintenance program and manual for suppression systems
- 5.9 Structural capacity of sprinkler components, including anchorage and seismic restraint
- 5.10 For partial systems — confirm sprinklers are installed in all areas where required
- 5.11 Fire Department connections and hydrant locations
- 5.12 Fire hose standpipes
- 5.13 Functional testing of fire suppression systems and devices

**ELECTRICAL**

- 6.1 Electrical systems and devices, including high building requirements where applicable
- 6.2 Continuity of fire separations at electrical penetrations
- 6.3 Functional testing of electrical related fire emergency systems and devices
- 6.4 Electrical systems and devices maintenance manuals
- 6.5 Structural capacity of electrical components, including anchorage and seismic restraint
- 6.6 Clearances from buildings of all electrical utility equipment
- 6.7 Fire protection of wiring for emergency systems
- 6.8 Review of all applicable shop drawings

**GEOTECHNICAL — Temporary**

- 7.1 Excavation
- 7.2 Shoring
- 7.3 Underpinning
- 7.4 Temporary construction dewatering

**GEOTECHNICAL — Permanent**

- 8.1 Bearing capacity of the soil
- 8.2 Geotechnical aspects of deep foundations
- 8.3 Compaction of engineered fill
- 8.4 Structural considerations of soil, including slope stability and seismic loading
- 8.5 Backfill
- 8.6 Permanent dewatering
- 8.7 Permanent underpinning



(Professional's Seal and Signature)

JUNE 19, 2014  
Date

[Signature]  
CRP's Initials

<sup>1</sup> For Building Official's use only

DB446666

We, Li, Jin Fang & Dong, Sheng Yun, the owner of 6289 Carnarvon Street, would accept the grades as designed and will not pursue any action against the City of Vancouver or Billard Architecture related to the functionality of the driveway.

X 李成云

X 李成云

NOV. 17, 14

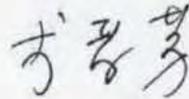
0B446666

Authorization Letter

To whom it may concern,

I, JIN FANG LI, the owner of 6289 Carnarvon Street, Vancouver, hereby authorize the contractor Mr. Zichun Zhao to sign on my behalf on the letter of Assurance for arborist supervision for 6289 Carnarvon Street, Vancouver upon the issuance of the Builder Permit.

Sincerely yours.



Feb 23, 2015

**SCHEDULE B-1**

Forming Part of Subsection 2.2.7, Div. C of the  
Vancouver Building By-law

08440660  
Building Permit No.¹

**ASSURANCE OF PROFESSIONAL DESIGN AND  
COMMITMENT FOR FIELD REVIEW**

- Notes: (i) This letter must be submitted along with Schedule B-2 before issuance of a *building* permit. A separate letter must be submitted by each *registered professional*.  
 (ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.  
 (iii) In this letter the words in italics have the same meaning as in the Vancouver Building By-law.

To: *The Chief Building Official*

Re: Dong Residence

Name of Project (Print) \_\_\_\_\_  
 6289 Carnarvon Street \_\_\_\_\_  
 Address of Project (Print) \_\_\_\_\_  
 Vancouver, BC \_\_\_\_\_

Legal Description of Project (Print) \_\_\_\_\_

The undersigned hereby gives assurance that the design of the  
 (Initial those of the items listed below that apply to this *registered professional*.  
 All the disciplines will not necessarily be employed on every project.)

- ARCHITECTURAL - BUILDING ENVELOPE
- STRUCTURAL
- MECHANICAL
- PLUMBING
- FIRE SUPPRESSION SYSTEMS
- ELECTRICAL
- GEOTECHNICAL — temporary
- GEOTECHNICAL — permanent



06/02/2014

Date

components of the plans and supporting documents prepared by this *registered professional* in support of the application for the *building* permit as outlined on the attached Schedule B-2 substantially comply with the Vancouver Building By-law and other applicable enactments respecting safety except for *construction* safety aspects.

The undersigned hereby undertakes to be responsible for *field reviews* of the above referenced components during *construction* as indicated on the attached "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS" (SCHEDULE B-2).

CRP's Initials

¹ For Building Official's use only

Schedule B-1 - Continued

DB446666  
Building Permit No.\*

6289 Carnarvon Street, Vancouver, BC  
Project Address

Building Envelope  
Discipline

The undersigned also undertakes to notify the *Chief Building Official* in writing as soon as possible if the undersigned's contract for *field review* is terminated at any time during *construction*.

I certify that I am a *registered professional* as defined in the Vancouver Building By-law.

Min-Wei Chen, P.Eng.  
Registered Professional's Name (Print)  
275 - 3001 Wayburne Drive  
Address (Print)  
Burnaby, BC  
604.874.1245  
Phone No.



(Professional's Seal and Signature)

06/02/2014  
Date

(If the *Registered Professional* is a member of a firm, complete the following.)

I am a member of the firm exp Services Inc.  
and I sign this letter on behalf of the firm. (Print name of firm)

Note: The above letter must be signed by a *registered professional*. The Vancouver Building By-law defines a *registered professional* to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
- (b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.

\_\_\_\_\_  
CRP's Initials

\* For Building Official's use only

**SCHEDULE B-2**

Forming Part of Subsection 2.2.7, Division C of the  
Vancouver Building By-law

DB 446666

Building Permit No. 1

**SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS**

- Notes: (i) This letter must be submitted along with Schedule B-1 before issuance of a *building permit*.  
(ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.  
(iii) In this letter the words in *italics* have the same meaning as in the Vancouver Building By-law.

Registered Professional's Name (Print) Min-Wei Chen, P.Eng.  
Name of Project (Print) Dong Residence  
Address of Project (Print) 6289 Carnarvon Street, Vancouver, BC

(Initial applicable discipline below and cross out and initial only those items not applicable to the project.)

MC **ARCHITECTURAL - BUILDING ENVELOPE**

- 1.1 Fire resisting assemblies
- 1.2 *Fire separations* and their continuity
- 1.3 *Closures*, including tightness and operation
- 1.4 Egress systems, including *access to exit* within *suites* and *floor areas*
- 1.5 Performance and physical safety features (guardrails, handrails, etc.)
- 1.6 Structural capacity of architectural components, including anchorage and seismic restraint
- 1.7 Sound control
- 1.8 Landscaping, screening and site grading
- 1.9 Provisions for fire fighting access
- 1.10 Access requirements for *persons with disabilities*
- 1.11 Elevating devices
- 1.12 Functional testing of architecturally related fire emergency systems and devices
- 1.13 Development Permit and conditions therein
- 1.14 Interior signage, including acceptable materials, dimensions and locations
- 1.15 Review of all applicable shop drawings
- MC 1.16 Interior and exterior finishes
- MC 1.17 ~~Dampproofing and/or waterproofing of walls and slabs below grade~~
- MC 1.18 ~~Roofing and flashings~~
- 1.19 Wall cladding systems
- 1.20 Thermal insulation systems, including condensation control and cavity ventilation
- 1.21 Exterior glazing
- 1.22 Integration of building envelope components
- ~~1.23 Environmental separation requirements (Part 5)~~



(Professional's Seal and Signature)

06/02/2014

Date

**STRUCTURAL**

- 2.1 Structural capacity of structural components of the *building*, including anchorage and seismic restraint
- 2.2 Structural aspects of *deep foundations*
- 2.3 Review of all applicable shop drawings
- 2.4 Structural aspects of unbonded post-tensioned concrete design and construction
- 2.5 Verification of the satisfactory completion of an in-house check of the structural design
- 2.6 Verification of the satisfactory completion of an independent Concept Review, including a general overview of the design calculations

**MECHANICAL**

- 3.1 HVAC systems and devices, including high *building* requirements where applicable
- 3.2 *Fire dampers* at required *fire separations*
- 3.3 Continuity of *fire separations* at HVAC penetrations
- 3.4 Functional testing of mechanically related fire emergency systems and devices
- 3.5 Maintenance manuals for mechanical systems
- 3.6 Structural capacity of mechanical components, including anchorage and seismic restraint
- 3.7 Review of all applicable shop drawings

<sup>1</sup> For Building Official's use only

Schedule B-2 - Continued

DB 446066  
Building Permit No. 1

Address of Project (Print) 6289 Carnarvon Street, Vancouver, BC  
Registered Professional's Name (Print) Min-Wei Chen, P.Eng.

**PLUMBING**

- 4.1 Roof drainage systems
- 4.2 Site and foundation drainage systems
- 4.3 Plumbing systems and devices
- 4.4 Continuity of fire separations at plumbing penetrations
- 4.5 Functional testing of plumbing related fire emergency systems and devices
- 4.6 Maintenance manuals for plumbing systems
- 4.7 Structural capacity of plumbing components, including anchorage and seismic restraint
- 4.8 Review of all applicable shop drawings

**FIRE SUPPRESSION SYSTEMS**

- 5.1 Suppression system classification for type of occupancy
- 5.2 Design coverage, including concealed or special areas
- 5.3 Compatibility and location of electrical supervision, ancillary alarm and control devices
- 5.4 Evaluation of the capacity of city (municipal) water supply versus system demands and domestic demand, including pumping devices where necessary
- 5.5 Qualification of welder, quality of welds and material
- 5.6 Review of all applicable shop drawings
- 5.7 Acceptance testing for "Contractor's Material and Test Certificate" as per NFPA Standards
- 5.8 Maintenance program and manual for suppression systems
- 5.9 Structural capacity of sprinkler components, including anchorage and seismic restraint
- 5.10 For partial systems — confirm sprinklers are installed in all areas where required
- 5.11 Fire Department connections and hydrant locations
- 5.12 Fire hose standpipes
- 5.13 Functional testing of fire suppression systems and devices

**ELECTRICAL**

- 6.1 Electrical systems and devices, including high building requirements where applicable
- 6.2 Continuity of fire separations at electrical penetrations
- 6.3 Functional testing of electrical related fire emergency systems and devices
- 6.4 Electrical systems and devices maintenance manuals
- 6.5 Structural capacity of electrical components, including anchorage and seismic restraint
- 6.6 Clearances from buildings of all electrical utility equipment
- 6.7 Fire protection of wiring for emergency systems
- 6.8 Review of all applicable shop drawings

**GEOTECHNICAL — Temporary**

- 7.1 Excavation
- 7.2 Shoring
- 7.3 Underpinning
- 7.4 Temporary construction dewatering

**GEOTECHNICAL — Permanent**

- 8.1 Bearing capacity of the soil
- 8.2 Geotechnical aspects of deep foundations
- 8.3 Compaction of engineered fill
- 8.4 Structural considerations of soil, including slope stability and seismic loading
- 8.5 Backfill
- 8.6 Permanent dewatering
- 8.7 Permanent underpinning



(Professional's Seal and Signature)

06/02/2014

Date

CRP's Initials

<sup>1</sup> For Building Official's use only

**SCHEDULE B-1**

Forming Part of Subsection 2.2.7, Div. C of the  
Vancouver Building By-law

DB 446666  
Building Permit No. 1

**ASSURANCE OF PROFESSIONAL DESIGN AND  
COMMITMENT FOR FIELD REVIEW**

- Notes:
- (i) This letter must be submitted along with Schedule B-2 before issuance of a *building permit*. A separate letter must be submitted by each *registered professional*.
  - (ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.
  - (iii) In this letter the words in italics have the same meaning as in the Vancouver Building By-law.

To: *The Chief Building Official*

THE CITY OF VANCOUVER

Re: SINGLE FAMILY HOUSE

Name of Project (Print)

6289 CARNARVON STREET, VANCOUVER, BC

Address of Project (Print)

Legal Description of Project (Print)

The undersigned hereby gives assurance that the design of the  
(Initial those of the items listed below that apply to this *registered professional*.  
All the disciplines will not necessarily be employed on every project.)

- ARCHITECTURAL
- STRUCTURAL
- MECHANICAL
- PLUMBING
- FIRE SUPPRESSION SYSTEMS
- ELECTRICAL
- GEOTECHNICAL — temporary
- GEOTECHNICAL — permanent



(Professional's Seal and Signature)

06/16/2014

Date

components of the plans and supporting documents prepared by this *registered professional* in support of the application for the *building permit* as outlined on the attached Schedule B-2 substantially comply with the Vancouver Building By-law and other applicable enactments respecting safety except for *construction* safety aspects.

The undersigned hereby undertakes to be responsible for *field reviews* of the above referenced components during *construction* as indicated on the attached "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS" (SCHEDULE B-2).

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VANCOUVER BUILDING BY-LAW 2007

Schedule B-1 - Continued

DB 446666

Building Permit No. <sup>1</sup>

6289 CARNARVON STREET, VANCOUVER, BC

Project Address

STRUCTURAL ONLYL

Discipline

The undersigned also undertakes to notify the *Chief Building Official* in writing as soon as possible if the undersigned's contract for *field review* is terminated at any time during *construction*.

I certify that I am a *registered professional* as defined in the Vancouver Building By-law.

DR. ZHANCHAO ZHAO P.Eng.

Registered Professional's Name (Print)

14839 95 AVENUE

Address (Print)

SURREY, BC. V3R 7W4

(604) 582-1305

Phone No.



(Professional's Seal and Signature)

06/16/2014

Date

(If the *Registered Professional* is a member of a firm, complete the following.)

I am a member of the firm ZHAO ENGINEERING LTD.

and I sign this letter on behalf of the firm

(Print name of firm)

Note: The above letter must be signed by a *registered professional*. The Vancouver Building By-law defines a *registered professional* to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
- (b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.

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CRP's Initials

DB 446666

**SCHEDULE B-2**

Forming Part of Subsection 2.2.7, Division C of the Vancouver Building By-law

Building Permit No. 7

**SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS**

- Notes: (i) This letter must be submitted along with Schedule B-1 before issuance of a *building permit*.  
 (ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.  
 (iii) In this letter the words in *italics* have the same meaning as in the Vancouver Building By-law.

Registered Professional's Name (Print) DR. ZHANCHAO ZHAO P.Eng.  
 Name of Project (Print) SINGLE FAMILY HOUSE  
 Address of Project (Print) 6289 CARNARVON STREET, VANCOUVER, BC

(Initial applicable discipline below and cross out and initial only those items not applicable to the project.)

9  
9  
9

**ARCHITECTURAL**

- 1.1 Fire resisting assemblies
- 1.2 *Fire separations* and their continuity
- 1.3 *Closures*, including tightness and operation
- 1.4 Egress systems, including *access to exit* within *suites* and *floor areas*
- 1.5 Performance and physical safety features (guardrails, handrails, etc.) *handrail only*
- 1.6 Structural capacity of architectural components, including anchorage and seismic restraint
- 1.7 Sound control
- 1.8 Landscaping, screening and site grading
- 1.9 Provisions for fire fighting access
- 1.10 Access requirements for *persons with disabilities*
- 1.11 Elevating devices
- 1.12 Functional testing of architecturally related fire emergency systems and devices
- 1.13 Development Permit and conditions therein
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- 1.16 Interior and exterior finishes
- 1.17 Dampproofing and/or waterproofing of walls and slabs below grade
- 1.18 Roofing and flashings
- 1.19 Wall cladding systems
- 1.20 Thermal insulation systems, including condensation control and cavity ventilation
- 1.21 Exterior glazing
- 1.22 Integration of building envelope components
- 1.23 Environmental separation requirements (Part 5)



06/16/2014 Date

**STRUCTURAL**

- 2.1 Structural capacity of structural components of the *building*, including anchorage and seismic restraint
- 2.2 ~~Structural aspects of deep foundations~~
- 2.3 Review of all applicable shop drawings
- 2.4 ~~Structural aspects of unbonded post-tensioned concrete design and construction~~
- 2.5 Verification of the satisfactory completion of an in-house check of the structural design
- 2.6 Verification of the satisfactory completion of an independent Concept Review, including a general overview of the design calculations

**MECHANICAL**

- 3.1 HVAC systems and devices, including high *building* requirements where applicable
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- 3.5 Maintenance manuals for mechanical systems
- 3.6 Structural capacity of mechanical components, including anchorage and seismic restraint
- 3.7 Review of all applicable shop drawings

<sup>1</sup> For Building Official's use only

DB 446666

Schedule B-2 - Continued

Building Permit No. 7

Address of Project (Print) 6289 CARNARVON STREET, VANCOUVERRegistered Professional's Name (Print) DR. ZHANCHAO ZHAO P.Eng.**PLUMBING**

- 4.1 Roof drainage systems
- 4.2 Site and foundation drainage systems
- 4.3 Plumbing systems and devices
- 4.4 Continuity of fire separations at plumbing penetrations
- 4.5 Functional testing of plumbing related fire emergency systems and devices
- 4.6 Maintenance manuals for plumbing systems
- 4.7 Structural capacity of plumbing components, including anchorage and seismic restraint
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**FIRE SUPPRESSION SYSTEMS**

- 5.1 Suppression system classification for type of occupancy
- 5.2 Design coverage, including concealed or special areas
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- 5.5 Qualification of welder, quality of welds and material
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- 5.8 Maintenance program and manual for suppression systems
- 5.9 Structural capacity of sprinkler components, including anchorage and seismic restraint
- 5.10 For partial systems — confirm sprinklers are installed in all areas where required
- 5.11 Fire Department connections and hydrant locations
- 5.12 Fire hose standpipes
- 5.13 Functional testing of fire suppression systems and devices

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- 6.8 Review of all applicable shop drawings

**GEOTECHNICAL — Temporary**

- 7.1 Excavation
- 7.2 Shoring
- 7.3 Underpinning
- 7.4 Temporary construction dewatering

**GEOTECHNICAL — Permanent**

- 8.1 Bearing capacity of the soil
- 8.2 Geotechnical aspects of deep foundations
- 8.3 Compaction of engineered fill
- 8.4 Structural considerations of soil, including slope stability and seismic loading
- 8.5 Backfill
- 8.6 Permanent dewatering
- 8.7 Permanent underpinning

06/16/2014

Date

CRP's Initials

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LEG

PROJECT COORDINATOR LANDSCAPE INTAKE CHECKLIST

Address: 6289 CARNARVON ST Intaken by: KYLE  
 Permit Number: DB446666 Date: JUNE 24/14  
 Contact: ROBERT BILLARD  Outright (SF)  
 Email Address: robert@billardarchitecture.ca  LWH (1 storey)  LWH (1.5 storey)  
 Phone Number: 604-618-0529 Pre-App? -

PC REVIEW DATE: OCT 9/14  
 Project Coordinator Section  
 Assigned Project Coordinator: KATRINA  
 All trees identified on survey are shown the Site/Landscape Plan?  Yes  N/A  
 Tree barriers are illustrated on the Site/Landscape Plan?  Yes  N/A  
 Tree removals proposed?  Yes  No Arborist report  Yes  No  
 Other Comments: \_\_\_\_\_

Landscape Development Specialist Section  
 LDS reviewer: Lee Beaulieu Date: SEP 23/14  
 HOLD

Information, document, deficiencies (specify email, phone, in person)	Date Requested	Date Received
No LI Rev'd - July 8 - w/m		
Seps/14 - needs → arborist report improvement		
↳ critical root zones + tree barrier		

Dec. 12/14  **CLEARED** with stamps  
 Contractor of the counter - Allison - gave info re New Arb. tree plan  
 report + ltr of Ass. Needed full sized / to scale + dimensioned -  
 TR #: 429731 Fee: \$ 251.00 Tree Barriers  Yes

- Cleared with the following conditions/comments (no need to circulate):
- revised site plan to show accurate tree barriers
  - pls. attach arborist report (copies provided)
  - pls. attach ltr. of assurance

Larger scaled plans requested for Tree Protection Plan  
 I spoke to the architect + explained what is needed  
 on the phone

pending from applicant.  
 Thanks,  
 Lee Beaulieu



Fax: 604-572-1309

Cell: 778-882-2206

MARCH 17/2014

The 54 samples submitted for your project ID #4217 for site: "6289 Carnarvon St. Vancouver", have been analyzed. The following page(s) contain the Bulk Asbestos Identification Results for your project.

The samples were analyzed by the NIOSH (National Institute for Occupational Safety and Health) Method 9002 Asbestos by PLM and EPA (Environmental Protection Agency) Test Method for Determination of Asbestos in Bulk Building Materials. All samples will be retained for three months after analysis.

If you have any questions or comments, please contact us.

Respectively,

Lyudmyla Ishkova  
bc...BC Hazmat Inspections Ltd.

SERVICES: Hazardous Material Inspections, Consulting, Abatement, & Air Monitoring  
Laboratory Services: Asbestos Bulk Sample Analysis, Air Monitoring Analysis



**BC HAZMAT**  
INSPECTIONS LTD.

Telephone: 604-528-1319  
General Email: bchazmatinspections@gmail.com  
Office:  
#107, 8209-120 Street, Surrey, BC V3W 0A6  
Mailing Address:  
#102, 0484-128 Street, Surrey, BC V3W 4G3

CLIENT ID: BC HAZMAT  
SAMPLES SUBMITTED BY: Conner  
LOCATION: 6289 Carnarvon St. Vancouver  
DATE ANALYZED: March 17/2014  
BCHI ID: 4217

**BULK ASBESTOS RESULTS**

BCHI SAMPLE ID	CLIENT SAMPLE ID	SAMPLE LOCATION	MATERIAL TYPE	LAYER #	LAYER DESCRIPTION	OTHER MATERIAL & AMOUNT	ASBESTOS TYPE & AMOUNT
4217-1	1	102 Shower Ceiling	Textured Drywall	1	Texture Coat	Non Fibrous>99%	Not Detected
				2	Filler Compound	Non Fibrous>99%	Not Detected
				3	Paper	Cellulose-90% Non Fibrous-10%	Not Detected
				4	Drywall	Synthetic-10% Non Fibrous-90%	Not Detected
4217-2	2	102 Shower Inside Wall	Textured Drywall	1	Texture Coat	Non Fibrous>99%	Not Detected
				2	Filler Compound	Non Fibrous>99%	Not Detected
				3	Paper	Cellulose-90% Non Fibrous-10%	Not Detected
				4	Drywall	Synthetic-10% Non Fibrous-90%	Not Detected

Analytical Method: NIOSH 9002      Analyst: Lyudmyla Ishkova



**BC HAZMAT**  
INSPECTIONS LTD

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General Email: bchazmatinspections@gmail.com  
Office:  
#107, 8299-129 Street, Surrey, BC V3W 0A6  
Mailing Address:  
#102, 8464-138 Street, Surrey, BC V3W 4G3

CLIENT ID: BC HAZMAT  
SAMPLES SUBMITTED BY: Conner  
LOCATION: 6289 Carnarvon St. Vancouver  
DATE ANALYZED: March 17/2014  
BCHI ID: 4217

**BULK ASBESTOS RESULTS**

BCHI SAMPLE ID	CLIENT SAMPLE ID	SAMPLE LOCATION	MATERIAL TYPE	LAYER #	LAYER DESCRIPTION	OTHER MATERIAL & AMOUNT	ASBESTOS TYPE & AMOUNT
4217-3	3	102 Shower Floor	Grout	1	Cementitious Material	Non Fibrous>99%	Not Detected
4217-4	4	104 Bathroom Ceiling	Textured Drywall	1	Texture Coat	Non Fibrous>99%	Not Detected
				2	Filler Compound	Non Fibrous>99%	Not Detected
4217-5	5	104 Bathroom Inside Wall	Textured Drywall	1	Texture Coat	Non Fibrous>99%	Not Detected
				2	Filler Compound	Non Fibrous>99%	Not Detected
4217-6	6	104 Bathroom Floor	Grout	1	Cementitious Material	Non Fibrous>99%	Not Detected
4217-7	7	104.5 Theatre Ceiling	Drywall Filler Compound	1	Filler Compound	Non Fibrous>99%	Not Detected
4217-8	8	105 Gym Ceiling	Textured Drywall	1	Texture Coat	Non Fibrous>99%	Not Detected

Analytical Method: NIOSH 9002      Analyst: Lyudmyla Ishkova



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Office:  
#107, 8299-139 Street, Surrey, BC V3W 0A6  
Mailing Address:  
#102, 8494-128 Street, Surrey, BC V3W 4G3

CLIENT ID: BC HAZMAT  
SAMPLES SUBMITTED BY: Conner  
LOCATION: 6289 Carnarvon St. Vancouver  
DATE ANALYZED: March 17/2014  
BCHI ID: 4217

**BULK ASBESTOS RESULTS**

BCHI SAMPLE ID	CLIENT SAMPLE ID	SAMPLE LOCATION	MATERIAL TYPE	LAYER #	LAYER DESCRIPTION	OTHER MATERIAL & AMOUNT	ASBESTOS TYPE & AMOUNT
				2	Filler Compound	Non Fibrous>99%	Not Detected
				3	Paper	Cellulose-90% Non Fibrous-10%	Not Detected
4217-9	9	105 Gym Inside Wall	Textured Drywall	1	Texture Coat	Non Fibrous>99%	Not Detected
				2	Filler Compound	Non Fibrous>99%	Not Detected
4217-10	10	105 Gym Floor	Grout	1	Cementious Material	Non Fibrous>99%	Not Detected
4217-11	11	106 Pool Inside Wall	Stucco	1	Cementious Material	Non Fibrous>99%	Not Detected
4217-12	12	106 Pool Floor	Grout	1	Cementious Material	Non Fibrous>99%	Not Detected
4217-13	13	107 Middle Room # 1 Ceiling	Drywall Filler Compound	1	Filler Compound	Non Fibrous>99%	Not Detected

Analytical Method: NIOSH 9002      Analyst: Lyudmyla Ishkova



**BC HAZMAT**  
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Office:  
#102, 8298-139 Street, Surrey, BC V3W 0A6  
Mailing Address:  
#102, 8484-128 Street, Surrey, BC V2W 4G3

CLIENT ID: BC HAZMAT  
SAMPLES SUBMITTED BY: Conner  
LOCATION: 6289 Carnarvon St. Vancouver  
DATE ANALYZED: March 17/2014  
BCHI ID: 4217

**BULK ASBESTOS RESULTS**

BCHI SAMPLE ID	CLIENT SAMPLE ID	SAMPLE LOCATION	MATERIAL TYPE	LAYER #	LAYER DESCRIPTION	OTHER MATERIAL & AMOUNT	ASBESTOS TYPE & AMOUNT
				2	Paper	Cellulose-90% Non Fibrous-10%	Not Detected
				3	Drywall	Synthetic-10% Cellulose-10% Non Fibrous-80%	Not Detected
4217-14	14	108 Bathroom Ceiling	Textured Drywall	1	Texture Coat	Non Fibrous>99%	Not Detected
				2	Filler Compound	Non Fibrous>99%	Not Detected
				3	Paper	Cellulose-90% Non Fibrous-10%	Not Detected
4217-15	15	108 Bathroom Wall	Grout	1	Cementious Material	Non Fibrous>99%	Not Detected
4217-16	16	108 Bathroom Floor	Grout	1	Cementious Material	Non Fibrous>99%	Not Detected
4217-17	17	201 Bathroom Ceiling	Drywall Filler Compound	1	Filler Compound	Non Fibrous>99%	Not Detected

Analytical Method: NIOSH 9002      Analyst: Lyudmyla Ishkova



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CLIENT ID: BC HAZMAT  
SAMPLES SUBMITTED BY: Conner  
LOCATION: 6289 Carnarvon St, Vancouver  
DATE ANALYZED: March 17/2014  
BCHI ID: 4217

**BULK ASBESTOS RESULTS**

BCHI SAMPLE ID	CLIENT SAMPLE ID	SAMPLE LOCATION	MATERIAL TYPE	LAYER #	LAYER DESCRIPTION	OTHER MATERIAL & AMOUNT	ASBESTOS TYPE & AMOUNT
4217-18	18	201 Bathroom Inside Wall	Drywall Filler Compound	1	Filler Compound	Non Fibrous>99%	Not Detected
4217-19	19	203 Sec-B Stairs Inside Wall	Textured Drywall	1	Texture Coat	Non Fibrous>99%	Not Detected
				2	Filler Compound	Non Fibrous>99%	Not Detected
4217-20	20	203 Sec-B Stairs Outside Wall	Drywall Filler Compound	1	Filler Compound	Non Fibrous>99%	Not Detected
				2	Paper	Cellulose-90% Non Fibrous-10%	Not Detected
				3	Drywall	Synthetic-10% Non Fibrous-90%	Not Detected
4217-21	21	203 Sec-B Stairs Inside Wall	Textured Stucco	1	Cementious Material	Non Fibrous>99%	Not Detected
4217-22	22	202 Sec-A Outside Wall	Drywall Filler Compound	1	Filler Compound	Non Fibrous>99%	Not Detected

Analytical Method: NIOSH 9002      Analyst: Lyudmyla Ishkova



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CLIENT ID: BC HAZMAT  
SAMPLES SUBMITTED BY: Conner  
LOCATION: 6289 Carnarvon St. Vancouver  
DATE ANALYZED: March 17/2014  
BCHI ID: 4217

**BULK ASBESTOS RESULTS**

BCHI SAMPLE ID	CLIENT SAMPLE ID	SAMPLE LOCATION	MATERIAL TYPE	LAYER #	LAYER DESCRIPTION	OTHER MATERIAL & AMOUNT	ASBESTOS TYPE & AMOUNT
4217-23	23	205 Sec-O Inside Wall	Drywall Filler Compound	1	Filler Compound	Non Fibrous>99%	Not Detected
				2	Mesh	Synthetic>99%	Not Detected
4217-24	24	205 Sec-O Inside Wall	Textured Drywall	1	Texture Coat	Non Fibrous>99%	Not Detected
				2	Filler Compound	Non Fibrous>99%	Not Detected
4217-25	25	206 Sec-E Inside Wall	Textured Drywall	1	Texture Coat	Non Fibrous>99%	Not Detected
				2	Filler Compound	Non Fibrous>99%	Not Detected
4217-26	26	207 Garage Inside Wall	Texture Coat	1	Texture Coat	Non Fibrous>99%	Not Detected
4217-27	27	301 Bedroom # 1 Inside Wall	Drywall Filler Compound	1	Filler Compound	Non Fibrous>99%	Not Detected

Analytical Method: NIOSH 9002      Analyst: Lyudmyla Ishkova



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SAMPLES SUBMITTED BY: Conner  
LOCATION: 6289 Carnarvon St. Vancouver  
DATE ANALYZED: March 17/2014  
BCHI ID: 4217

**BULK ASBESTOS RESULTS**

BCHI SAMPLE ID	CLIENT SAMPLE ID	SAMPLE LOCATION	MATERIAL TYPE	LAYER #	LAYER DESCRIPTION	OTHER MATERIAL & AMOUNT	ASBESTOS TYPE & AMOUNT
				2	Paper	Cellulose-90% Non Fibrous-10%	Not Detected
4217-28	28	301 Bedroom # 1 Outside Wall	Drywall Filler Compound	1	Filler Compound	Non Fibrous>99%	Not Detected
				2	Paper	Cellulose-90% Non Fibrous-10%	Not Detected
4217-29	29	301 Bedroom # 1 Outside Wall	Drywall Filler Compound	1	Filler Compound	Non Fibrous>99%	Not Detected
				2	Paper	Cellulose-90% Non Fibrous-10%	Not Detected
4217-30	30	301 Bedroom # 1 Fireplace	Mortar	1	Cementious Material	Non Fibrous>99%	Not Detected
4217-31	31	302 Office Outside Wall	Textured Drywall	1	Texture Coat & Filler Compound	Non Fibrous>99%	Not Detected
4217-32	32	305 Hall Inside Wall	Drywall Filler Compound	1	Filler Compound	Non Fibrous>99%	Not Detected

Analytical Method: NIOSH 9002      Analyst: Lyudmyla Ishkova



**BC HAZMAT**  
INSPECTIONS LTD

Telephone: 604-590-1319  
General Email: bchazmatinspections@gmail.com  
Office:  
#101, 8299-129 Street, Surrey, BC V3W 0A6  
Mailing Address:  
#102, 8484-128 Street, Surrey, BC V3W 4G2

CLIENT ID: BC HAZMAT  
SAMPLES SUBMITTED BY: Conner  
LOCATION: 6289 Carnarvon St. Vancouver  
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**BULK ASBESTOS RESULTS**

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4217-33	33	303 Bathroom Inside Wall	Textured Drywall	1	Texture Coat	Non Fibrous>99%	Not Detected
				2	Filler Compound	Non Fibrous>99%	Not Detected
4217-34	34	306 Bathroom Ceiling	Textured Drywall	1	Texture Coat	Non Fibrous>99%	Not Detected
				2	Filler Compound	Non Fibrous>99%	Not Detected
				3	Paper	Cellulose-90% Non Fibrous-10%	Not Detected
4217-35	35	306 Bathroom Outside Wall	Textured Drywall	1	Texture Coat	Non Fibrous>99%	Not Detected
				2	Filler Compound	Non Fibrous>99%	Not Detected
4217-36	36	306 Bathroom Floor	Grout	1	Cementious Material	Non Fibrous>99%	Not Detected

Analytical Method: NIOSH 9002      Analyst: Lyudmyla Ishkova



Telephone: 604-598-0799  
 General Email: bchazmatinspections@gmail.com  
 Office:  
 #107, 8299-129 Street, Surrey, BC, V3W 0A6  
 Mailing Address:  
 #102, 8464-128 Street, Surrey, BC, V3W 4G3

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**BULK ASBESTOS RESULTS**

BCHI SAMPLE ID	CLIENT SAMPLE ID	SAMPLE LOCATION	MATERIAL TYPE	LAYER #	LAYER DESCRIPTION	OTHER MATERIAL & AMOUNT	ASBESTOS TYPE & AMOUNT
4217-37	37	307 Bedroom # 3 Inside Wall	Textured Drywall	1	Texture Coat & Filler Compound	Non Fibrous>99%	Not Detected
4217-38	38	308 Bathroom Outside Wall	Textured Drywall	1	Texture Coat & Filler Compound	Non Fibrous>99%	Not Detected
4217-39	39	308 Bathroom Floor	Mortar	1	Cementitious Material	Non Fibrous>99%	Not Detected
4217-40	40	309 Bedroom # 4 Outside Wall	Textured Drywall	1	Texture Coat & Filler Compound	Non Fibrous>99%	Not Detected
				2	Paper	Cellulose-90% Non Fibrous-10%	Not Detected
4217-41	41	310 Bathroom Inside Wall	Drywall Filler Compound	1	Filler Compound	Non Fibrous>99%	Not Detected
4217-42	42	Exterior House	Roll on	1	Tar Material	Synthetic-20% Non Fibrous-80%	Not Detected
4217-43	43	Garage Roof	Roll on	1	Tar Material	Synthetic-20% Non Fibrous-80%	Not Detected

Analytical Method: NIOSH 9002      Analyst: Lyudmyla Ishkova



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INSPECTIONS LTD

Telephone: 604-598-1319  
General Email: bchazmatinspections@gmail.com  
Office:  
#102, 8298-129 Street, Surrey, BC V3W 0A6  
Mailing Address:  
#102, 8484-128 Street, Surrey, BC V3W 4G3

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DATE ANALYZED: March 17/2014  
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**BULK ASBESTOS RESULTS**

BCHI SAMPLE ID	CLIENT SAMPLE ID	SAMPLE LOCATION	MATERIAL TYPE	LAYER #	LAYER DESCRIPTION	OTHER MATERIAL & AMOUNT	ASBESTOS TYPE & AMOUNT
4217-44	44	Front House Roof	Roll on	1	Tar Material	Synthetic-20% Non Fibrous-80%	Not Detected
4217-45	45	Middle House Roof	Roll on	1	Tar Material	Synthetic-20% Non Fibrous-80%	Not Detected
4217-46	46	Rear House Roof	Roll on	1	Tar Material	Synthetic-20% Non Fibrous-80%	Not Detected
4217-47	47	Garage Exterior	Stucco	1	Cementious Material	Non Fibrous>99%	Not Detected
4217-48	48	Patio Exterior	Stucco	1	Cementious Material	Non Fibrous>99%	Not Detected
				2	Mesh	Synthetic>99%	Not Detected
4217-49	49	Front Rear House Exterior	Stucco	1	Cementious Material	Non Fibrous>99%	Not Detected
4217-50	50	Middle Rear House Exterior	Stucco	1	Cementious Material	Non Fibrous>99%	Not Detected

Analytical Method: NIOSH 9002      Analyst: Lyudmyla Ishkova



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INSPECTIONS LTD

Telephone: 604-598-1219  
General Email: bchazmatinspections@gmail.com  
Office:  
#107, 8299-129 Street, Surrey, BC V3W 6A6  
Mailing Address:  
#102, 8464-120 Street, Surrey, BC V3W 4G3

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**BULK ASBESTOS RESULTS**

BCHI SAMPLE ID	CLIENT SAMPLE ID	SAMPLE LOCATION	MATERIAL TYPE	LAYER #	LAYER DESCRIPTION	OTHER MATERIAL & AMOUNT	ASBESTOS TYPE & AMOUNT
4217-51	51	Right Rear House Exterior	Stucco	1	Cementious Material	Non Fibrous>99%	Not Detected
4217-52	52	Stairs House Exterior	Stucco	1	Cementious Material	Non Fibrous>99%	Not Detected
4217-53	53	Tower House Exterior	Stucco	1	Cementious Material	Non Fibrous>99%	Not Detected
4217-54	54	Pillar House Exterior	Stucco	1	Cementious Material	Non Fibrous>99%	Not Detected

Analytical Method: NIOSH 9002      Analyst: Lyudmyla Ishkova



Inspection Date March 17<sup>th</sup>, 2014

# PRE-DEMOLITION HAZARDOUS MATERIAL INSPECTION REPORT



**“Asbestos” – BC’s #1 occupational disease.**



**RE: PRE-DEMOLITION HAZARDOUS MATERIAL INSPECTION SURVEY FOR SUSPECT  
ASBESTOS CONTAINING BUILDING MATERIALS WITH RISK ASSESSMENT**

**CONTENTS OF REPORT:**

- 1.0 Introduction, Work Safe BC and Other Regulations
- 1.1 What is Asbestos?
- 1.2 Diseases Caused by Asbestos
- 2.0 Methodology
- 3.0 Information: PCB, Mercury, Lead and Other Chemicals
- 3.1 Liquid Mercury
- 3.2 PCB's
- 3.3 Lead
- 3.4 Chemicals and Other Hazardous Materials
- 4.0 Asbestos Summary
- 5.0 Is it Safe to Proceed with Demolition of this Building?
- 6.0 Owners Responsibility
- 7.0 Owners Compliance... (WCB)
- 8.0 Removal & disposal of hazardous materials - information
- 9.0 Validation



**RE: PRE-DEMOLITION HAZARDOUS MATERIAL INSPECTION SURVEY FOR SUSPECT ASBESTOS CONTAINING BUILDING MATERIALS WITH RISK ASSESSMENT**

**Level 3 # of Rooms:** Bedroom #1, Office, Bathroom, Hallway, Bathroom, Bedroom #3, Bathroom, Bedroom #4, Bathroom.

**Interior Finish Level-3:**

**Ceilings:** Was mostly finished with drywall and textured drywall. Lot of drywall ceilings removed exposing wood studs. We were able to collect representative samples from left over materials.

**Walls:** Finished Similar situation as ceilings. Bedrooms #1 and #2 drywall removed from walls – exposing wood studs. We were able to collect representative samples from left over materials.

**Floorings:** Mostly carpets removed, bare wood floors. Some ceramic tile over wood.

The house building materials: drywall, textured drywall and walls, flooring finishing sets are all homogeneous throughout the house.

The sample results prove this statement.

**Insulation (Walls):** Fiberglass **Insulation (Ceiling):** Fiberglass Batt

**Garage Summary:** Attached 3 car garage with textured concrete walls and ceilings and concrete floorings and asphalt roll on roof.



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**RE: PRE-DEMOLITION HAZARDOUS MATERIAL INSPECTION SURVEY FOR SUSPECT ASBESTOS CONTAINING BUILDING MATERIALS WITH RISK ASSESSMENT**

**DESCRIPTION OF BUILDING**

Levels: 3      Square Footage: Approx: 9,000 – 11,000      Base Type: Concrete

Exterior Finish: Stucco on wood.      Windows Type: Aluminum with no window putty.

Roof Type: Asphalt Sheet (Roll On)

Level 1 # of Rooms: Sauna, Shower, Stairs, Bathroom, Theatre, Gym, Pool, Maid Room #1, Bathroom, Maid Room #2.

**Interior Finish Level-1:**

Ceilings: Finished with wood in the sauna, rest is textured drywall, drywall and unfinished in the pool.

Walls: Finished with wood in the sauna, rest is drywall, textured drywall, textured stucco in the pool and slate in the bathroom.

Floorings: Finished with concrete, slate over concrete, concrete and marble tiles.

Level 2 # of Rooms: Bathroom, Section A, Section B, Section C, Section D, Section E, (Can't tell what rooms or areas these livable areas were used for so we gave it section #'s. And garage.

**Interior Finish Level-2:**

Ceilings: Finished with drywall in the bathroom textured drywall in section e and concrete in section d, the rest is unfinished – open to T-bar ceilings and metal and wood studs. Sampled remnant suspect building materials.

Walls: Finished with drywall, textured drywall, and some stucco in section b. Many walls open to studs. Sampled remnant suspect building materials.

Floorings: Finished with carpet over wood in the bathroom and the rest is concrete.



**Inspection Address:** 6289 Carnarvon St, Vancouver, B.C.    **Ordered By:** *YONG FENG CONSTRUCTION*    **File #**4217  
**Office Fax:** 604-572-1309    **Cell:** 778-882-2206

**RE: PRE-DEMOLITION HAZARDOUS MATERIAL INSPECTION SURVEY FOR SUSPECT ASBESTOS CONTAINING BUILDING MATERIALS WITH RISK ASSESSMENT**

**1.0 – INTRODUCTION, WORK SAFE BC AND OTHER REGULATIONS**

This is to certify that we have done a hazardous materials inspection survey of the property noted above. We performed this inspection to the best of our abilities and have aimed to take representative samples of the same.

The inspection, sample collection and submission for analysis was performed as per Work Safe BC Regulation 20.112 in trying to identify any asbestos containing materials that may be handled, disturbed or removed during remodeling or demolition of the building.

It must be emphasized that this survey was concerned exclusively with the above mentioned address. Areas such as inaccessible floor (cavities), ceiling(s) and wall (cavities) which would require dismantling portions of the building were not investigated. We do our best to investigate for underground storage tanks or services on the above mentioned property, but cannot guarantee our findings. Further investigation will have to be carried out by you through City Hall, or hiring a Inspector / Consultant with underground storage tank or underground services expertise.

Work Safe BC Occupational Health and Safety Regulation Part 20 Construction, Excavation and Demolition – Section 20.27.2 Hazardous Material – states that before work begins on the demolition or salvage of machinery, equipment, building or structures, the employer or owner must have the site inspected to identify asbestos, lead, heavy metals, toxins, flammable or explosive material that may be handled or removed. What we were hired to survey, by the owner or contractor for this project, is contained in this report. In addition, the regulations require that the identified hazardous materials must be safely removed and contained by a “Qualified Abatement Contractor” prior to demolition or renovation.

Once the hazardous material(s) have been removed and contained, it must be disposed of as per the Ministry of Environment Special Waste Regulation and Environmental Management Act (Hazardous Waste Regulation). For the transport of the hazardous materials (Transport of Dangerous Goods Regulation), it is required that all hazardous materials be recycled, packaged, transported and disposed of properly as per all regulations.



**RE: PRE-DEMOLITION HAZARDOUS MATERIAL INSPECTION SURVEY FOR SUSPECT ASBESTOS CONTAINING BUILDING MATERIALS WITH RISK ASSESSMENT**

**1.1 – WHAT IS ASBESTOS ?**

Asbestos is a hazardous material. Asbestos is a natural mineral with unusual qualities; it has a higher tensile strength than steel, high heat resistance, chemical resistant, a high water resistance and is a poor conductor for electricity. Asbestos is a long, flexible, silky fiber that can be made into a wide variety of products from clothing to fireproofing and gaskets to building materials. The unique properties and performance capabilities of asbestos make it hard to match with man-made synthetics.

Asbestos has been used in hundreds of applications and products over the last 4500 years. The ancient Greeks used it for lamp wicks, funeral shrouds and ceremonial tablecloths. During the 1800's it was used to insulate hot engines and boilers as well as the piping that powered the Industrial Revolution. For over half a century it was used in office buildings, schools and other public buildings for insulating boiler pipes, sound proofing and fire protection.

Asbestos is also found in many places around the home. It has been used in roofing materials, siding, drywall compounds and textures. It also has been used in flooring, boiler pipes, appliance wiring, acoustical ceiling tiles and attic insulation as well as many other applications.

**People working with or in close proximity of asbestos containing materials can develop serious and chronic health problems.** Asbestos fibers are extremely fine and can remain in the air for many hours (12-16 hours). People that are exposed to contaminated air, take the fibers far into the deepest parts of their lungs, past all the bodies' defenses. Fibers also get caught on clothing and are distributed wherever they go, like the home, cars and work places.

Individual asbestos fibers are too small to see with the naked eye. The only way to be sure if asbestos is present, is to test a sample in a laboratory. The belief that asbestos can be identified using one or more of our human senses is not true.



**RE: PRE-DEMOLITION HAZARDOUS MATERIAL INSPECTION SURVEY FOR SUSPECT ASBESTOS CONTAINING BUILDING MATERIALS WITH RISK ASSESSMENT**

**1.2 – DISEASES CAUSED BY INHALING ASBESTOS FIBERS**

**Asbestosis Lung Disease:** The asbestos fibers get trapped in the lungs causing scaring and stiffening which slowly makes it impossible to absorb enough oxygen to survive.

**Mesothelioma Cancer:** A rare form of cancer that is only attributed to asbestos exposure caused by fibers penetrating through the lungs and seating themselves in the abdominal wall. As the scaring develops in the lining of the chest, the victim endures an extraordinary amount of unmanageable pain, often described as having the inside of the chest lined with sand paper. This continues to get worse until the victim dies of the cancer.

**Lung Cancer:** Lung cancer is caused by the inhalation of asbestos and the risk of developing this cancer is multiplied 10 times if the victim is a smoker. Again, this cancer is a very painful way to die.

There are no known cures for these conditions and very little that can be done by the medical community to give any comfort from the pain. All of these conditions take a long time to kill and not only cause unimaginable pain to the victim, but put the surviving family members through terrible suffering and uncertainty.

Out of the 307 worker fatalities in B.C. from 1995-2005, 145 of them were asbestos related. In 2009, 53 workers died of asbestos related diseases and it is expected that because of a lack of awareness 20-40 years ago, those numbers are going to double every year until worker awareness catches up to the long latency period of these fatal conditions



**RE: PRE-DEMOLITION HAZARDOUS MATERIAL INSPECTION SURVEY FOR SUSPECT ASBESTOS CONTAINING BUILDING MATERIALS WITH RISK ASSESSMENT**

**2.0 – METHODOLOGY**

A visual inspection of the interior and exterior is undertaken to determine the location of suspect asbestos containing materials. These areas are but not limited to; attic, ceilings, walls, floors, cavities, HVAC systems, exterior finishes, roofing and out-buildings.

During the inspection, representative bulk sampling is completed in documented locations in above described locations. The samples are then submitted for laboratory analysis in accordance with the National Institute for Occupational Safety and Health (NIOSH) 9002 Analytical Method using stereo binocular microscopy and polarized light microscopy.

The laboratory results are attached to the survey, risk assessments are included in the summary (section 4.0) and any other hazardous materials observed are also documented in the relative sections.

**3.0 – INFORMATION: PCB, MERCURY, LEAD AND CHEMICALS**

A visual inspection of the property is conducted for the presence of these items:

- 1) Wall mounted thermostat(s), gauges and other items that could contain mercury.
- 2) Fluorescent light fixtures suspected of containing PCB's.
- 3) Flammable, explosive, corrosive or toxic chemicals stored on the property.
- 4) Paints, thinners, and other lead containing materials stored on the property.
- 5) CFC's in refrigerator(s) and or freezer(s) stored on the property.
- 6) Radioactive smoke or heat detectors stored on the property.



**RE: PRE-DEMOLITION HAZARDOUS MATERIAL INSPECTION SURVEY FOR SUSPECT ASBESTOS CONTAINING BUILDING MATERIALS WITH RISK ASSESSMENT**

**3.1 – LIQUID MERCURY**

Liquid Mercury and other forms of mercury is found in wall mounted thermostats and in new energy efficient light bulbs. (If we did not observe any wall mounted thermostat(s) or the said light bulbs, there still may be one or more buried in contents or debris, care should be taken to find them during the removal of said material). Mercury must be disposed of as per the Ministry of Environment's Hazardous Waste Regulation.

Mercury, in its elemental form can form a vapor at room temperature. Inhaling mercury vapors, absorption into skin or ingesting the liquid form can cause serious injury (birth defects, brain damage, nervous system and/or kidney failure) or even death. It can also enter your body via food (ex:fish).

**3.2 – PCB's**

If during our inspection *suspect* fluorescent light fixture(s) containing PCB's were observed, have the units removed prior to demolition and disposed of as per the Ministry of Environment's Hazardous Waste Regulation. In case some fluorescent light fixtures are observed in the building, during or before demolition of building, stop and have the units removed prior to demolition and disposed of as per the Ministry of Environment's Hazardous Waste Regulation.

PCB's are known to cause cancers, neurological development problems in children, reproductive problems and can suppress the immune system. PCB's are also released into the environment are most commonly absorbed into fish and through predation they enter other areas of the food chain.



**RE: PRE-DEMOLITION HAZARDOUS MATERIAL INSPECTION SURVEY FOR SUSPECT ASBESTOS CONTAINING BUILDING MATERIALS WITH RISK ASSESSMENT**

**3.3 – LEAD**

**YES**

During our inspection some suspect oil based paints, primers and enamels applied to the interior and/or exterior surfaces of the structure were observed and are suspect to contain lead and other heavy metals.

**YES**

During our inspection, lead vent pipe(s) were observed and need to be removed prior to demolition.

**NO**

During our inspection, lead bordered (stained glass) windows were not observed.

Lead exposure can cause vomiting, convulsions, coma, intellectual development problems, anemia, brain damage and even death. Improper disposal can cause food chain related contamination and through predation, enter the human food supply. All lead must be disposed of as per the Ministry of Environment's hazardous Waste Regulations.



Inspection Address: 6289 Carnarvon St, Vancouver, B.C. Ordered By: YONG FENG CONSTRUCTION File #4217

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**3.4 – CHEMICALS AND OTHER HAZARDOUS MATERIALS**

During our inspection it was observed that these materials/items were present on the property and need to be removed prior to demolition. It is the responsibility of the owner to have these materials/items removed themselves or hire a contractor to do so. Keep in mind that the Asbestos Abatement Contractor you hire to remove the asbestos containing materials may not necessarily remove other chemical or hazardous material products. Often it is expected that you contract them or someone else separately to do so. All materials need to be disposed of as per the Ministry of Environment Hazardous Waste Regulations.

- YES - Lead Roof Vents
- NO - Wall mounted thermostats containing liquid mercury
- YES - New Bulbs suspected of containing mercury
- YES - Fluorescent light fixtures suspected of containing PCB's
- NO - Stored paints, thinners...or primers..etc.,
- NO - Petroleum products / Flammables (solvents / oils / propane tanks)
- NO - CFC's (fridge / freezer / air conditioning units)
- YES - Mold
- NO - Automotive parts (batteries / tires / other potentially hazardous materials ----Lawn Mower, ----brake pads)
- NO - No Oil tank detected (Owner must have this further investigated by qualified professional)
- YES - Smoke / heat detectors (potentially radioactive)
- NO - Biological Hazards
- NO - House hold cleaners & chemicals,
- YES - Possible Batteries in Security System Panel Board
- OTHER: - Electrical Panel

\*\*\*No refers to not-detected, but depending on the material, it could be out of site, behind walls, constructed over, under a pile, etc., etc.

POSSIBLE refers to an item that was not sampled and analyzed but it was seen on the property and could contain hazardous materials. Or it was not detected nor seen but could be present.

And some of the above listed items or other hazardous materials could have been missed (not detected) during our inspection because they **COULD BE BURIED UNDER GARBAGE**, or behind wall, ceiling, or just missed.



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**4.0 – ASBESTOS SUMMARY**

0 out of 54 samples collected for laboratory analysis were confirmed to contain asbestos. Asbestos containing materials requiring removal and there locations are listed in the table below and the laboratory results pages are attached to the back of this report.

Sample #	Level	Room(s)	Material	Layer	Risk**
<b>NO ASBESTOS WAS DETECTED ON SITE DURING TIME OF INSPECTION.</b>					

When collecting samples, we give each room, or an area, a number. For example we may designate a particular room as #102 Bathroom. The 1<sup>st</sup> digit represents that we are referring to level 1 (or basement). And 02 means it was the 2<sup>nd</sup> room on that level that we inspected. This # would be marked on the wall of that room. For ex: #201 Entry, would refer to the Level 2 entry.

\*\*Risk classification is based on Work Safe BC Regulation and may be changed if the “Qualified Contractor” can satisfy Work Safe BC that their procedures are sound and they can show a history of professional experience and air monitoring results to prove it. Beware, not all Contractors can do this and you, as The Owner, are responsible for compliance on your property. \*\*\*Risk suggested can and will change, depending on the procedures used to remove the ACM.

Just because we specify one material to be removed following a lower risk (for example Moderate Risk) and if the same job site has another asbestos containing material to be removed following a Higher Risk abatement procedures (for example High Risk) --- it does not mean that while the crew is removing both materials simultaneously that they can follow Moderate Risk Procedures and High Risk Work Procedures at the same time. A “Qualified Contractor” would know what we mean by this.

PLEASE NOTE: ALL NON ASBESTOS HAZARDOUS MATERIAL(S) and other Hazardous Materials such as Mercury, PCB, Lead , paints, paint thinners and other suspected lead containing materials, equipment and items, pesticides, tires, rubber, batteries, etc., etc. ....including any other stored or abandoned chemicals on the premises suspected of containing Hazardous material (including flammable, toxic, corrosive, and explosives content), CFC'S (Chlorofluorocarbon) in refrigeration equipment, Radio-active heat or smoke detectors, etc etc etc.... **NEED TO BE REMOVED AND DISPOSED OF AS PER REGULATIONS.** See Sections 3, 3.1, 3.2, 3.3, 3.4, etc

It is possible that there may still be asbestos containing materials or other hazardous materials trapped within cavities outside of the areas invasively inspected as a result of dumping of materials during the construction or renovation of the structure. There also may be the risk of abandoned asbestos wrapped pipe or ducting runs that were abandoned during a renovation or retro-fit. If any asbestos is found as a result of demolition, work must stop until a proper remediation can be completed of the material.



**RE: PRE-DEMOLITION HAZARDOUS MATERIAL INSPECTION SURVEY FOR SUSPECT ASBESTOS CONTAINING BUILDING MATERIALS WITH RISK ASSESSMENT**

**5.0 – IS IT SAFE TO PROCEED WITH DEMOLITION OF THIS BUILDING ?**

**YES** - It is safe to proceed with the demolition of this building.

According to our visual inspection and/or the laboratory results of the samples collected from the above noted project site \*\*\*\*\*No Asbestos Containing Material(s) were detected at this location.

The laboratory results indicate, that according to the samples collected from the above noted project site and/or as a result of our visual inspection,

**It is ok to proceed with the demolition of the above building as per Asbestos requirements by WorkSafe WCB.**

**Please do remove all other hazardous materials out of the premises before demo and dispose them as instructed in this Report (as per code).**

**Please make sure any other requirements you need to full fill have been satisfied prior to demolition.**

**6.0 – OWNERS RESPONSIBILITY**

The Hazardous Materials Survey, removal of any hazardous materials and the disposal of said hazardous material are the responsibility of the Owner exclusively. To ensure that you (The Owner) are in compliance with the regulatory board(s), the work must be done by a “Licensed and Qualified Hazardous Material Abatement Contractor” and all hazardous waste be transported by a “Licensed Disposal Company” prior to any demolition. If unsure as to whether a Contractor is “Qualified”, call Work Safe BC at 604-276-3100.

Owners have a legal duty to provide The Qualified Contractor and any other workers on that site with information on the location and condition of asbestos and any other hazard(s) before work begins.

The Qualified Abatement Contractor will draw up Site Specific procedures along with an exposure control plan and other required documents and submitted to Worksafe BC.

This report must be posted in a conspicuous spot at the site throughout the demolition process and be made available to all who require it.

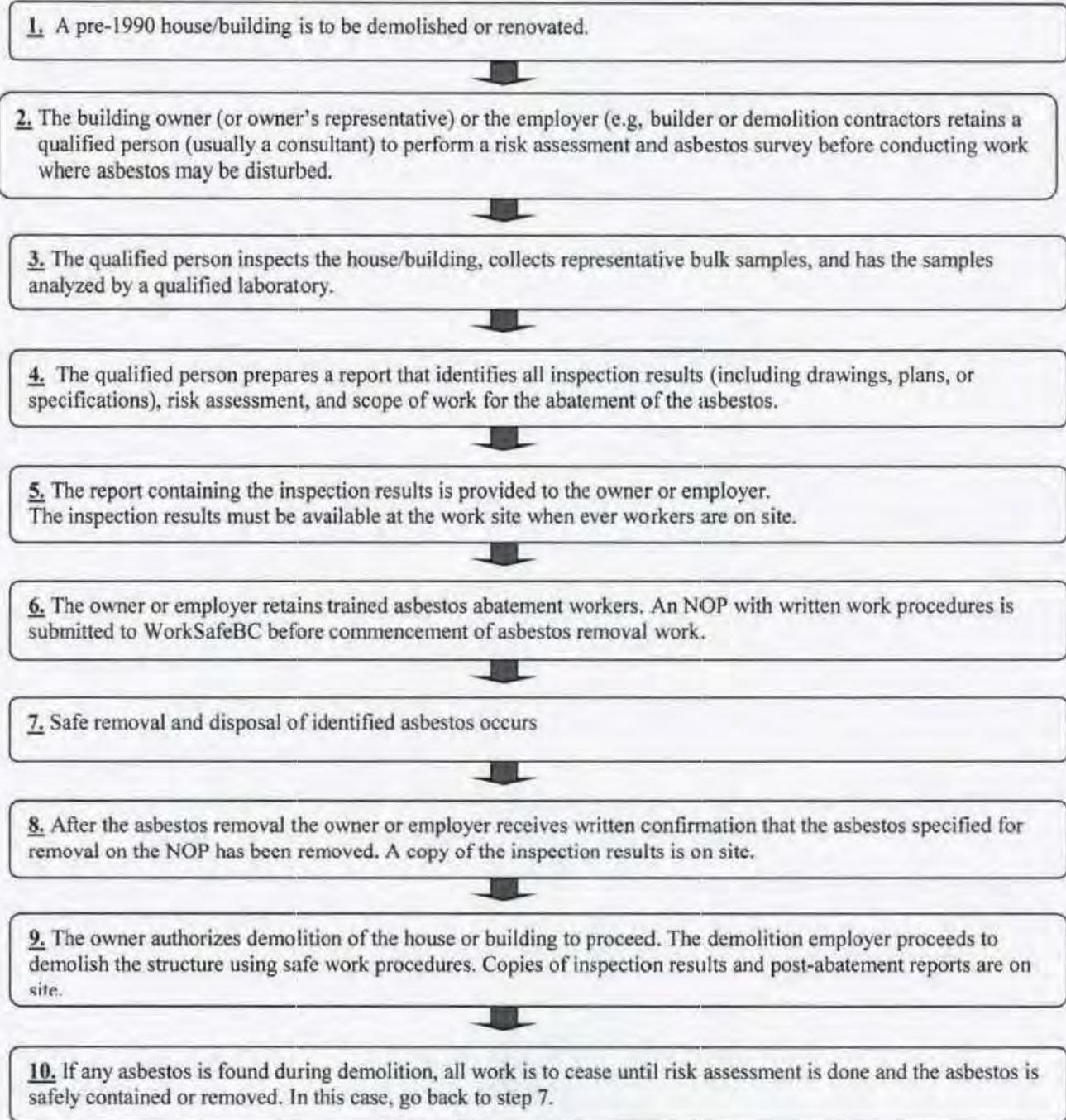


**Inspection Address:** 6289 Carnarvon St, Vancouver, B.C.    **Ordered By:** YONG FENG CONSTRUCTION    **File #**4217

**Office Fax:** 604-572-1309    **Cell:** 778-882-2206

**RE: PRE-DEMOLITION HAZARDOUS MATERIAL INSPECTION SURVEY FOR SUSPECT ASBESTOS CONTAINING BUILDING MATERIALS WITH RISK ASSESSMENT**

7.0 Ten Steps to compliance with the asbestos abatement requirements in section 20.112 of the Regulation for pre-1990 house/building demolition





Office Fax: 604-572-1309 Cell: 778-882-2206  
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**RE: PRE-DEMOLITION HAZARDOUS MATERIAL INSPECTION SURVEY FOR SUSPECT ASBESTOS CONTAINING BUILDING MATERIALS WITH RISK ASSESSMENT**

**8.0 REMOVAL & DISPOSAL OF HAZARDOUS MATERIALS - INFORMATION**

You must have The Asbestos Containing Material removed from the building in accordance to WCB "Safe Practices For Handling Asbestos" guidelines and Occupational Health and Safety Regulations prior to demolition of the building.

**Asbestos Removal must be carried out by a professionally qualified Asbestos Removal Contractor**, who will remove and dispose of all ACM as per guidelines set up by The WORKSAFE BC (WCB) (Refer to WCB guideline:G6.8). **A Notice of Project for Asbestos Work must be submitted to WCB** 24 hours prior to start of work. **A Manifest is required in accordance with the Ministry....**

**The disposal must be carried out as per guidelines set up by The Ministry of Water, Land and Air Protection. This Ministry's Environmental Management Act(Hazardous Waste Regulations) must be followed.** Please visit WCB's website to get further information on Asbestos Containing Material, or contact our office.

It is the owner's responsibility to stop all work and call us if he/she suspects there is Asbestos Containing Material. The owner also has the choice to have us available during demolition phase of the project. We, the inspecting firm, the laboratory, or any of our employees or associates are not in any way responsible of the outcome from handling or non handling of Asbestos Containing Material(s) by the owner(s) or anyone else. The Owner or The Contractor dealing with us has been made aware of the dangers and effects of coming in contact Asbestos Containing Material.

**Proper abatement procedures should be followed to remove and dispose of any Asbestos Containing Material. Only qualified individuals can remove and dispose of such material.**

Please ask for further clarifications when unsure of anything in this report.



**RE: PRE-DEMOLITION HAZARDOUS MATERIAL INSPECTION SURVEY FOR SUSPECT ASBESTOS CONTAINING BUILDING MATERIALS WITH RISK ASSESSMENT**

Although we did the inspection to the best of our abilities, we can not guarantee that we collected all the samples necessary for complete 100% analysis, as there could be other Asbestos Containing Material on site, behind drywall, or behind other obstructions. Only visible suspect materials from accessible areas were sampled during the survey/inspection. This report is based on the conditions which existed at the site at the time of the inspection. Every effort was taken to minimize the disturbance to the building materials that may have contained asbestos.

If lab results of a sample of a particular material show it is asbestos containing, then it is presumed that, that particular material in the whole house contains asbestos. Additional samples would have to be taken to prove otherwise. We can not be held responsible or liable for incomplete sampling, reporting, analysis, inspection.... etc.

The furnace and other equipment which may exist in this building was/were not dismantled for inspection of asbestos material.

**9.0 VALIDATION**

This report has been completed to the best of my ability and is accurate to the best of my knowledge. This report is not valid unless signed by Bhupinder Chahal.

Report signed *Bhupinder Chahal* by Bhupinder Chahal  
On March 17<sup>th</sup> in the year of 2014. 4217.

**BHUPINDER CHAHAL**

**Certified As;**

- ✔ AHERA – BUILDING INSPECTOR #3509-13-C26-4501
- ✔ AHERA – ASBESTOS ABATEMENT SUPERVISOR #3507-13-C27-4501
- ✔ AHERA – ASBESTOS ABATEMENT WORKER #3505-13-C28-4501
- ✔ AHERA – ASBESTOS AWARENESS #3534-13-C29-4501
- ✔ – MOLD IN CONSTRUCTION #3561-13-C60-4501

**Please find 12 pages of lab results attached.**



## MOLD

There is evidence of mold at this site. Please read below and isolate the mold affected area(s) or clean the mold affected area(s) as per regulations to protect any and all workers.

### Mold-associated conditions

Health problems associated with high levels of airborne mold spores include allergic reactions, asthma episodes, irritations of the eye, nose and throat, infections, sinus congestion, and other respiratory problems.

When inhaled by an immuno compromised individual, some mold spores may begin to grow on living tissue, attaching to cells along the respiratory tract and causing further problems. Generally, when this occurs, the illness is an epiphenomenon and not the primary pathology. Also, mold may produce mycotoxins, either before or after exposure to humans, potentially causing toxicity.

### Fungal infection

Further information: Mycosis

A serious health threat from mold exposure for immunocompromised individuals is systemic fungal infection (systemic mycosis). Immunocompromised individuals exposed to high levels of mold, or individuals with chronic exposure may become infected. Sinuses and digestive tract infections are most common; lung and skin infections are also possible. Mycotoxins may or may not be produced by the invading mold.

Dermatophytes are the parasitic fungi that cause skin infections such as athlete's foot and tinea cruris. Most dermatophyte fungi take the form of a mold, as opposed to a yeast, with appearance (when cultured) that is similar to other molds.

Opportunistic infection by molds such as Penicillium marneffeii and Aspergillus fumigatus is a common cause of illness and death among immunocompromised people, including people with AIDS.

### Mold-induced hypersensitivity

The most common form of hypersensitivity is caused by the direct exposure to inhaled mold spores that can be dead or alive or hyphal fragments which can lead to allergic asthma or allergic rhinitis. The most common effects are rhinorrhea (runny nose), watery eyes, coughing and asthma attacks. Another form of hypersensitivity is hypersensitivity pneumonitis. This is usually the direct result of inhaled spores or fragments in an occupational setting.

**Please make sure that The Mold affected has area(s) has been addressed to protect the abatement workers and any other workers or individuals.**



## Understanding the impact of asbestos:

### Paul Douglas's story

Boilermaker. Husband. Father. Brother. Fighter. Words used to describe Paul Douglas, initially given only three to six months to live when he was diagnosed with mesothelioma. Paul would go on to live and fight for more than a decade, serving as an inspiration to others and raising awareness about the impact of asbestos.

#### Exposure and diagnosis

As a construction boilermaker since 1978, Paul was working on industrial furnaces in oil refineries and pulp mills — all insulated with asbestos. "There was a lot of it flying around," said Paul, in an April 2005 interview for *WorkSafe Magazine*. "We all worked around the stuff wearing only those flimsy little dust masks for protection."

But it wasn't until 20 years later that Paul would be diagnosed, as he described in this excerpt from his personal blog about the experience:

*In fall 1998, I was working on a project, building penstock and scroll casing. While I was there, I started to feel sluggish climbing stairs... it would take me up to five minutes to get my breath back. I was 5 feet, 9 inches tall, 210 pounds, and in fairly good shape as far as boilermakers go. So I went to my physician, who in turn sent me to get my lung x-rayed. The x-ray showed pleural infusion. The specialist taped my lung and removed 3.5 litres of fluid.*

*Something was definitely wrong... A bronchoscopy proved negative, which was good news. Next, on February 22, 1999, another specialist did a thoracoscopy, where they go between your ribs and into your pleura to take biopsies. Test results showed mesothelioma, a form of cancer related to asbestos exposure. What the oncologist said next really floored the family. He said, 'There's no known cure for malignant mesothelioma. Go home, do your paperwork. You've got three to six months to live.'*

Paul had an immediate reaction to his diagnosis, recalled his wife Sharon Wilson. "I'll always remember seeing him in the hospital bed, hooked up to numerous tubes, when the doctor came in and gave him the news. Paul almost leaped out of bed. You could see the determination in his eyes. Right then and there he decided, 'No. I'm not going to let this get me.'"



Only in his forties, Paul was not willing to let mesothelioma get the best of him. Instead, he tackled it head on — first setting important personal goals, such as attending his daughter Marina's high-school graduation. When that happened, he committed to seeing her graduate from nursing school.

Paul also decided to do something bigger — to educate himself and others about asbestos and mesothelioma. He set up a [blog](#), became an outspoken advocate for workplace safety and the dangers of asbestos in the workplace, was featured in two articles, even counseling others diagnosed with mesothelioma, and was receiving dozens of emails from people around the world, wanting to know what he was doing to stay alive.

Paul passed away on October 20, 2010, more than 11 years after his diagnosis and a few days' shy of his 56th birthday. In addition to everything people have said about him, there's one more thing to add to the list: he is one of the longest-surviving mesothelioma sufferers in Canada, if not the world.





**From:** [Weber, Paul](#)  
**To:** [Prasad, Roshni](#)  
**Cc:** [DBL Trades Clerks - DL](#); [Zienty, Eli](#)  
**Subject:** RE: DB446666 - 6289 Carnarvon St - suspended permit - HPO required  
**Date:** Tuesday, January 24, 2017 1:46:37 PM  
**Attachments:** [image001.png](#)

---

Roshni,

This permit was suspended in July 2016 for loss of HPO registration. I reviewed the file in October 2016 prior to posse conversion to see if the permit could be unsuspending.

This permit's status may be changed to issued once the contractor provides the HPO documentation to Eli Zienty - District Building Inspector. If the contractor has changed for this project a revision may be required.

Paul Weber  
District Building Inspector  
City of Vancouver  
Building Inspections Branch, Planning & Development Services  
453 W. 12<sup>th</sup> Ave, Vancouver, BC. V5Y 1V4  
Tel: 604.871 6056 Email: [paul.weber@vancouver.ca](mailto:paul.weber@vancouver.ca)  
<http://vancouver.ca/home-property-development/building-inspection.aspx>

---

**From:** Prasad, Roshni  
**Sent:** Monday, January 23, 2017 4:41 PM  
**To:** Weber, Paul  
**Cc:** DBL Trades Clerks - DL  
**Subject:** FW: DB446666

Hi, Paul:

When you get a chance.....Can you advise, re: suspension on above, if this has been resolved.

As you can see from the chain of emails below, I have been unsuccessful to find a solution on this one.

Thanks  
Roshni

---

**From:** Schwebs, Saul  
**Sent:** Monday, January 23, 2017 3:40 PM  
**To:** Prasad, Roshni  
**Subject:** RE: DB446666

Hi Roshni,

My staff stops looking after jobs once the permit has been issued. This permit was issued almost two years ago. I suggest you talk to Paul Weber, the DBI who suspended the permit.

Saul Schwebs m arch, csba, leed ap  
Supervisor, Housing Review Branch  
Development, Building and Licensing  
City of Vancouver  
604 873 7040

---

**From:** Prasad, Roshni  
**Sent:** Monday, January 23, 2017 3:17 PM  
**To:** Schwebs, Saul  
**Subject:** FW: DB446666

Hello, Saul:

When you have a moment, could you direct me to the correct staff looking at the above DB. I have an associated EP which I am holding due to the suspension the DB.

DB is awaiting an HPO.

Kyle is no longer the staff as per email below and recommended I email you.

Thank you  
Roshni Prasad  
Trades Dept.

---

**From:** Pringle, Kyle  
**Sent:** Monday, January 23, 2017 11:35 AM  
**To:** Prasad, Roshni; Mah, Eric  
**Subject:** RE: DB446666

Hi Roshni,

As this is an issued project, it will be dealt with by whomever is processing walk-in revisions on the date the applicants come in to have the issue resolved.

For general enquiries with projects in the Housing Review Branch, I'd recommend contacting Saul Schwebs ([saul.schwebs@vancouver.ca](mailto:saul.schwebs@vancouver.ca)). He is the supervisor of the group.

Regards,

**Kyle Pringle**  
Project Coordinator - Development Review Branch  
Development Buildings and Licensing - City of Vancouver  
West Annex at City Hall 515 West 10<sup>th</sup> Avenue  
*phone* (604)873-7088  
*email* [kyle.pringle@vancouver.ca](mailto:kyle.pringle@vancouver.ca)

---

**From:** Prasad, Roshni  
**Sent:** Monday, January 23, 2017 8:58 AM  
**To:** Pringle, Kyle; Mah, Eric  
**Subject:** RE: DB446666

Hi Kyle:

Thanks for letting us know

Do you know who is taking over your' assignments?  
Or is there a general email I can refer to.

Roshni

---

**From:** Pringle, Kyle  
**Sent:** Monday, January 23, 2017 8:35 AM  
**To:** Prasad, Roshni; Mah, Eric  
**Subject:** RE: DB446666

Hi guys,

I have not received a new HPO form for this project, and unfortunately I'm not longer reviewing one-family dwellings or laneway houses. If a new HPO form was submitted, it would have been submitted directly to the Housing Review Branch.

Regards,

**Kyle Pringle**  
Project Coordinator - Development Review Branch  
Development Buildings and Licensing - City of Vancouver  
West Annex at City Hall 515 West 10<sup>th</sup> Avenue  
*phone* (604)873-7088  
*email* [kyle.pringle@vancouver.ca](mailto:kyle.pringle@vancouver.ca)

---

**From:** Prasad, Roshni  
**Sent:** Wednesday, January 18, 2017 1:50 PM  
**To:** Mah, Eric  
**Cc:** Pringle, Kyle  
**Subject:** RE: DB446666

Ok, thanks Eric

---

**From:** Mah, Eric  
**Sent:** Wednesday, January 18, 2017 1:38 PM

**To:** Prasad, Roshni  
**Cc:** Pringle, Kyle  
**Subject:** RE: DB446666

Hi Roshni,

We do not take in the HPO documents. I have cc'd Kyle in this email. Kyle have you received the HPO document for this address?

Sincerely,

**Eric Mah**

Office Support Clerk III  
Planning & Development Services  
By-Law Compliance & Administration  
City of Vancouver  
t. 604.673.8104

[eric.mah@vancouver.ca](mailto:eric.mah@vancouver.ca)

[www.vancouver.ca/inspections](http://www.vancouver.ca/inspections)

 Please consider the environment before printing this email

---

**From:** Prasad, Roshni  
**Sent:** Wednesday, January 18, 2017 11:31 AM  
**To:** Mah, Eric  
**Subject:** FW: DB446666

Hi, Eric:

When you get a chance, can you review the above to check if correct HPO received.

Thanks  
Roshni

---

**From:** Barker, Scott  
**Sent:** Wednesday, January 18, 2017 10:05 AM  
**To:** Prasad, Roshni  
**Subject:** RE: DB446666

Hi Roshni,

I placed this permit in a suspended status because it was listed as suspended in PRISM on the day that it was converted to a POSSE permit. It looks like the Building Inspections group suspended this in July 2016 due to an invalid HPO form:

Can you check with Eric or another inspection clerk? If they are OK to unsuspend it then they should be able to do this in POSSE.

Thanks  
Scott



---

**From:** Prasad, Roshni  
**Sent:** Wednesday, January 18, 2017 9:54 AM  
**To:** Barker, Scott  
**Subject:** DB446666

Hi, Scott:

When you get a chance, please advise if the above DB continues to be suspended.

I have a related EP-2017-00404 for renewal of Temp Pwr, but have not issued it.

Thank you

*Roshni Prasad*

CITY OF VANCOUVER  
Development, Buildings and Licensing  
Development and Building Services Department  
515 W 10<sup>th</sup> Ave, Vancouver BC V5Z 4A8  
Ph: 604-873-7600

**From:** [Pringle, Kyle](#)  
**To:** [Prasad, Roshni](#); [Mah, Eric](#)  
**Subject:** RE: DB446666  
**Date:** Monday, January 23, 2017 11:35:02 AM  
**Attachments:** [image001.png](#)

---

Hi Roshni,

As this is an issued project, it will be dealt with by whomever is processing walk-in revisions on the date the applicants come in to have the issue resolved.

For general enquiries with projects in the Housing Review Branch, I'd recommend contacting Saul Schwebs ([saul.schwebs@vancouver.ca](mailto:saul.schwebs@vancouver.ca)). He is the supervisor of the group.

Regards,

Kyle Pringle  
Project Coordinator - Development Review Branch  
Development Buildings and Licensing - City of Vancouver  
West Annex at City Hall 515 West 10<sup>th</sup> Avenue  
*phone* (604)873-7088  
*email* [kyle.pringle@vancouver.ca](mailto:kyle.pringle@vancouver.ca)

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Kyle Pringle  
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Sincerely,

**Eric Mah**

Office Support Clerk III  
Planning & Development Services  
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Roshni

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**From:** Barker, Scott  
**Sent:** Wednesday, January 18, 2017 10:05 AM  
**To:** Prasad, Roshni  
**Subject:** RE: DB446666

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Scott



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**Subject:** DB446666

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Thank you

*Roshni Prasad*  
CITY OF VANCOUVER  
Development, Buildings and Licensing  
Development and Building Services Department  
515 W 10<sup>th</sup> Ave, Vancouver BC V5Z 4A8



From: "[Hsieh, Katrina](mailto:Katrina.Hsieh@vancouver.ca)" <[Katrina.Hsieh@vancouver.ca](mailto:Katrina.Hsieh@vancouver.ca)>

To: s.22(1)

Date: 12/11/2014 5:20:19 PM

Subject: carnarvon

Hello Robert,

Yes, the City has been experiencing longer than normal processing times for outright permit. I would like to take this opportunity again to shed light on this.

When we accepted this application in late June, we were anticipating the code to change July 1, 2014 and took in double the amount of applications for that month in order to facilitate applications under the old code.

The code change was postponed to January but it we still had to process all the applications and that is why the tentative review date was not slated until the end of September.

When you contacted me in September, it was near the tentative review date and informed me that there were changes to the plans. The plans were submitted past the review date and I did my best to accommodate this on my busy and already packed schedule.

The lot is unusual, and posed some challenges in terms of setbacks, and grade elevations which we have acknowledged and worked through with you. The design and slope of the driveway also posed some concern which required extra time to review and director of planning approval. I believe that we were fair in our decision and did our best to enable and to retain as much of the original design as possible. As our schedules are booked in advance, it often takes us a minimum of 2 weeks to review the updates etc. I believe I have adhered to this timeline.

My previous review, as noted, was an initial review and required more information, which you have since provided, before we could review fully.

Some of the items listed below, again, are from the initial review. Others are indeed new but comes from the final review.

Please see my comments below.

If you have any questions, please contact me and I am happy to clarify and assist.

Katrina Hsieh  
Project Coordinator  
Development Review Branch  
Planning & Development Services  
West Annex, 515 W 10th Ave  
P: 604.873.7284  
E: [katrina.hsieh@vancouver.ca](mailto:katrina.hsieh@vancouver.ca)

From: Robert Billard [<mailto:robert@billardarchitecture.ca>]

Sent: Tuesday, December 09, 2014 10:10 AM

To: Hsieh, Katrina

Cc: 'Allen Yang'; [zzhao@telus.net](mailto:zzhao@telus.net); 'Wei Chen'; 'George Zhao'; 'Werner Meile'

Subject: RE: 6289 Carnarvon update

Importance: High

Katrina,

Please see my comments below in red. It is unfortunate that these issues are only coming out now. It has been six months with the city to date. Many of the comments below are and have been addressed on the drawings.

We can talk tomorrow.

Regards,

Robert G. Billard, Architect AIBC, LEED AP  
Billard Architecture  
T: 604-619-0529  
robert@billardarchitecture.ca  
www.billardarchitecture.ca

From: Hsieh, Katrina [mailto:Katrina.Hsieh@vancouver.ca]  
Sent: Tuesday, December 09, 2014 9:26 AM  
To: robert@billardarchitecture.ca  
Subject: FW: 6289 Carnarvon update

Hi Robert,

I reviewed the updated plans yesterday and did a complete review of the plans and again below are my comments:

I can't see the all information on the site plan but from what we talked about and gather it looks ok. Some of the comments are ones that weren't addressed or submitted on my earlier list of items.

Please NOTE that you still need to address Landscaping deficiencies, (see earlier email sent to you by Lee Beaulieu) before they can give clearance. The requests by Lee were addressed in September and a new report with tree protection etc was provided to you. They are attached again.

Yes, sorry, I do recall receiving the email with the attachments, and have requested an update with Lee from Landscaping. The status currently on Landscaping is still pending but I will notify you when there is an update.

Can you send the pdf?

1. Updated survey required to show allowable building envelope setbacks at all four sides of the building, remove footprint of existing building, (keep all existing retaining walls and top and bottom elevations) The allowable building footprint setbacks are clearly noted on the survey. I will ask the client to supply an updated survey again. Ok thanks.
2. Reduce size of driveway to main floor garage as it allows for a 3 point turn and maneuvering which is not permitted in the front yard as per the Parking By-Law. As per the revisions over a month ago, the driveway has been reduced in size and cannot be reduced further in order to get

two cars into the doors of the garage and the entrance to this part of the driveway is as thin as it can be allowed to be. There is no ability or intention to be able to do a three point turn. The driveway proposed is still larger than we would like to see. Please reduce the North East side. (2' would be ok) You can keep the first 5' distance from the garage the same size.

3. Glass guardrails require either a top cap or a structural Engineer assurance. A section details is required, signed, stamped and dated by the Engineer. The drawings clearly show a top rail on the railings and it is noted as being metal. The exterior ones show this but the interior stairs and guardrails are not identified.

4. Pool area section required and Structural and Geotechnical assurance required for the pool as the existing Schedules signed do not mention the pool. Schedule B1/B2 specifically required for the following: A pool section was provided in revisions a month ago. I will contact the Structural engineer for assurance. I will contact the Client for Geotechnical. Sorry I received the section for the turn table but not one for the pool. Please resubmit one.

5. Portion of the cellar (utility room) still protrudes into the required side yard on the North side. Portion of the utility room needs to be removed. We can reduce this tiny corner. Ok.

6. Clearly show that part of the corner of the 2nd Floor bedroom is within the decreased side yard building depth, it looks like it is outside and may need to be reduced in size as per 4.5.5 this portion is only permitted to be 1 storey. The second floor bedroom is within the required setback. Please show this on the floor plans, by indicating where the set back and 65% building depth.

7. Structural needs to be updated to match the Architectural Plans. I am awaiting revised drawings from Structural. Ok thanks.

8. Spatial calculations are missing from the elevations. Please provide calculations and how you are meeting them. The glass on the side elevations due the amount may be required to be glass block to meet the Vancouver Building By-Law regulations. Are you referring to the Limiting Distance Calculations? If so, as noted on the drawings, the glass that is specified is a 1hr to 3hr rated assembly and as such meets the criteria of a Protected Opening. This system is far superior to Glass Block. We can have a Code Consultant and Glass Supplier provide assurances to this fact. Yes, I am referring to the limiting distance. You need a statement that specifically addresses 9.10.15.2 of the Vancouver Building By-Law. You can forward me the product information and testing so that I can ensure that it meets the requirements.

9.

10. Energy calculations are missing for the plans. These can be provided. However due to it being a concrete building and the rated gas filled glass with coatings it far exceeds the City's recommendations and will require a computer model. Yes, I agree that it will meet the requirements but we still need to have the statement please

11. Height – What is the actual roof peak (given is 110.39 which is not associated with any of the roof peaks) Note that calculation of heights is calculated on interpolation as prescribed in the RS-5 Schedule. Yes, this has been calculated based on the interpolation and the roof level and the fin elevations are noted on the drawings. The interpolated grade is noted on the East Elevation and on the site plan. The maximum height needs to work on the lowest part of the lot at the highest point of the building. The current interpolation shown is on the NE side of the property but the lower side is on the SW point.

12. Architectural Arc feature on the site plan and elevations show as within the building envelope but the plans and elevations show otherwise. Please clarify. The location of the fin is within the setback as noted on all plans as well as the site plan. Please provide overall dimensions to all floor plans.

I will be away from my office doing intake appointments all day so if you have any questions please email them to me today or we can chat tomorrow if you require further clarity.

Best regards,

Katrina Hsieh  
Project Coordinator  
Development Review Branch  
Planning & Development Services  
West Annex, 515 W 10th Ave  
P: 604.873.7284  
E: [katrina.hsieh@vancouver.ca](mailto:katrina.hsieh@vancouver.ca)

Katrina Hsieh  
Project Coordinator  
Development Review Branch  
Planning & Development Services  
West Annex, 515 W 10th Ave  
P: 604.873.7284  
E: [katrina.hsieh@vancouver.ca](mailto:katrina.hsieh@vancouver.ca)



From: ["Sunil Erasmus" <serasmus@bchousing.org>](mailto:serasmus@bchousing.org)  
To: ["CS Inspection Clerks" <CSInspection.Clerks@vancouver.ca>](mailto:CSInspection.Clerks@vancouver.ca)  
Date: 7/13/2016 2:59:18 PM  
Subject: Deenrollment of 1 units at '6289 Carnarvon Street, Vancouver'  
Attachments: de-enrollment.pdf

Good afternoon,

Please be advised that the above noted home has been de-enrolled from home warranty insurance. I've attached a copy of the de-enrollment for your records. As the project is no longer enrolled in home warranty insurance, construction should not continue until they bring in new HPO documentation.

Can you please confirm if a building permit was issued. If yes, what were the last known inspections and the dates they occurred (if any)?

Could you also confirm if you are able to hold off on future inspections until new HPO documentation is received?

Also, can you please provide the contact details of the owner?

Thanks,

**Sunil Erasmus**  
*Senior Licensing Officer*

[Homeowner Protection Office](#), Branch of [BC Housing](#)



Main: 604-646-7050      Direct: 604-646-7057  
Fax: 604-646-7051  
203 - 4555 Kingsway      Burnaby, BC V5H 4T8

|Join us on Twitter [Follow@HPO\\_BC](#)

Learn more about the [Enhanced Licensing System for BC Home Builders](#)

Stay up to date on topics that interest you by [subscribing to our email](#).

# Home Warranty Insurance



Homeowner  
Protection Office  
Branch of BC Housing

## De-enrollment Form

ID: 6938

---

### BUILDER

**Company:** Pro Design Co. Ltd

**HPO licence:** 34389

**Primary contact:** Yang (Scott) Zhao

**Mailing address:**

4411 Westminster Highway  
Richmond Richmond BC V7C 1B6

---

### HOME

**Civic address:** 6289 Carnarvon Street, Vancouver V6N 1K2

**Legal address:** PID: 024-551-171, Lot S Blocks N and O District Lot 321 Plan LMP42692

**Number of units:** 1

**Warranty provider:** Aviva

**Insurance number:** NHWB97693-A06

**HPO registration form:** 280837

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### DE-ENROLLMENT

**Effective date:** 2016/Jul/06

**Reason:** Contract Terminated

**Stage of construction:** Not started

**Will be completed by:**

Unknown

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For further information please contact the Homeowner Protection Office at 604-646-7050 or 1-800-407-7757

**From:** "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca>  
**To:** "Erichsen, Sonia" <sonia.erichsen@vancouver.ca>  
**Date:** 12/2/2014 4:36:47 PM  
**Subject:** FW: 6289 Carnarvon St

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**From:** Wilson, Terry  
**Sent:** Friday, October 24, 2014 12:58 PM  
**To:** Hsieh, Katrina  
**Subject:** RE: 6289 Carnarvon St

yes, I think you covered it all.

If you need anything else let me know.

---

**From:** Hsieh, Katrina  
**Sent:** Friday, October 24, 2014 12:30 PM  
**To:** Wilson, Terry  
**Subject:** RE: 6289 Carnarvon St

Hello Terry,

Just to recap regarding our review of Carnarvon:

- No issues with driveway provided that the maximum slope proposed is 15%
- Existing driveway to remain from street access ok
- Maneuvering on driveway identified and not supported
- 9' driveway width to main floor garage acceptable.
- No additions comments regarding turn table in garage located below grade.

If I missed anything please let me know.

Again, thanks for all your help.!

**Katrina Hsieh**

*Project Coordinator*

**Housing Review Group**

**Planning & Development Services**

City Hall, West Annex, 515 W 10<sup>th</sup> Ave

P 604.873.7284 F 604.873.7060

E [katrina.hsieh@vancouver.ca](mailto:katrina.hsieh@vancouver.ca)

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**From:** Wilson, Terry  
**Sent:** Thursday, October 23, 2014 9:16 AM  
**To:** Hsieh, Katrina  
**Subject:** RE: 6289 Carnarvon St

2 is better

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**From:** Hsieh, Katrina  
**Sent:** Thursday, October 23, 2014 9:04 AM  
**To:** Wilson, Terry  
**Subject:** RE: 6289 Carnarvon St

Heheh no worries I can come after. 2?

**Katrina Hsieh**  
*Project Coordinator*  
**Housing Review Group**  
**Planning & Development Services**  
City Hall, West Annex, 515 W 10<sup>th</sup> Ave  
P 604.873.7284 F 604.873.7060  
E [katrina.hsieh@vancouver.ca](mailto:katrina.hsieh@vancouver.ca)

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**From:** Wilson, Terry  
**Sent:** Thursday, October 23, 2014 9:02 AM  
**To:** Hsieh, Katrina  
**Subject:** RE: 6289 Carnarvon St

Sure, that's my lunch time but I will be here.

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**From:** Hsieh, Katrina  
**Sent:** Thursday, October 23, 2014 8:54 AM  
**To:** Wilson, Terry  
**Subject:** RE: 6289 Carnarvon St

Thanks... 1sh ok with you?

**Katrina Hsieh**  
*Project Coordinator*  
**Housing Review Group**  
**Planning & Development Services**  
City Hall, West Annex, 515 W 10<sup>th</sup> Ave  
P 604.873.7284 F 604.873.7060  
E [katrina.hsieh@vancouver.ca](mailto:katrina.hsieh@vancouver.ca)

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**From:** Wilson, Terry  
**Sent:** Thursday, October 23, 2014 8:32 AM  
**To:** Hsieh, Katrina  
**Subject:** RE: 6289 Carnarvon St

Sure, anytime

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**From:** Hsieh, Katrina  
**Sent:** Thursday, October 23, 2014 8:30 AM  
**To:** Wilson, Terry  
**Subject:** 6289 Carnarvon St

Hi Terry,

I also wanted to get your input on this project on Carnarvon and the street access.  
Can I drop by sometime today? I think it may be easier if I show you the full set of plans.

Thanks!

**Katrina Hsieh**  
*Project Coordinator*  
**Housing Review Group**  
**Planning & Development Services**  
City Hall, West Annex, 515 W 10<sup>th</sup> Ave  
P 604.873.7284 F 604.873.7060  
E [katrina.hsieh@vancouver.ca](mailto:katrina.hsieh@vancouver.ca)

From: "[Hsieh, Katrina](mailto:Katrina.Hsieh@vancouver.ca)" <[Katrina.Hsieh@vancouver.ca](mailto:Katrina.Hsieh@vancouver.ca)>

To: [robert@billardarchitecture.ca](mailto:robert@billardarchitecture.ca)

Date: 1/6/2015 11:00:24 AM

Subject: FW: 6289 Carnarvon update

Attachments: SuperLite II-XL CPSC Compliance.pdf

Hi Robert and Helen,

I spoke with the building code specialist and the testing has to match a Canadian Standards Testing per referenced in the Vancouver By-Law. See specifically Section 3.2.3.8 (Can/ULC-S101)  
Typically this is also accompanied with a section detail showing all the materials.

I believe the company Intertek/Warnock-Hersey Inc. does Canadian test standards so you should be able to obtain this from them.

Helen, I have updated you as the contact for the construction company but Robert is still the applicant on file and will be the main contact.

As the new contractor, you will need to ensure that you have the following:

- 1) Updated HPO – the existing HPO is under the old contractor.
- 2) Valid 2015 Vancouver Business License or a valid 2015 inter-municipal business license which includes the City of Vancouver.
- 3) The previous contractor was also named the demolition contractor for the project. Please confirm if you will be taking this role on.

If YES, then you will need to update and resubmit the Demolition Contractor Declaration for Demolition Form (see link below)

<http://vancouver.ca/files/cov/contractors-declaration-letter-demolition-1-2-family-dwellings.pdf>

If you will not be the named demolition contractor on file, then I will need to know what company will be completing the demolition, and they will require to fill the form above and have a valid 2015 license in Vancouver.

Regards,

**Katrina Hsieh**

Project Coordinator

**Development Review Branch**

**Planning & Development Services**

West Annex, 515 W 10<sup>th</sup> Ave

P: 604.873.7284

E: [katrina.hsieh@vancouver.ca](mailto:katrina.hsieh@vancouver.ca)

Hi Katrina,

How are you?

My name is Helen Bai and I have replaced Allen Yang as the contact person on behalf of Pro Design(the General contractor for Dong Residence @ 6289 Carnarvon St.)

Please feel free to contact me if we could be any help pertaining to BP.

My number is 604 723 8599, email address: [prodesignbc@gmail.com](mailto:prodesignbc@gmail.com)

Thanks

Kind regards

Helen Bai

Sent from my iPhone

**From:** Robert Billard [<mailto:robert@billardarchitecture.ca>]

**Sent:** Friday, December 12, 2014 11:26 AM

**To:** Hsieh, Katrina

**Cc:** 'Allen Yang'; 'George Zhao'

**Subject:** RE: 6289 Carnarvon update

**Importance:** High

Katrina,

Please see attached the testing information I missed for the glazing.

Thank you again.

Robert G. Billard, Architect AIBC, LEED AP

Billard Architecture

T: 604-619-0529

[robert@billardarchitecture.ca](mailto:robert@billardarchitecture.ca)

[www.billardarchitecture.ca](http://www.billardarchitecture.ca)

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

From: Hsieh, Katrina [<mailto:Katrina.Hsieh@vancouver.ca>]

Sent: Thursday, December 11, 2014 9:09 PM

To: Robert Billard

Cc: 'Allen Yang'; [zzhao@telus.net](mailto:zzhao@telus.net); 'Wei Chen'; 'George Zhao'; 'Werner Meile'

Subject: RE: 6289 Carnarvon update

Hello Robert,

Yes, the City has been experiencing longer than normal processing times for outright permit. I would like to take this opportunity again to shed light on this.

When we accepted this application in late June, we were anticipating the code to change July 1, 2014 and took in double the amount of applications for that month in order to facilitate applications under the old code.

The code change was postponed to January but it we still had to process all the applications and that is why the tentative review date was not slated until the end of September.

When you contacted me in September, it was near the tentative review date and informed me that there were changes to the plans. The plans were submitted past the review date and I did my best to accommodate this on my busy and already packed schedule. The lot is unusual, and posed some challenges in terms of setbacks, and grade elevations which we have acknowledged and worked through with you. The design and slope of the driveway also posed some concern which required extra time to review and director of planning approval. I believe that we were fair in our decision and did our best to enable and to retain as much of the original design as possible. As our schedules are booked in advance, it often takes us a minimum of 2 weeks to review the updates etc. I believe I have adhered to this timeline.

My previous review, as noted, was an initial review and required more information, which you have since provided, before we could review fully.

Some of the items listed below, again, are from the initial review. Others are indeed new but comes from the final review.

Please see my comments below.

If you have any questions, please contact me and I am happy to clarify and assist.

Katrina Hsieh  
Project Coordinator  
Development Review Branch  
Planning & Development Services  
West Annex, 515 W 10th Ave  
P: 604.873.7284  
E: katrina.hsieh@vancouver.ca

From: Robert Billard [mailto:robert@billardarchitecture.ca]  
Sent: Tuesday, December 09, 2014 10:10 AM  
To: Hsieh, Katrina  
Cc: 'Allen Yang'; zzhao@telus.net; 'Wei Chen'; 'George Zhao'; 'Werner Meile'  
Subject: RE: 6289 Carnarvon update  
Importance: High

Katrina,

Please see my comments below in red. It is unfortunate that these issues are only coming out now. It has been six months with the city to date. Many of the comments below are and have been addressed on the drawings.

We can talk tomorrow.

Regards,

[Billard Architects Logo small]

Robert G. Billard, Architect AIBC, LEED AP Billard Architecture  
T: 604-619-0529  
robert@billardarchitecture.ca<mailto:robert@billardarchitecture.ca>  
www.billardarchitecture.ca<http://www.billardarchitecture.ca>

From: Hsieh, Katrina [mailto:Katrina.Hsieh@vancouver.ca]  
Sent: Tuesday, December 09, 2014 9:26 AM  
To: robert@billardarchitecture.ca<mailto:robert@billardarchitecture.ca>  
Subject: FW: 6289 Carnarvon update

Hi Robert,

I reviewed the updated plans yesterday and did a complete review of the plans and again below are my comments:

I can't see the all information on the site plan but from what we talked about and gather it looks ok.

Some of the comments are ones that weren't addressed or submitted on my earlier list of items.

Please NOTE that you still need to address Landscaping deficiencies, (see earlier email sent to you by Lee Beaulieu) before they can give clearance. The requests by Lee were addressed in September and a new report with tree protection etc was provided to you. They are attached again.

Yes, sorry, I do recall receiving the email with the attachments, and have requested an update with Lee from Landscaping. The status currently on Landscaping is still pending but I will notify you when there is an update.

Can you send the pdf?

1. Updated survey required to show allowable building envelope setbacks at all four sides of the building, remove footprint of existing building, (keep all existing retaining walls and top and bottom elevations) The allowable building footprint setbacks are clearly noted on the survey. I will ask the client to supply an updated survey again. Ok thanks.
2. Reduce size of driveway to main floor garage as it allows for a 3 point turn and maneuvering which is not permitted in the front yard as per the Parking By-Law. As per the revisions over a month ago, the driveway has been reduced in size and cannot be reduced further in order to get two cars into the doors of the garage and the entrance to this part of the driveway is as thin as it can be allowed to be. There is no ability or intention to be able to do a three point turn. The driveway proposed is still larger than we would like to see. Please reduce the North East side. (2' would be ok) You can keep the first 5' distance from the garage the same size.
3. Glass guardrails require either a top cap or a structural Engineer assurance. A section details is required, signed, stamped and dated by the Engineer. The drawings clearly show a top rail on the railings and it is noted as being metal. The exterior ones show this but the interior stairs and guardrails are not identified.
4. Pool area section required and Structural and Geotechnical assurance required for the pool as the existing Schedules signed do not mention the pool. Schedule B1/B2 specifically required for the following: A pool section was provided in revisions a month ago. I will contact the Structural engineer for assurance. I will contact the Client for Geotechnical. Sorry I received the section for the turn table but not one for the pool. Please resubmit one.
5. Portion of the cellar (utility room) still protrudes into the required side yard on the North side. Portion of the utility room needs to be removed. We can reduce this tiny corner. Ok.
6. Clearly show that part of the corner of the 2nd Floor bedroom is within the decreased side yard building depth, it looks like it is outside and may need to be reduced in size as per 4.5.5 this portion is only permitted to be 1 storey. The second floor bedroom is within the required setback. Please show this on the floor plans, by indicating where the set back and 65% building depth.
7. Structural needs to be updated to match the Architectural Plans. I am awaiting revised drawings from Structural. Ok thanks.
8. Spatial calculations are missing from the elevations. Please provide calculations and how you are meeting them. The glass on the side elevations due the amount may be required to be glass block to meet the Vancouver Building By-Law regulations. Are you referring to the Limiting Distance Calculations? If so, as noted on the drawings, the glass that is specified is a 1hr to 3hr rated assembly and as such meets the criteria of a Protected Opening. This system is far superior to Glass Block. We can have a Code Consultant and Glass Supplier provide assurances to this fact. Yes, I am referring to the limiting distance. You need a statement that specifically addresses 9.10.15.2 of the Vancouver Building By-Law. You can forward me the product information and testing so that I can ensure that it meets the requirements.
- 9.
10. Energy calculations are missing for the plans. These can be provided. However due to it being a concrete building and the rated gas filled glass with coatings it far exceeds the City's recommendations and will require a computer model. Yes, I agree that it will meet the requirements but we still need to have the statement please
11. Height - What is the actual roof peak (given is 110.39 which is not associated with any of the roof peaks) Note that calculation of heights is calculated on interpolation as prescribed in the RS-5 Schedule. Yes, this has been calculated based on the interpolation and the roof level and the fin elevations are noted on the drawings. The interpolated grade is noted on the East Elevation and on the site plan. The maximum height needs to work on the lowest part of the lot at the highest point of the building. The current interpolation shown is on the NE side of the property but the lower side is on the SW point.
12. Architectural Arc feature on the site plan and elevations show as within the building envelope but the plans and elevations show otherwise. Please clarify. The location of the fin is within the setback as noted on all plans as well as the site

plan. Please provide overall dimensions to all floor plans.

I will be away from my office doing intake appointments all day so if you have any questions please email them to me today or we can chat tomorrow if you require further clarity.

Best regards,

Katrina Hsieh  
Project Coordinator  
Development Review Branch  
Planning & Development Services  
West Annex, 515 W 10th Ave  
P: 604.873.7284  
E: [katrina.hsieh@vancouver.ca](mailto:katrina.hsieh@vancouver.ca)<mailto:katrina.hsieh@vancouver.ca>