

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

To: robert@billardarchitecture.ca

Date: 1/8/2015 2:40:47 PM

Subject: FW: 6289 Carnarvon update

Attachments: Heat loss calcs (VBBL2007).xls

Hi Robert,

Attached is a copy of the heat loss calculations I sent to Wei.

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



Heat loss calculation work sheet

Address:				Permit #:			
Proposed FSR:				0 sq.ft.			
Total Wall Area:				0 sq.ft.			
Total Roof Area (Attic @ R-40):				0 sq.ft.	U- Value:	0.025	
Total Roof Area (Vaulted @ R-28):				0 sq.ft.	U- Value:	0.036	
Proposed Wall Insulation R Value:				R 22	U- Value:	0.045	
Proposed Glazing Type 1:	0 sq.ft. of	LowE 1		U- Value:		0.350	
Proposed Glazing Type 2:	0 sq.ft. of	LowE 1		U- Value:		0.350	
Proposed glazing area:				0.00 sq.ft.	#DIV/0!		
Permitted glazing area:				0.00 sq.ft.	15%		
Max. Permitted BTU:				0 BTU/hr			
Total Proposed BTU:				0 BTU/hr			

Proposed is less therefore **Approved**

SIGNATURE: _____

Note: Ref: VBBL 2007 9.25.2.6

Calculations required for compliance to Energy requirements of VBBL 2007 for;
residential buildings of 3 storeys or less in building height, having a building area
not exceeding 600m² and, all one and two family dwelling units regardless of area.
(April 8 2009)

From: ["Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca>](mailto:Katrina.Hsieh@vancouver.ca)
To: ["Billard Architecture" <robert@billardarchitecture.ca>](mailto:robert@billardarchitecture.ca)
Date: 12/3/2014 10:02:58 AM
Subject: RE: 6289 Carnarvon

Hello Robert,

After speaking with senior staff and in considering the comments from Engineering, the Director of Planning is unable to support the proposed slope of the driveway (Currently at 26%).

We have kept in mind the inconsistent existing grades at the site, the required front yard requirements and would feel more comfortable with a maximum slope of 20%.

This is still above and beyond the 10-15% slope which we typically accept, but would be amenable to this compromise. It was also noted that there is no existing continuous pathway from the street to the main entrance for fire fighters access of the proposed building.

This is typically required for single family homes and the proposed plans would need to be updated to include this.

As for cost for the permits etc as requested per Allen, I cannot provide an estimate because some of the costs involved like the building permit fee is based on the total square footage of the proposed building.

There may be some changes coming which may adjust the cost, and I will still need to complete a full review again once I receive the updated plans.

The fees that you should be aware of in the following:

Development and Building Fees

Drain Tile

Demolition

Development Cost Levy

Engineering Fees

Best Regards,

Katrina Hsieh

Project Coordinator

Development Review Branch

Planning & Development Servies

West Annex, 515 W 10th Ave

P: 604.873.7284

E: katrina.hsieh@vancouver.ca

From: Billard Architecture [mailto:robert@billardarchitecture.ca]

Sent: Monday, December 01, 2014 8:49 AM

To: Hsieh, Katrina

Subject: Re: 6289 Carnarvon

Thank you. The client is calling me everyday.

Thank you again.

Robert G. Billard, Architect AIBC, LEED AP

Billard Architecture

New Westminster, BC

T: 604-619-0529

www.billardarchitecture.ca

On Dec 1, 2014, at 8:34 AM, "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca> wrote:

Hello Robert,

Sorry I missed your call last Friday.

Sonia's been away from the office the last two days and I'll speak with her today and see if there is an update.

Best regards,

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

Sent: Tuesday, November 25, 2014 2:54 PM

To: Hsieh, Katrina

Cc: Erichsen, Sonia

Subject: RE: 6289 Carnarvon

Importance: High

Great. Thank you so much Katrina.

I look forward to hearing from you shortly.

Regards,

<image001.jpg>

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, November 25, 2014 12:57 PM

To: robert@billardarchitecture.ca

Cc: Erichsen, Sonia

Subject: FW: 6289 Carnarvon

Importance: High

Hello Robert,

I received your phone message and the letter and am pending from management regarding final decision regarding the driveway.

Regards,

Katrina Hsieh

Project Coordinator

Housing Review Group

Planning & Development Services

City Hall, West Annex, 515 W 10th Ave

P 604.873.7284 F 604.873.7060

E katrina.hsieh@vancouver.ca

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

Sent: Monday, November 24, 2014 10:00 AM

To: Hsieh, Katrina

Subject: RE: 6289 Carnarvon

Importance: High

Katrina,

Please see the attached letter from the client regarding absolving the City of Vancouver from any possible damages

related to the driveway design.

Please advise on the next steps to get the permit issued.

Thank you,

<image001.jpg>

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: Friday, November 21, 2014 8:48 AM
To: Wilson, Terry
Cc: Cavell, Kevin; robert@billardarchitecture.ca; Erichsen, Sonia
Subject: 6289 Carnarvon
Importance: High

Hello Terry,

Can you provide some assistance regarding a project at 6289 Carnarvon St.
I spoke with you a few weeks ago regarding this project and the applicant would like to keep pursuing the proposed driveway leading to the cellar floor.

Sonia Erichsen mentioned that there have been some cases where we have accepted driveways with more than 15% slope with various assurances from the applicant and property owner. We wanted to explore if this option were feasible and supportable by Engineering.

Please find attached copies of the new proposed driveway provided by the applicant, Robert Billard whom I've copied on the email.

Please let me know if you require more information.

Thanks!

Regards,
Katrina Hsieh
Project Coordinator
Housing Review Group
Planning & Development Services
City Hall, West Annex, 515 W 10th Ave
P 604.873.7284 F 604.873.7060
E katrina.hsieh@vancouver.ca

From: Robert Billard [<mailto:robert@billardarchitecture.ca>]
Sent: Thursday, November 20, 2014 10:54 AM
To: Hsieh, Katrina
Cc: robert@billardarchitecture.ca
Subject: RE: 6289 Carnarvon - requested revisions to driveway and grades.
Importance: High

Good morning Katrina,

Please find attached PDFs of the revisions as requested at yesterday's meeting.

Please let me know if these are acceptable and I will get you two hard copies.

Thank you so much for your help and I hope we can get the BP issued ASAP.

Regards,

<image001.jpg>

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, November 18, 2014 8:09 AM
To: Billard Architecture
Subject: RE: 6289 Carnarvon - update

Great see you then.

Katrina Hsieh
Project Coordinator
Housing Review Group
Planning & Development Services
City Hall, West Annex, 515 W 10th Ave
P 604.873.7284 F 604.873.7060
E katrina.hsieh@vancouver.ca

From: Billard Architecture [<mailto:robert@billardarchitecture.ca>]
Sent: Monday, November 17, 2014 3:14 PM
To: Hsieh, Katrina
Subject: Re: 6289 Carnarvon - update

Thank you Katrina.

I will be there at 3:00.

Regards,

Robert G. Billard, Architect AIBC, LEED AP
Billard Architecture
New Westminster, BC
T: 604-619-0529
www.billardarchitecture.ca

On Nov 17, 2014, at 9:49 AM, "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca> wrote:

Hi Robert,

I got your message and the earliest we are available is on **Wednesday at 3pm**.
You can let reception know that you have a meeting with me and I will come meet you.

Please let me know if this works for you.

Regards

Katrina Hsieh
Project Coordinator
Housing Review Group

Planning & Development Services

City Hall, West Annex, 515 W 10th Ave

P 604.873.7284 F 604.873.7060

E katrina.hsieh@vancouver.ca

From: Hsieh, Katrina

Sent: Monday, November 17, 2014 8:29 AM

To: robert@billardarchitecture.ca

Subject: 6289 Carnarvon - update

Hello Robert,

My apologies for the late reply. I was away but am in the office now.

After thorough reviewing the project with the Assistant Director of Planning, I have confirmed that the existing driveway is too steep and that some of the grade changes proposed excessively alter that natural and existing grades.

We would like to see the driveway slope of maximum 10-12.5% slope. The RS-5 schedule doesn't allow for further relaxation to increase the front yard and at 50' + set back this is more than achievable.

Grades around the South and West elevations of the proposed building significantly alter the natural slope of the land and we would like to see lesser grade change specifically on NW side.

If you would like to go over the project in person, I am happy to set up an appointment.

Best regards,

Katrina Hsieh

Project Coordinator

Housing Review Group

Planning & Development Services

City Hall, West Annex, 515 W 10th Ave

P 604.873.7284 F 604.873.7060

E katrina.hsieh@vancouver.ca

From: "[Hsieh, Katrina](mailto:Katrina.Hsieh@vancouver.ca)" <Katrina.Hsieh@vancouver.ca>
To: "[Erichsen, Sonia](mailto:sonia.erichsen@vancouver.ca)" <sonia.erichsen@vancouver.ca>
Date: 12/3/2014 9:53:13 AM
Subject: RE: 6289 Carnarvon - draft

Awesome thanks.

From: Erichsen, Sonia
Sent: Wednesday, December 03, 2014 8:48 AM
To: Hsieh, Katrina
Subject: RE: 6289 Carnarvon - draft

Looks good...just some minor edits...see below

From: Hsieh, Katrina
Sent: Wednesday, December 03, 2014 8:20 AM
To: Erichsen, Sonia
Subject: RE: 6289 Carnarvon - draft
Importance: High

Let me know if you'd like me to edit or delete something.

Hello Robert,

After speaking with senior staff and in considering the comments from Engineering, the Director of Planning is unable to support the proposed slope of the driveway (Currently at 26%).

We have kept in mind the inconsistent existing grades at the site, the required front yard requirements and would feel more comfortable with a maximum slope of 20%.

This is still above and beyond the 10-15% slope which we typically accept, but would be amenable to this compromise. It was also noted that there is no existing continuous pathway from the street to the main entrance for fire fighters access of the proposed building. This is typically required for single family homes and the proposed plans would need to be updated to include this.

From: Billard Architecture [<mailto:robert@billardarchitecture.ca>]
Sent: Monday, December 01, 2014 8:49 AM
To: Hsieh, Katrina
Subject: Re: 6289 Carnarvon

Thank you. The client is calling me everyday.

Thank you again.

Robert G. Billard, Architect AIBC, LEED AP
Billard Architecture
New Westminster, BC
T: 604-619-0529
www.billardarchitecture.ca

On Dec 1, 2014, at 8:34 AM, "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca> wrote:

Hello Robert,

Sorry I missed your call last Friday.

Sonia's been away from the office the last two days and I'll speak with her today and see if there is an update.

Best regards,

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

Sent: Tuesday, November 25, 2014 2:54 PM

To: Hsieh, Katrina

Cc: Erichsen, Sonia

Subject: RE: 6289 Carnarvon

Importance: High

Great. Thank you so much Katrina.

I look forward to hearing from you shortly.

Regards,

<image001.jpg>

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, November 25, 2014 12:57 PM

To: robert@billardarchitecture.ca

Cc: Erichsen, Sonia

Subject: FW: 6289 Carnarvon

Importance: High

Hello Robert,

I received your phone message and the letter and am pending from management regarding final decision regarding the driveway.

Regards,

Katrina Hsieh

Project Coordinator

Housing Review Group

Planning & Development Services

City Hall, West Annex, 515 W 10th Ave

P 604.873.7284 F 604.873.7060

E katrina.hsieh@vancouver.ca

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

Sent: Monday, November 24, 2014 10:00 AM

To: Hsieh, Katrina

Subject: RE: 6289 Carnarvon

Importance: High

Katrina,

Please see the attached letter from the client regarding absolving the City of Vancouver from any possible damages related to the driveway design.

Please advise on the next steps to get the permit issued.

Thank you,

<image001.jpg>

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: Friday, November 21, 2014 8:48 AM
To: Wilson, Terry
Cc: Cavell, Kevin; robert@billardarchitecture.ca; Erichsen, Sonia
Subject: 6289 Carnarvon
Importance: High

Hello Terry,

Can you provide some assistance regarding a project at 6289 Carnarvon St.
I spoke with you a few weeks ago regarding this project and the applicant would like to keep pursuing the proposed driveway leading to the cellar floor.

Sonia Erichsen mentioned that there have been some cases where we have accepted driveways with more than 15% slope with various assurances from the applicant and property owner. We wanted to explore if this option were feasible and supportable by Engineering.

Please find attached copies of the new proposed driveway provided by the applicant, Robert Billard whom I've copied on the email.

Please let me know if you require more information.

Thanks!

Regards,
Katrina Hsieh
Project Coordinator
Housing Review Group
Planning & Development Services
City Hall, West Annex, 515 W 10th Ave
P 604.873.7284 F 604.873.7060
E katrina.hsieh@vancouver.ca

From: Robert Billard [<mailto:robert@billardarchitecture.ca>]
Sent: Thursday, November 20, 2014 10:54 AM
To: Hsieh, Katrina
Cc: robert@billardarchitecture.ca
Subject: RE: 6289 Carnarvon - requested revisions to driveway and grades.
Importance: High

Good morning Katrina,

Please find attached PDFs of the revisions as requested at yesterday's meeting.

Please let me know if these are acceptable and I will get you two hard copies.

Thank you so much for your help and I hope we can get the BP issued ASAP.

Regards,

<image001.jpg>

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, November 18, 2014 8:09 AM
To: Billard Architecture
Subject: RE: 6289 Carnarvon - update

Great see you then.

Katrina Hsieh
Project Coordinator
Housing Review Group
Planning & Development Services
City Hall, West Annex, 515 W 10th Ave
P 604.873.7284 F 604.873.7060
E katrina.hsieh@vancouver.ca

From: Billard Architecture [<mailto:robert@billardarchitecture.ca>]
Sent: Monday, November 17, 2014 3:14 PM
To: Hsieh, Katrina
Subject: Re: 6289 Carnarvon - update

Thank you Katrina.

I will be there at 3:00.

Regards,

Robert G. Billard, Architect AIBC, LEED AP
Billard Architecture
New Westminster, BC
T: 604-619-0529
www.billardarchitecture.ca

On Nov 17, 2014, at 9:49 AM, "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca> wrote:

Hi Robert,

I got your message and the earliest we are available is on **Wednesday at 3pm.**
You can let reception know that you have a meeting with me and I will come meet you.

Please let me know if this works for you.

Regards

Katrina Hsieh
Project Coordinator
Housing Review Group
Planning & Development Services
City Hall, West Annex, 515 W 10th Ave
P 604.873.7284 F 604.873.7060

E katrina.hsieh@vancouver.ca

From: Hsieh, Katrina
Sent: Monday, November 17, 2014 8:29 AM
To: robert@billardarchitecture.ca
Subject: 6289 Carnarvon - update

Hello Robert,

My apologies for the late reply. I was away but am in the office now.

After thorough reviewing the project with the Assistant Director of Planning, I have confirmed that the existing driveway is too steep and that some of the grade changes proposed excessively alter that natural and existing grades.

We would like to see the driveway slope of maximum 10-12.5% slope. The RS-5 schedule doesn't allow for further relaxation to increase the front yard and at 50' + set back this is more than achievable.

Grades around the South and West elevations of the proposed building significantly alter the natural slope of the land and we would like to see lesser grade change specifically on NW side.

If you would like to go over the project in person, I am happy to set up an appointment.

Best regards,

Katrina Hsieh
Project Coordinator
Housing Review Group
Planning & Development Services
City Hall, West Annex, 515 W 10th Ave
P 604.873.7284 **F** 604.873.7060
E katrina.hsieh@vancouver.ca

From: "[Hsieh, Katrina](mailto:Katrina.Hsieh@vancouver.ca)" <Katrina.Hsieh@vancouver.ca>
To: "[Billard Architecture](mailto:robert@billardarchitecture.ca)" <robert@billardarchitecture.ca>
Date: 12/4/2014 8:57:25 AM
Subject: RE: 6289 Carnarvon

Hi Robert,

Thanks for your voicemail.

I haven't received the drawings yet from reception but it should arrive in my desk this morning.

I'll update you again once I have reviewed them.

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

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

Sent: Wednesday, December 03, 2014 2:45 PM

To: Hsieh, Katrina

Cc: Allen Yang [s.22\(1\)](#))

Subject: Re: 6289 Carnarvon

Hello again Katrina,

As promised, I dropped off the revised drawings at 1:15 today showing a reduction in the size of the garage downstairs by creating an alcove through the main structure already set. This solves the problem and provides the requested maximum 20% slope. It also does not affect the structure. I have also created a solid path along the south side of the driveway with direct access to the front entry as requested.

I hope this solves the outstanding issues.

Please let me know.

Thank you for your help.

Robert G. Billard, Architect AIBC, LEED AP

Billard Architecture

New Westminster, BC

T: 604-619-0529

www.billardarchitecture.ca

On Dec 3, 2014, at 9:02 AM, "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca> wrote:

Hello Robert,

After speaking with senior staff and in considering the comments from Engineering, the Director of Planning is unable to support the proposed slope of the driveway (Currently at 26%).

We have kept in mind the inconsistent existing grades at the site, the required front yard requirements and would feel more comfortable with a maximum slope of 20%.

This is still above and beyond the 10-15% slope which we typically accept, but would be amenable to this

compromise. It was also noted that there is no existing continuous pathway from the street to the main entrance for fire fighters access of the proposed building.

This is typically required for single family homes and the proposed plans would need to be updated to include this.

As for cost for the permits etc as requested per Allen, I cannot provide an estimate because some of the costs involved like the building permit fee is based on the total square footage of the proposed building.

There may be some changes coming which may adjust the cost, and I will still need to complete a full review again once I receive the updated plans.

The fees that you should be aware of in the following:

Development and Building Fees

Drain Tile

Demolition

Development Cost Levy

Engineering Fees

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

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

Sent: Monday, December 01, 2014 8:49 AM

To: Hsieh, Katrina

Subject: Re: 6289 Carnarvon

Thank you. The client is calling me every day.

Thank you again.

Robert G. Billard, Architect AIBC, LEED AP

Billard Architecture

New Westminster, BC

T: 604-619-0529

www.billardarchitecture.ca

On Dec 1, 2014, at 8:34 AM, "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca> wrote:

Hello Robert,

Sorry I missed your call last Friday.

Sonia's been away from the office the last two days and I'll speak with her today and see if there is an update.

Best regards,

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

Sent: Tuesday, November 25, 2014 2:54 PM

To: Hsieh, Katrina

Cc: Erichsen, Sonia

Subject: RE: 6289 Carnarvon

Importance: High

Great. Thank you so much Katrina.

I look forward to hearing from you shortly.

Regards,

<image001.jpg>

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, November 25, 2014 12:57 PM
To: robert@billardarchitecture.ca
Cc: Erichsen, Sonia
Subject: FW: 6289 Carnarvon
Importance: High

Hello Robert,

I received your phone message and the letter and am pending from management regarding final decision regarding the driveway.

Regards,

Katrina Hsieh
Project Coordinator
Housing Review Group
Planning & Development Services
City Hall, West Annex, 515 W 10th Ave
P 604.873.7284 F 604.873.7060
E katrina.hsieh@vancouver.ca

From: Robert Billard [<mailto:robert@billardarchitecture.ca>]
Sent: Monday, November 24, 2014 10:00 AM
To: Hsieh, Katrina
Subject: RE: 6289 Carnarvon
Importance: High

Katrina,

Please see the attached letter from the client regarding absolving the City of Vancouver from any possible damages related to the driveway design.

Please advise on the next steps to get the permit issued.

Thank you,

<image001.jpg>

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: Friday, November 21, 2014 8:48 AM
To: Wilson, Terry
Cc: Cavell, Kevin; robert@billardarchitecture.ca; Erichsen, Sonia
Subject: 6289 Carnarvon
Importance: High

Hello Terry,

Can you provide some assistance regarding a project at 6289 Carnarvon St.
I spoke with you a few weeks ago regarding this project and the applicant would like to keep pursuing the proposed driveway leading to the cellar floor.

Sonia Erichsen mentioned that there have been some cases where we have accepted driveways with more than 15% slope with various assurances from the applicant and property owner. We wanted to explore if this option were feasible and supportable by Engineering.

Please find attached copies of the new proposed driveway provided by the applicant, Robert Billard whom I've copied on the email.

Please let me know if you require more information.

Thanks!

Regards,

Katrina Hsieh

Project Coordinator

Housing Review Group

Planning & Development Services

City Hall, West Annex, 515 W 10th Ave

P 604.873.7284 F 604.873.7060

E katrina.hsieh@vancouver.ca

From: Robert Billard [<mailto:robert@billardarchitecture.ca>]
Sent: Thursday, November 20, 2014 10:54 AM
To: Hsieh, Katrina
Cc: robert@billardarchitecture.ca
Subject: RE: 6289 Carnarvon - requested revisions to driveway and grades.
Importance: High

Good morning Katrina,

Please find attached PDFs of the revisions as requested at yesterday's meeting.

Please let me know if these are acceptable and I will get you two hard copies.

Thank you so much for your help and I hope we can get the BP issued ASAP.

Regards,

<image001.jpg>

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, November 18, 2014 8:09 AM
To: Billard Architecture
Subject: RE: 6289 Carnarvon - update

Great see you then.

Katrina Hsieh
Project Coordinator
Housing Review Group
Planning & Development Services
City Hall, West Annex, 515 W 10th Ave
P 604.873.7284 F 604.873.7060
E katrina.hsieh@vancouver.ca

From: Billard Architecture [<mailto:robert@billardarchitecture.ca>]
Sent: Monday, November 17, 2014 3:14 PM
To: Hsieh, Katrina
Subject: Re: 6289 Carnarvon - update

Thank you Katrina.

I will be there at 3:00.

Regards,

Robert G. Billard, Architect AIBC, LEED AP
Billard Architecture
New Westminster, BC
T: 604-619-0529
www.billardarchitecture.ca

On Nov 17, 2014, at 9:49 AM, "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca> wrote:

Hi Robert,

I got your message and the earliest we are available is on **Wednesday at 3pm.**
You can let reception know that you have a meeting with me and I will come meet you.

Please let me know if this works for you.

Regards

Katrina Hsieh
Project Coordinator
Housing Review Group
Planning & Development Services
City Hall, West Annex, 515 W 10th Ave
P 604.873.7284 F 604.873.7060
E katrina.hsieh@vancouver.ca

From: Hsieh, Katrina
Sent: Monday, November 17, 2014 8:29 AM
To: robert@billardarchitecture.ca
Subject: 6289 Carnarvon - update

Hello Robert,

My apologies for the late reply. I was away but am in the office now.

After thorough reviewing the project with the Assistant Director of Planning, I have confirmed that the existing driveway is too steep and that some of the grade changes proposed excessively alter that natural and existing grades.

We would like to see the driveway slope of maximum 10-12.5% slope. The RS-5 schedule doesn't allow for further relaxation to increase the front yard and at 50' + set back this is more than achievable.

Grades around the South and West elevations of the proposed building significantly alter the natural slope of the land and we would like to see lesser grade change specifically on NW side.

If you would like to go over the project in person, I am happy to set up an appointment.

Best regards,

Katrina Hsieh

Project Coordinator

Housing Review Group

Planning & Development Services

City Hall, West Annex, 515 W 10th Ave

P 604.873.7284 **F** 604.873.7060

E katrina.hsieh@vancouver.ca

From: "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca>

To: "Robert Billard" <robert@billardarchitecture.ca>

Date: 9/17/2014 3:15:22 PM

Subject: RE: 6289 Carnarvon St - DB446670 - DB446666 - revisions

Great thanks!

I will email/call you once I've received them.

Katrina Hsieh

Project Coordinator

Housing Review Group

Planning & Development Services

City Hall, West Annex, 515 W 10th Ave

P 604.873.7284 F 604.873.7060

E katrina.hsieh@vancouver.ca

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

Sent: Wednesday, September 17, 2014 11:00 AM

To: Hsieh, Katrina

Subject: RE: 6289 Carnarvon St - DB446670 - DB446666 - revisions

Thank you Katrina.

I will drop off the revised plans to your attention.

Regards,



Robert G. Billard. Architect AIBC, LEED AP

Principal / Chief Architect

Billard Architecture

New Westminster

T: 604-619-0529

robert@billardarchitecture.ca

www.billardarchitecture.ca

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

Sent: September 17, 2014 10:56 AM

To: Robert Billard

Subject: RE: 6289 Carnarvon St - DB446670 - DB446666 - revisions

Hello Robert,

The review is not slated until the second week of October so I have not had a chance to review it yet.

If you are proposing changes already, please submit 2 original plans attention to myself and I will review them at the scheduled review date.

Please drop them off at the new services center at 515 W 10th Ave (Vancity building) and I will distribute them to all the required groups affected by the changes.

Thanks!

Katrina Hsieh

Project Coordinator

Housing Review Group

Planning & Development Services

City Hall, West Annex, 515 W 10th Ave

P 604.873.7284 F 604.873.7060

E katrina.hsieh@vancouver.ca

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

Sent: Tuesday, September 16, 2014 12:19 PM

To: Hsieh, Katrina

Subject: RE: 6289 Carnarvon St - DB446670 - DB446666 - revisions

Importance: High

Good day Katrina,

The client has requested some minor changes to the plans. I am updating the drawings.

Are you reviewing the submission? I would like to set up a time on Friday to come in and submit the revisions and go through them with you.

Is there a time that works for you?

Thank you for your time.



Robert G. Billard. Architect AIBC, LEED AP

Principal / Chief Architect

Billard Architecture

New Westminster

T: 604-619-0529

robert@billardarchitecture.ca

www.billardarchitecture.ca

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

Sent: September 15, 2014 4:54 PM

To: Robert Billard

Subject: RE: 6289 Carnarvon St - DB446670 - DB446666 - HAZMAT DOCS

Hi Robert,

Thank you for providing this.

I have sent it to Environmental Protection Group for review.

Regards,

Katrina Hsieh

Project Coordinator

Housing Review Group

Planning & Development Services

City Hall, West Annex, 515 W 10th Ave

P 604.873.7284 F 604.873.7060

E katrina.hsieh@vancouver.ca

From: Robert Billard [<mailto:robert@billardarchitecture.ca>]
Sent: Saturday, September 13, 2014 8:19 AM
To: Hsieh, Katrina
Subject: RE: 6289 Carnarvon St - DB446670 - DB446666 - HAZMAT DOCS
Importance: High

Good morning Katrina,

The attached reports were provided during the intake but here they are again.

Let me know if you need anything else.

Thank you,

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

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

From: Hsieh, Katrina [<mailto:Katrina.Hsieh@vancouver.ca>]
Sent: September 12, 2014 4:49 PM
To: robert@billardarchitecture.ca
Subject: FW: 6289 Carnarvon St - DB446670 - DB446666 - HAZMAT DOCS

Hi Robert,

Environmental Protection group has informed me that there was no hazmat report attached with the hazmat form. Did you provide one during your intake application?

Please provide us with a copy so that they may complete their review.
You can send it to me via pdf if it's more convenient.

Best regards,

Katrina Hsieh
Project Coordinator
Housing Review Group
Planning & Development Services
City Hall, West Annex, 515 W 10th Ave
P 604.873.7284 F 604.873.7060
E katrina.hsieh@vancouver.ca

This email is free from viruses and malware because [avast! Antivirus](#) protection is active.

This email is free from viruses and malware because [avast! Antivirus](#) protection is active.



This email is free from viruses and malware because [avast! Antivirus](#) protection is active.

From: ["Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca>](mailto:Katrina.Hsieh@vancouver.ca)
To: ["Wilson, Terry" <terry.wilson@vancouver.ca>](mailto:terry.wilson@vancouver.ca)
Date: 10/24/2014 1:02:03 PM
Subject: RE: 6289 Carnarvon St

Awesome thanks!

Katrina Hsieh

Project Coordinator

Housing Review Group

Planning & Development Services

City Hall, West Annex, 515 W 10th Ave

P 604.873.7284 F 604.873.7060

E katrina.hsieh@vancouver.ca

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 10th Ave

P 604.873.7284 F 604.873.7060

E katrina.hsieh@vancouver.ca

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

2 is better

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 10th Ave

P 604.873.7284 F 604.873.7060

E katrina.hsieh@vancouver.ca

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.

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 10th Ave

P 604.873.7284 F 604.873.7060

E katrina.hsieh@vancouver.ca

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

Sure, anytime

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 10th Ave

P 604.873.7284 **F** 604.873.7060

E katrina.hsieh@vancouver.ca

From: "[Hsieh, Katrina](mailto:Katrina.Hsieh@vancouver.ca)" <Katrina.Hsieh@vancouver.ca>
To: "[Billard Architecture](mailto:robert@billardarchitecture.ca)" <robert@billardarchitecture.ca>
Date: 11/3/2014 8:49:32 AM
Subject: RE: 6289 Carnarvon St permit

Hello Robert,

Just wanted to update you that I received the drawings Friday last week but my supervisor hasn't had the chance to review them and she is away today.

We'll have to bring it to design review next Monday but based on my conversation with her, she is supportive of the setback we are proposing.

Katrina Hsieh

Project Coordinator

Housing Review Group

Planning & Development Services

City Hall, West Annex, 515 W 10th Ave

P 604.873.7284 F 604.873.7060

E katrina.hsieh@vancouver.ca

From: Billard Architecture [<mailto:robert@billardarchitecture.ca>]
Sent: Monday, October 27, 2014 9:09 AM
To: Hsieh, Katrina
Subject: Re: 6289 Carnarvon St permit

Thank you Katrina,

What should I call you this afternoon?

Thank you.

Robert G. Billard, Architect AIBC, LEED AP

Billard Architecture

New Westminster, BC

T: 604-619-0529

www.billardarchitecture.ca

On Oct 27, 2014, at 8:56 AM, "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca> wrote:

Hi Robert,

I have completed my initial review for the project for the above address and below is a list of deficiencies that need to be addressed.

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)
2. Proposed driveway to cellar garage requires excessive excavation and under the outright application cannot be supported. May need to consider a 3 car garage on the main floor.
3. 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
4. Grade changes more than 1' from existing natural slope of the land is not supported
5. Areas in the garage not used for parking are included in the floor area calculations,
6. Clarify and provide section detail regarding the glass structure (architectural) at the front of the building. If possible, provide axonometric drawing.
7. Dimension to extreme outer limits of the building.

8. Parking spaces must be a minimum 9.51'x 18.04'.
9. Guardrails required on all grade, and height changes of more 1'-11" or more.
10. Provision to provide more information and section details for the following:
 - a) Slope of driveways
 - b) Turn table specifications and mechanical information.
 - c) Retaining wall top and bottom of wall elevations
 - d) Pool area section required
 - e) elevation at sunken patio and steps
 - f) lower garage section required
11. Update site plan to show window wells,
12. All development, including stairs are not permitted in the side yard. Remove stairs proposed on the North side yard.
13. Windows shown on the floor elevation are not consistent with the windows shown on the elevation plans.
14. Relocate utility door on the North side. Side yard entry is not permitted under the district schedule if it is less than 16' away from the property line.

If you have any questions or require clarification, please contact me.
I have appointments this morning but can chat later this afternoon.

Please note that the project will need to be reviewed again once more information has been provided.

Best regards,

Katrina Hsieh

Project Coordinator

Housing Review Group

Planning & Development Services

City Hall, West Annex, 515 W 10th Ave

P 604.873.7284 **F** 604.873.7060

E katrina.hsieh@vancouver.ca

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

Sent: Wednesday, October 15, 2014 12:29 PM

To: Hsieh, Katrina

Subject: RE: 6289 Carnarvon St permit

Thank you Katrina,

If you have any questions please let me know.

Thank you for your help.

Regards,

<image001.jpg>

Robert G. Billard. Architect AIBC, LEED AP

Principal / Chief Architect

Billard Architecture

New Westminster

T: 604-619-0529

robert@billardarchitecture.ca

www.billardarchitecture.ca

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

Sent: October 15, 2014 12:15 PM

To: robert@billardarchitecture.ca

Subject: 6289 Carnarvon St permit

Hi Robert,

My apologies for the tardy reply, I thought I had emailed you back.
I received the drawings and am aiming to review it later this week.
I will contact you again at that time.

I copied you on the email that the new contractor sent me.

Regards,

Katrina Hsieh

Project Coordinator

Housing Review Group

Planning & Development Services

City Hall, West Annex, 515 W 10th Ave

P 604.873.7284 **F** 604.873.7060

E katrina.hsieh@vancouver.ca

This email is free from viruses and malware because [avast! Antivirus](#) protection is active.

From: ["Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca>](mailto:Katrina.Hsieh@vancouver.ca)
To: ["Higgins, Chris" <chris.higgins@vancouver.ca>](mailto:chris.higgins@vancouver.ca)
Date: 2/10/2015 9:55:09 AM
Subject: RE: 6289 Carnarvon St- Revised Energy Calculation

Thanks Chris.

This project actually came in before the Waste Management or the new VBBL came in.

The applicant was asked to provide the energy calculation due to the amount of windows/openings he was proposing and needed to match the energy requirements for the 2007 VBBL.

I believe he meets the required 15% so no further assistance is required.

Thanks!

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: Higgins, Chris
Sent: Tuesday, February 03, 2015 5:50 PM
To: Hsieh, Katrina
Cc: Erichsen, Sonia
Subject: RE: 6289 Carnarvon St- Revised Energy Calculation

Thank you, let me know if I can assist you.

Chris

From: Hsieh, Katrina
Sent: Tuesday, February 03, 2015 4:10 PM
To: Wei Chen; Higgins, Chris
Subject: RE: 6289 Carnarvon St- Revised Energy Calculation

Thanks Wei.

I will review and comment back shortly.

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

From: Wei Chen [<mailto:wei.chen@exp.com>]
Sent: Monday, February 02, 2015 9:32 AM
To: Higgins, Chris
Cc: Hsieh, Katrina
Subject: FW: 6289 Carnarvon St- Revised Energy Calculation

Chris,

Any feedback you can provide?

Thank you in advance for looking at it.

exp Services Inc.
Wei Chen, P. Eng. LEED Green Associate,
NFRC Certified Simulator
Project Engineer

陳民偉 工程師

t: 604.709.4642 | m: 604.726.2499 | f: 604 874 2358

275-3001 Wayburne Drive

Burnaby, BC V5G 4W3

Canada

exp.com | [legal disclaimer](#)

From: Wei Chen
Sent: Wednesday, January 28, 2015 10:36 AM
To: Chris Higgins
Subject: FW: 6289 Carnarvon St- Revised Energy Calculation

Chris,

I know you are very busy with the new CEA requirement, any feedback is appreciated?

exp Services Inc.
Wei Chen, P. Eng. LEED Green Associate,
NFRC Certified Simulator
Project Engineer

陳民偉 工程師

t: 604.709.4642 | m: 604.726.2499 | f: 604 874 2358

275-3001 Wayburne Drive

Burnaby, BC V5G 4W3

Canada

exp.com | [legal disclaimer](#)

From: Wei Chen
Sent: Monday, January 26, 2015 6:07 PM
To: Chris Higgins
Subject: 6289 Carnarvon St- Revised Energy Calculation

Hi Chris,

I have revised the excel sheet that the city had prepared to allow for concrete wall and more insulation at ceiling. Please find attached.

Note, section 9.25.2.1.(2) of VBBL 2007 allows the use of energy consumption estimation computer modeling or acceptable good engineering principles. If the revised excel sheet is not acceptable, please provide acceptable energy program that can be used.

9.25.2.1. Required Insulation

2) Alternatives to the requirements of [Table 9.25.2.1.](#) may be determined through the use of energy consumption estimation computer modeling or using other acceptable good engineering principles.



**Wei Chen, P. Eng. LEED Green Associate,
NFRC Certified Simulator
Project Engineer**

陳民偉 工程師

t: 604.709.4642 | m: 604.726.2499 | f: 604 874 2358

275-3001 Wayburne Drive

Burnaby, BC V5G 4W3

Canada

exp.com | [legal disclaimer](#)

keep it green, read from the screen

Hi Wei,

No you cannot use HOT or ResCheck. You must use the excel calculator I sent to calculate the energy trade off and demonstrate compliance with that tool. Typically you have to improve your windows beyond U 1.4.

I hope that helps,

Chris

From: Wei Chen [<mailto:wei.chen@exp.com>]

Sent: Thursday, January 22, 2015 11:14 AM

To: Higgins, Chris

Subject: RE: heat loss calculation

Chris,

Just to confirm, if the glazing area exceeds the required 15%, I can use ResCheck or Hot2000 to calculate energy use as trade-off right?

This is a single family with concrete walls.

Kind regards,

exp Services Inc.

Wei Chen, P. Eng. LEED Green Associate,

NFRC Certified Simulator

Project Engineer

陳民偉 工程師

t: 604.709.4642 | m: 604.726.2499 | f: 604 874 2358

275-3001 Wayburne Drive

Burnaby, BC V5G 4W3

Canada

exp.com | [legal disclaimer](#)

From: Higgins, Chris [<mailto:Chris.Higgins@vancouver.ca>]

Sent: Thursday, January 15, 2015 3:05 PM

To: Wei Chen

Subject: RE: heat loss calculation

Hi Wei,

I just found a bug in the calculator. I have fixed it and attached is the updated tool.

Chris

From: Higgins, Chris
Sent: Thursday, January 15, 2015 2:43 PM
To: 'Wei Chen'
Subject: RE: heat loss calculation

Hello Wei,

Please find attached the updated window tradeoff tool with a checkbox for concrete walls above grade R12 or better.

I hope that helps,

Chris

From: Wei Chen [<mailto:wei.chen@exp.com>]
Sent: Friday, January 09, 2015 2:22 PM
To: Higgins, Chris
Subject: heat loss calculation

Hi Chris,

I am calculation the heat loss for a single family building proposed to be constructed out of concrete wall instead of wood.

When I check the formula for the heat loss calculation, it seems to be based on R-22. However, from VBBL 2007, table 9.25.2.1, the insulation required for concrete walls is R-12.

(The permit application for this project was in. address for the building is 6289 Carnarvon)

Can you suggest how I should approach it? Do you have a heat loss calculation sheet for concrete building?

Thanks,

exp Services Inc.
Wei Chen, P. Eng. LEED Green Associate,
NFRC Certified Simulator
Project Engineer
陳民偉 工程師
t: 604.709.4642 | m: 604.726.2499 | f: 604 874 2358
275-3001 Wayburne Drive
Burnaby, BC V5G 4W3
Canada
exp.com | [legal disclaimer](#)

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

To: ["Robert Billard" <robert@billardarchitecture.ca>](mailto:robert@billardarchitecture.ca)

Date: 1/14/2015 10:00:35 AM

Subject: RE: 6289 Carnarvon Street - Updated Drawings for review

Thanks Robert.

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, January 13, 2015 2:18 PM

To: Hsieh, Katrina

Subject: 6289 Carnarvon Street - Updated Drawings for review

Importance: High

Katrina,

Please see the attached full set of drawings prior to submitting finally to you. We are now just waiting for the energy calculations and should have those on Friday and then submit to you hopefully on Monday with all the documentation.

Let me know if you see anything, but I think we are all set.

Regards,



Robert G. Billard, Architect AIBC, LEED AP

Billard Architecture

T: 604-619-0529

robert@billardarchitecture.ca

www.billardarchitecture.ca

From: ["Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca>](mailto:Katrina.Hsieh@vancouver.ca)
To: ["Robert Billard" <robert@billardarchitecture.ca>](mailto:robert@billardarchitecture.ca)
Date: 1/8/2015 11:14:38 AM
Subject: RE: 6289 Carnarvon Street

Hello Robert,

The section refers to a relaxation authorized by the Director of Planning.
At this time, and in consideration to context of the adjacent neighbors, relaxation for the extra height is not supported by the Director of Planning.

You'll need to reduce the height to meet the maximum throughout the property.

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

From: Robert Billard [<mailto:robert@billardarchitecture.ca>]
Sent: Wednesday, January 07, 2015 4:53 PM
To: Hsieh, Katrina
Subject: RE: 6289 Carnarvon Street
Importance: High

Hi Katrina,

We are still waiting for the energy calculations but they should be soon. In terms of the height, I have used your calculations and have confirmed that the roof is within the height maximum allowed. It is adjusted and noted on the drawings. The Architectural fin is within the 1m exemption allowed as per section 10.11.1 as follows. The fin is only visible on an elevation at the front and the back. Unless you are in a plane, of course.

10.11.1 Height Increases for Buildings

The Director of Planning may, at his discretion, permit a greater height than otherwise permitted for the following items if, except for the items set out in subsection (d), they do not, in total, exceed one-third of the width of the building or buildings as measured on any elevation drawings and do not, in total, cover more than 10 percent of the roof area on which they are located as viewed from directly above:

- (a) architectural appurtenances such as towers, turrets, and cupolas, provided:
 - (i) no additional floor area is created; and
 - (ii) no protrusion extends more than 1.1 m above the height limitation;

I can send you the drawings in pdf so you can peruse them while we wait for the energy calcs and the revised structural drawings.

Hope this works.



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: Wednesday, January 07, 2015 4:45 PM
To: Robert Billard
Subject: RE: 6289 Carnarvon Street

Hi Robert,

I haven't seen any updated drawings/pdfs for the height, and information/ calculations for the energy requirements. Do you want to forward these to me first or you can include them in the hard copies ?

You will need 2 full hard copy sets when you are ready to submit.

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: Wednesday, January 07, 2015 3:54 PM
To: Hsieh, Katrina
Cc: 'George Zhao'
Subject: RE: 6289 Carnarvon Street
Importance: High

Fabulous, Katrina.

We will be plotting everything you need and get it to you soon. With all of the adjustments to the sheets and survey etc. do you want/need two copies of everything or just one.

Let me know.

Thank you for your help.



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: Wednesday, January 07, 2015 3:49 PM
To: Robert Billard
Cc: 'George Zhao'
Subject: RE: 6289 Carnarvon Street

Hi Robert,

The survey is acceptable.

The glazing details and test standards also comply.

Helen,

I did some digging and looked in our licensing system and there is a current business license for your company. You do NOT need to send a copy of the license to me.

Thanks!

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: Wednesday, January 07, 2015 2:12 PM

To: Hsieh, Katrina

Cc: 'George Zhao'

Subject: FW: 6289 Carnarvon Street

Importance: High

Hello Katrina,

Before we get this all plotted and submit it to you, can you please review the attached revised survey plan from the surveyor to confirm it is what you are looking for?

Thank you very much.



Robert G. Billard, Architect AIBC, LEED AP

Billard Architecture

T: 604-619-0529

robert@billardarchitecture.ca

www.billardarchitecture.ca

From: Bill Wong [<mailto:wpwong@mpt.bc.ca>]

Sent: Wednesday, January 07, 2015 2:03 PM

To: robert@billardarchitecture.ca

Cc: prodesignbc@gmail.com; 'Allen Yang'

Subject: 6289 Carnarvon Street

Hi Robert,

I have updated our survey plan with the existing house deleted and have plotted the proposed house with the setbacks as per your site plan.

Please review and if all is okay, I'll have signed and sealed copies printed for your City applications.

Thanks.

PS: I have left parts of the existing house wall on the north and south sides to indicate to the City plan checker that a grade shot was not taken on the building envelope corner ie: the point falls inside the existing house.

Best Regards,

William P. Wong, BCLS
(Bill)

MATSON PECK AND TOPLISS
MPT ENGINEERING LTD.
#320 - 11120 Horseshoe Way
Richmond, B.C.
V7A 5H7

Tel: 604.270.9331
Fax: 604.270.4137
Email: wpwong@mpt.bc.ca
Website: www.mpt.bc.ca

From: "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca>

To: "Robert Billard" <robert@billardarchitecture.ca>

Date: 1/7/2015 9:06:02 AM

Subject: RE: 6289 Carnarvon update - Rated Glazing additional information as requested

Thanks Robert.

I'll be reviewing it this afternoon and contact you at that time.

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

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

Sent: Tuesday, January 06, 2015 10:48 AM

To: Hsieh, Katrina

Cc: 'George Zhao'

Subject: RE: 6289 Carnarvon update - Rated Glazing additional information as requested

Importance: High

Hello again Katrina,

I have contacted the Glazing company and they have sent me the information regarding compliance with the Vancouver By-law (CAN/ULC-S101) (see page 3) as well as details for the assemblies. See attached.

The contact there is:

Diana San Diego

VP of Marketing

SAFTI**FIRST** | **O'Keeffe's Inc.**

100 N. Hill Drive, Suite 12, Brisbane, CA 94005-1010

Direct Ph: 415.230.6756 | Direct Fax: 415.230.6757

dianas@safti.com | www.safti.com | www.okeeffes.com

Mike Gebruers, is the territory manager for Canada.

Thank you for your help.

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, January 06, 2015 10:00 AM

To: robert@billardarchitecture.ca

Cc: George Zhao

Subject: FW: 6289 Carnarvon update

Importance: High

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 10th Ave

P: 604.873.7284

E: 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

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
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; '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>

From: ["Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca>](mailto:Katrina.Hsieh@vancouver.ca)
To: ["Robert Billard" <robert@billardarchitecture.ca>](mailto:robert@billardarchitecture.ca)
Date: 12/15/2014 3:53:17 PM
Subject: RE: 6289 Carnarvon update

Thanks Robert for all the updated documents.
I'll have a look at everything tomorrow and get back to you at that time.

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

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

From: Robert Billard [<mailto:robert@billardarchitecture.ca>]
Sent: Friday, December 12, 2014 1:00 PM
To: Hsieh, Katrina
Subject: RE: 6289 Carnarvon update
Importance: High

Hi Katrina,

I went back and looked at the interpolation to check again and also did the calculation at the West face using the interpolation from the front yard setback to the rear yard setback and side property lines and it is noted on the drawing. While the Bylaw does not state it to be measured from a building face but from the total interpolated grade of all the setbacks and side property line, you can still see that our roof is below the imaginary interpolated grade at the west face of the house.

Hope this helps again.

Thanks!

Robert G. Billard, Architect AIBC, LEED AP Billard Architecture
T: 604-619-0529
robert@billardarchitecture.ca
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; '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>

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

To: ["Wei Chen" <wei.chen@exp.com>](mailto:wei.chen@exp.com)

Date: 12/15/2014 3:55:00 PM

Subject: RE: 6289 Carnarvon update

Attachments: Heat loss calcs (VBBL2007).xls

Hi Wei,

I'm actually specifically for heat loss calculations and specifically addressing Section 9.25.2.6 of the Vancouver Building By-Law.

Typically there is a statement and/or calculation on the application plans that the proposed building meets the 15% maximum.

I have attached a copy of the heat loss calculations and you can just complete and send back to me.

Thanks!

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: Wei Chen [<mailto:wei.chen@exp.com>]

Sent: Thursday, December 11, 2014 11:54 PM

To: Hsieh, Katrina

Subject: Re: 6289 Carnarvon update

Looks like you are working late. I am a building envelope engineer that on the project. The client had advise that they need to provide energy calculations.

There are couple of choices, please let me know which is acceptable for you.

- 1.use the prescriptive ASHRAE 90.1-2010 for mass concrete.
2. Use trade-off method COMcheck.

Wei Chen

Project Engineer

Exp services

604-726-2499

Sent from Windows Mail

From: [Hsieh, Katrina](#)

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

To: [Robert G. Billard \(robert@billardarchitecture.ca\)](mailto:robert@billardarchitecture.ca)

Cc: ['Allen Yang'](#), [Zhao](#), [Wei Chen](#), [George Zhao](#), ['Werner Meile'](#)

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>>



Heat loss calculation work sheet

Address:				Permit #:			
Proposed FSR:				0 sq.ft.			
Total Wall Area:				0 sq.ft.			
Total Roof Area (Attic @ R-40):				0 sq.ft.	U- Value:	0.025	
Total Roof Area (Vaulted @ R-28):				0 sq.ft.	U- Value:	0.036	
Proposed Wall Insulation R Value:				R 22	U- Value:	0.045	
Proposed Glazing Type 1:	0 sq.ft. of	LowE 1		U- Value:		0.350	
Proposed Glazing Type 2:	0 sq.ft. of	LowE 1		U- Value:		0.350	
Proposed glazing area:				0.00 sq.ft.	#DIV/0!		
Permitted glazing area:				0.00 sq.ft.	15%		
Max. Permitted BTU:				0 BTU/hr			
Total Proposed BTU:				0 BTU/hr			

Proposed is less therefore **Approved**

SIGNATURE: _____

Note: Ref: VBBL 2007 9.25.2.6

Calculations required for compliance to Energy requirements of VBBL 2007 for;
residential buildings of 3 storeys or less in building height, having a building area
not exceeding 600m² and, all one and two family dwelling units regardless of area.
(April 8 2009)

From: "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca>
To: "Allen Yang" s.22(1)
Date: 11/7/2014 3:51:08 PM
Subject: RE: About:6289 Carnarvon street

Hi Alan,

I'm looking at Monday afternoon for a decision and I'll update you at that time.

From: Allen Yang s.22(1)
Sent: Thursday, November 06, 2014 12:49 PM
To: Hsieh, Katrina
Subject: RE: About:6289 Carnarvon street

Hi, Katrina

How's everything going? My boss George wants to know how long we can get the permission.

Thanks,

Allen yang

On Oct 23, 2014 12:09 PM, "Allen Yang" s.22(1) wrote:

Attached are the Vancouver business license and updated HPO

Company information :
Pro Design Co Ltd
George 6047238582

Sincerely,

Allen 7788918232

On Oct 22, 2014 9:34 AM, "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca> wrote:
Sorry Allen,

I was in a course the whole day yesterday.
It is sufficient to scan and submit it by email if you haven't already dropped it off.

Regards,

From: Allen Yang s.22(1)
Sent: Tuesday, October 21, 2014 2:15 PM
To: Hsieh, Katrina
Subject: RE: About:6289 Carnarvon street

Hi, Katrina

I'm now in Vancouver city hall. I want to submit the business license and the updated HPO. Are you in the office right now?

Here's our business information
Company name: Pro Design Co Ltd
Address: 4411 Westminster Hwy, Richmond
Name: George
Phone number: 604 723 8582.

Sincerely,

Allen 7788918232

On Oct 15, 2014 12:13 PM, "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca> wrote:
Hello Allen,

Please forward us your business name, address and phone number.
You will also need to provide us with a valid 2014 Vancouver Business License, or inter municipal license and an updated HPO.

If you need further information please let me know.

Katrina Hsieh
Project Coordinator
Housing Review Group
Planning & Development Services
City Hall, West Annex, 515 W 10th Ave
P 604.873.7284 F 604.873.7060
E katrina.hsieh@vancouver.ca

From: Allen Yang s.22(1)
Sent: Tuesday, October 14, 2014 11:19 AM
To: Hsieh, Katrina
Subject: About:6289 Carnarvon street

Hi, Katrina

The owner wants to change the contractor of 6289 Carnarvon street. I'm the new contractor's assistant. I want to know what we need to do?

Sincerely,

Allen
7788918232

From: "Weber, Paul" <paul.weber@vancouver.ca>
To: "Prasad, Roshni" <roshni.prasad@vancouver.ca>
Date: 1/24/2017 2:46:33 PM
Subject: RE: DB446666 - 6289 Carnarvon St - suspended permit - HPO required

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 unsuspended.

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. 12th Ave, Vancouver, BC. V5Y 1V4
Tel: 604.871.6056 Email: 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). 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 10th Avenue
phone (604)873-7088
email 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 10th Avenue
phone (604)873-7088
email 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
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

24 Jun 2014	K PRINGLE	001 - OPEN APPLICATION	-
25 Feb 2015	K HSIEH	010 - ISSUE PERMIT	-
13 Jul 2016	E MAH	014 - SUSPEND INSPECTNS	091 - SEE NOTES
13 Jul 2016	E MAH	991 - NOTE	- HPO DOCUMENT REQ'D

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 10th Ave, Vancouver BC V5Z 4A8
Ph: 604-873-7600

From: ["Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca>](mailto:Katrina.Hsieh@vancouver.ca)
To: ["George Zhao" <prodesignbc@gmail.com>](mailto:prodesignbc@gmail.com)
Date: 1/22/2015 9:59:28 AM
Subject: RE: Demolition Contractor Declaration - 6289 Carnarvon Street

Hi George,

I'll have them for you shortly.

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

From: George Zhao [<mailto:prodesignbc@gmail.com>]
Sent: Monday, January 19, 2015 12:12 PM
To: Hsieh, Katrina
Subject: Re: Demolition Contractor Declaration - 6289 Carnarvon Street

Hi Katrina,
Sure
By the way, how much the BP costs, the owner wants to have some idea of this to have the money ready.
Thanks
Helen

Sent from my iPhone

On Jan 13, 2015, at 2:18 PM, "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca> wrote:

Please also ensure that the original form attached is bought during the issuance appointment.

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: Hsieh, Katrina
Sent: Tuesday, January 13, 2015 2:18 PM
To: 'George Zhao'
Subject: RE: Demolition Contractor Declaration - 6289 Carnarvon Street

Thanks Helen.
Please forward their Vancouver or inter-municipal license at your earliest convenience.

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

From: George Zhao [<mailto:prodesignbc@gmail.com>]
Sent: Monday, January 12, 2015 7:52 PM
To: Hsieh, Katrina
Subject: Demolition Contractor Declaration - 6289 Carnarvon Street

Hi Katrina,

Please see the attached Demo Form for demolition of one family dwellings
Thank you,

Kind regards,
Helen Bai
604.723.8599

From: "[Hsieh, Katrina](mailto:Katrina.Hsieh@vancouver.ca)" <Katrina.Hsieh@vancouver.ca>
To: "[Robert Billard](mailto:robert@billardarchitecture.ca)" <robert@billardarchitecture.ca>
Date: 2/10/2015 10:07:04 AM
Subject: RE: Demolition Contractor Declaration - 6289 Carnarvon Street

Hi Robert,

Your previous email in January said that you would be dropping the drawing off after the energy calculations were submitted (that Friday or Monday). I just received the energy calculations last Wednesday from Wei Chen. I have been away from the office since then but I had a quick look and it looks fine. I have checked as much as I can via the pdf you gave me but I still need to do a final run through with the hard copies as there are things that is difficult to check with the pdf and hard copy of documents still pending (see previous list)

Please submit everything at your earliest convenience and I will do my best to look everything in a timely manner.

Helen, when have you scheduled your tree inspection?

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

From: Robert Billard [<mailto:robert@billardarchitecture.ca>]
Sent: Wednesday, February 04, 2015 8:39 AM
To: Hsieh, Katrina
Cc: 'George Zhao'
Subject: RE: Demolition Contractor Declaration - 6289 Carnarvon Street
Importance: High

Good morning Katrina,

We have been just waiting to send you the hard copies of everything just in case there needed to be any changes related to the energy calculations. We have not heard anything from you regarding the review Architectural set I sent you on January 13, so we are assuming that they are fine and are reflecting all your requested changes. I understand that the energy information has been sent to you and if it is acceptable then we will get the drawings etc to you ASAP.

Thanks for your continued help.



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

From: George Zhao [<mailto:prodesignbc@gmail.com>]
Sent: Wednesday, February 04, 2015 7:04 AM
To: Hsieh, Katrina
Cc: Robert Billard

Subject: Re: Demolition Contractor Declaration - 6289 Carnarvon Street

Hi Katrina,

Thank you. We will have the tree barrier installed ASAP.

The updated sets will be submitted by Rob when they have them ready.

Helen

Sent from my iPhone

On Feb 3, 2015, at 8:13 AM, "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca> wrote:

Thanks for the update.

Please let me know when the tree barriers are completed as I cannot book the issuance appointment until then.

Please note that I still need the updated sets (including structural) as I have not yet received them.

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

From: George Zhao [<mailto:prodesignbc@gmail.com>]

Sent: Friday, January 30, 2015 7:58 PM

To: Hsieh, Katrina

Subject: Re: Demolition Contractor Declaration - 6289 Carnarvon Street

Hello Katrina,

I think the DCL is the cost the owner wants to know. I will let him know this and get the money ready once all the requirement is satisfied for the permit.

We have been advised by Lee Beaulieu to have the tree barriers installed and call for inspection per the memo we received. We still wait for the result of energy calculation review which is one of the requirements for the building permit.

We will make sure to give enough time for this to avoid the delay to the issuance, but at the same time don't want to erect this too earlier to attract attention to the vandalism.

I am currently in China and will be back next Tuesday, will get tree barrier installed soon after my return.

Thanks.

George Zhao

604.723.8582

On Thu, Jan 29, 2015 at 3:54 PM, Hsieh, Katrina <Katrina.Hsieh@vancouver.ca> wrote:

Hello George,

Which cost are you speaking off ? the development cost levy (DCL)

DCL is required to be paid before the permits can be issued as per the Development Cost Levy By-Law.

To book the tree inspection. call 3-1-1 or [604.873.7000](tel:604.873.7000) when outside of Vancouver.

The construction of the barriers must be according to the approved plans per Landscaping.

This was sent to Robert.

Please note that I am still pending the final set of drawings before and the tree barriers to be accepted prior to issuance of any permits.

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

From: George Zhao [mailto:prodesignbc@gmail.com]
Sent: Thursday, January 29, 2015 2:25 PM

To: Hsieh, Katrina
Subject: Re: Demolition Contractor Declaration - 6289 Carnarvon Street

Hi Katrina,
Is the the cost required for BP?
I don't think the construction and inspection for the tree barrier is done.
Who we should contact for tree barrier inspection? Do you have the contact person or number?
Thanks

Sent from my iPhone

On Jan 29, 2015, at 9:47 AM, "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca> wrote:

Hi Helen,

The fees for the development cost levy is \$26,404.69.
Have you completed the construction and inspection of the tree barriers yet?
I don't see that it's been completed on our records.

Regards,

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

From: Hsieh, Katrina
Sent: Friday, January 23, 2015 1:44 PM
To: 'George Zhao'
Subject: RE: Demolition Contractor Declaration - 6289 Carnarvon Street

Hello Helen,

Below are the fees for the permit:

Development Cost Levy – will send this to you shortly.

Development, Building and Drain Tile Permit - \$8,084.55
Demolition Permit - \$ \$1,470.00
Tree Permit - \$251.00
Engineering Fee – please contact Engineering Directly at [604.873.7357](tel:604.873.7357)

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

From: George Zhao [<mailto:prodesignbc@gmail.com>]
Sent: Thursday, January 22, 2015 3:04 PM
To: Hsieh, Katrina
Subject: Re: Demolition Contractor Declaration - 6289 Carnarvon Street

Thank you

Sent from my iPhone

On Jan 22, 2015, at 8:59 AM, "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca> wrote:

Hi George,

I'll have them for you shortly.

Regards

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

From: George Zhao [<mailto:prodesignbc@gmail.com>]
Sent: Monday, January 19, 2015 12:12 PM
To: Hsieh, Katrina
Subject: Re: Demolition Contractor Declaration - 6289 Carnarvon Street

Hi Katrina,

Sure

By the way, how much the BP costs, the owner wants to have some idea of this to have the money ready.

Thanks

Helen

Sent from my iPhone

On Jan 13, 2015, at 2:18 PM, "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca> wrote:

Please also ensure that the original form attached is bought during the issuance appointment.

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

From: Hsieh, Katrina
Sent: Tuesday, January 13, 2015 2:18 PM
To: 'George Zhao'
Subject: RE: Demolition Contractor Declaration - 6289 Carnarvon Street

Thanks Helen.
Please forward their Vancouver or inter-municipal license at your earliest convenience.

Regards,

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

From: George Zhao [<mailto:prodesignbc@gmail.com>]
Sent: Monday, January 12, 2015 7:52 PM
To: Hsieh, Katrina
Subject: Demolition Contractor Declaration - 6289 Carnarvon Street

Hi Katrina,

Please see the attached Demo Form for demolition of one family dwellings
Thank you,

Kind regards,
Helen Bai
[604.723.8599](tel:604.723.8599)

From: "[Hsieh, Katrina](#)" <Katrina.Hsieh@vancouver.ca>
To: "[George Zhao](#)" <prodesignbc@gmail.com>
Date: 1/8/2015 9:13:08 AM
Subject: RE: HPO form - 6289 Carnarvon Street.

Hello Helen,

The demo permit number is DB446670.

We typically would fill it out for you because the form is normally accepted during intake.

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

From: George Zhao [<mailto:prodesignbc@gmail.com>]
Sent: Wednesday, January 07, 2015 7:50 PM
To: Hsieh, Katrina
Subject: Re: HPO form - 6289 Carnarvon Street.

Hi Katrina,

Could you please advise what Is the building permit application number? This number is required on the Demo Declaration.
Thank you.

Helen Bai
604.723.8599

On Wed, Jan 7, 2015 at 8:24 AM, George Zhao <prodesignbc@gmail.com> wrote:

Thank you Katrina

I will send you the Business Licence today and the form required for Demo ASAP. (Allen should have updated this last October :-()

Best regards
Helen

Sent from my iPhone

On Jan 7, 2015, at 8:09 AM, "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca> wrote:

Hello Helen,

Thank you for forwarding the updated HPO.
The original information, HPO etc I have for this project is for Yong Feng Enterprises Inc. and not for your company Pro Design Co. Ltd.

Please provide the rest of the required information so that I may update the file accordingly.

Regards,

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

From: George Zhao [<mailto:prodesignbc@gmail.com>]
Sent: Tuesday, January 06, 2015 4:17 PM
To: Robert Billard; Hsieh, Katrina
Subject: HPO form - 6289 Carnarvon Street.

Hi Robert and Katrina,

Please see the attached HPO form for your file.
Thank you,

Kind regards,
Helen Bai
[604.723.8599](tel:604.723.8599)

From: ["Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca>](mailto:Katrina.Hsieh@vancouver.ca)
To: ["Beaulieu, Lee" <lee.beaulieu@vancouver.ca>](mailto:lee.beaulieu@vancouver.ca)
Date: 1/8/2015 12:30:27 PM
Subject: RE: landscape review - DB446666 - 6289 Carnarvon

Thanks Lee!!!

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: Beaulieu, Lee
Sent: Thursday, January 08, 2015 11:16 AM
To: Hsieh, Katrina
Subject: RE: landscape review - DB446666 - 6289 Carnarvon

Hi Katrina, thanks on the reminder. I came back to a number of major high density project deadlines that I hope to be cleared of by end of week.
Carnarvon will be my #1 priority after that.
Thx. Lee

From: Hsieh, Katrina
Sent: Thursday, January 08, 2015 10:19 AM
To: Beaulieu, Lee
Subject: FW: landscape review - DB446666 - 6289 Carnarvon
Importance: High

Hi Lee,

Hope you had a nice holiday.
The applicant is eager to get your clearance for the deficiencies he responded to back in October.
Your help with be much appreciated.

Thanks!

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

From: Hsieh, Katrina
Sent: Tuesday, December 23, 2014 7:53 AM
To: Beaulieu, Lee
Subject: FW: landscape review - DB446666 - 6289 Carnarvon

Hello Lee,

Sorry to bug you again but any chance you've reviewed this project?

The applicant is enquiring again.

Thanks!

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: Hsieh, Katrina

Sent: Wednesday, December 10, 2014 9:47 AM

To: Beaulieu, Lee

Subject: RE: landscape review - DB446666 - 6289 Carnarvon

Hi Lee,

An updates on this project?

Thanks!

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: Wednesday, October 08, 2014 8:47 PM

To: Beaulieu, Lee

Cc: Hsieh, Katrina

Subject: RE: landscape review - DB446666 - 6289 Carnarvon

Importance: High

Hello Lee,

Please see the attached supplementary documents requested.

I have sent the form to the client and contractor for their signature but felt I should get the info to you as soon as it was available.

Please let me know if there is anything else you require.

Regards,



Robert G. Billard. Architect AIBC, LEED AP

Principal / Chief Architect

Billard Architecture

New Westminster

T: 604-619-0529

robert@billardarchitecture.ca

www.billardarchitecture.ca

From: Beaulieu, Lee [<mailto:lee.beaulieu@vancouver.ca>]

Sent: September 23, 2014 8:55 PM

To: robert@billardarchitecture.ca

Cc: Hsieh, Katrina

Subject: landscape review - DB446666 - 6289 Carnarvon

Hi Robert,

In reviewing the arborist report (David Walsh, dated Feb.9, 2014) and plans submitted. There are items that need to be addressed in order to further the review:

1. The arborist report does not comment on tree retention in the context of the proposed plans. The report must be expanded, refer to section 7.2, The Protection of trees bylaw for further direction.
 - a. For the front yard trees, removal of existing infrastructure (demolition) should be discussed;
 - b. Depending on the findings in item #1, submit a detailed letter of assurance for arborist supervision, signed by the arborist, owner/contractor.
 - c. Ensure that the arborist provides a detailed, accurate, dimensioned tree protection barrier map;
2. On the site plan: illustrate the tree protection barriers accurately with dimensions and include and any important notes drawn from the arborist report to inform site work;

Lee Beaulieu

Landscape Review & Protection of Trees bylaw

Planning & Development Services

City of Vancouver

604.873.7168

This email is free from viruses and malware because [avast! Antivirus](#) protection is active.

From: "[Hsieh, Katrina](mailto:Katrina.Hsieh@vancouver.ca)" <Katrina.Hsieh@vancouver.ca>
To: "[Billard Architecture](mailto:robert@billardarchitecture.ca)" <robert@billardarchitecture.ca>
Date: 2/20/2015 10:14:09 AM
Subject: RE: Tree barrier inspection-6289 Carnarvon Street

If that's the case then the structural engineer has to note/clarify that on the plans.
You can provide a separate statement from him to clarify that point.

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

From: Billard Architecture [<mailto:robert@billardarchitecture.ca>]
Sent: Friday, February 20, 2015 8:57 AM
To: Hsieh, Katrina
Cc: George Zhao
Subject: Re: Tree barrier inspection-6289 Carnarvon Street

Hello Katrina,

The structural drawings and schedules are for the concrete walls and floor of the pool which are part of the house. Their restriction on the extent of the pool is in reference to the finishing. There are sections through the pool provided on our drawings. I can sent you more detailed section details of the assembly if you require but the engineers design for the base concrete walls have been provided. He is responsible for that. In most other situations the pool is separate from the house and the engineering is done by the pool engineer. Not in this case.

Please advise.

Wednesday at 1 pm is good for me. I'll wait for confirmation from the client etc.

Thank you for your help.

Robert G. Billard, Architect AIBC, LEED AP
Billard Architecture
New Westminster, BC
T: 604-619-0529
www.billardarchitecture.ca

On Feb 20, 2015, at 8:43 AM, Hsieh, Katrina <Katrina.Hsieh@vancouver.ca> wrote:

Hello,

I have confirmed that the tree barriers have been accepted by the inspector.
I have also reviewed the hard copies and I am missing a Schedule B1/B2 for the Structural for the Pool and section details for the pool. I received the Geotechnical Schedule from H. Jian and the structural plans for the house from Dr. Z Zhao specifically note "pool to be done by others".
Please see the list I sent Dec 09, item 4. Everything else is acceptable.

You can submit it to me during issuance appointment which I can schedule for next week on **WED Feb 25 at 1pm**.
Please confirm if you can make this appointment. You will be required to make full payment at that time.

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

From: George Zhao [<mailto:prodesignbc@gmail.com>]

Sent: Monday, February 16, 2015 10:27 AM

To: Hsieh, Katrina

Cc: Robert Billard

Subject: Tree barrier inspection-6289 Carnarvon Street

Good morning Katrina

We have completed the tree barrier and have contacted city for inspection. The inspector is Saul Schwebs. He will contact me to confirm the time of inspection. We will keep you posted for the result.

Thanks

Helen

Sent from my iPhone

On Feb 13, 2015, at 8:16 AM, "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca> wrote:

Hi Robert,

I received the plans you submitted and will be reviewing them early next week and will contact you at that time.

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

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

Sent: Tuesday, February 10, 2015 1:12 PM

To: Hsieh, Katrina

Cc: 'George Zhao'

Subject: RE: Demolition Contractor Declaration - 6289 Carnarvon Street

Importance: High

Hello again Katrina,

As per my phone message, I dropped off all of the documentation to your offices today at 12:00PM.

Regards,

<image001.jpg>

Robert G. Billard, Architect AIBC, LEED AP

Billard Architecture

T: 604-619-0529

robert@billardarchitecture.ca

From: Hsieh, Katrina [<mailto:Katrina.Hsieh@vancouver.ca>]
Sent: Tuesday, February 10, 2015 9:07 AM
To: Robert Billard
Cc: 'George Zhao'
Subject: RE: Demolition Contractor Declaration - 6289 Carnarvon Street

Hi Robert,

Your previous email in January said that you would be dropping the drawing off after the energy calculations were submitted (that Friday or Monday). I just received the energy calculations last Wednesday from Wei Chen.

I have been away from the office since then but I had a quick look and it looks fine. I have checked as much as I can via the pdf you gave me but I still need to do a final run through with the hard copies as there are things that is difficult to check with the pdf and hard copy of documents still pending (see previous list)

Please submit everything at your earliest convenience and I will do my best to look everything in a timely manner.

Helen, when have you scheduled your tree inspection?

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

From: Robert Billard [<mailto:robert@billardarchitecture.ca>]
Sent: Wednesday, February 04, 2015 8:39 AM
To: Hsieh, Katrina
Cc: 'George Zhao'
Subject: RE: Demolition Contractor Declaration - 6289 Carnarvon Street
Importance: High

Good morning Katrina,

We have been just waiting to send you the hard copies of everything just in case there needed to be any changes related to the energy calculations. We have not heard anything from you regarding the review Architectural set I sent you on January 13, so we are assuming that they are fine and are reflecting all your requested changes. I understand that the energy information has been sent to you and if it is acceptable then we will get the drawings etc to you ASAP.

Thanks for your continued help.

<image001.jpg>

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

From: George Zhao [<mailto:prodesignnbc@gmail.com>]
Sent: Wednesday, February 04, 2015 7:04 AM
To: Hsieh, Katrina

Cc: Robert Billard

Subject: Re: Demolition Contractor Declaration - 6289 Carnarvon Street

Hi Katrina,

Thank you. We will have the tree barrier installed ASAP.

The updated sets will be submitted by Rob when they have them ready.

Helen

Sent from my iPhone

On Feb 3, 2015, at 8:13 AM, "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca> wrote:

Thanks for the update.

Please let me know when the tree barriers are completed as I cannot book the issuance appointment until then.

Please note that I still need the updated sets (including structural) as I have not yet received them.

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

From: George Zhao [<mailto:prodesignbc@gmail.com>]

Sent: Friday, January 30, 2015 7:58 PM

To: Hsieh, Katrina

Subject: Re: Demolition Contractor Declaration - 6289 Carnarvon Street

Hello Katrina,

I think the DCL is the cost the owner wants to know. I will let him know this and get the money ready once all the requirement is satisfied for the permit.

We have been advised by Lee Beaulieu to have the tree barriers installed and call for inspection per the memo we received. We still wait for the result of energy calculation review which is one of the requirements for the building permit.

We will make sure to give enough time for this to avoid the delay to the issuance, but at the same time don't want to erect this too earlier to attract attention to the vandalism.

I am currently in China and will be back next Tuesday, will get tree barrier installed soon after my return.

Thanks.

George Zhao

604.723.8582

On Thu, Jan 29, 2015 at 3:54 PM, Hsieh, Katrina <Katrina.Hsieh@vancouver.ca> wrote:

Hello George,

Which cost are you speaking off ? the development cost levy (DCL)

DCL is required to be paid before the permits can be issued as per the Development Cost Levy By-Law.

To book the tree inspection. call 3-1-1 or [604.873.7000](tel:604.873.7000) when outside of Vancouver.

The construction of the barriers must be according to the approved plans per Landscaping.

This was sent to Robert.

Please note that I am still pending the final set of drawings before and the tree barriers to be accepted prior to issuance of any permits.

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

From: George Zhao [mailto:prodesignbc@gmail.com]
Sent: Thursday, January 29, 2015 2:25 PM

To: Hsieh, Katrina
Subject: Re: Demolition Contractor Declaration - 6289 Carnarvon Street

Hi Katrina,
Is the the cost required for BP?
I don't think the construction and inspection for the tree barrier is done.
Who we should contact for tree barrier inspection? Do you have the contact person or number?
Thanks

Sent from my iPhone

On Jan 29, 2015, at 9:47 AM, "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca> wrote:

Hi Helen,

The fees for the development cost levy is \$26,404.69.
Have you completed the construction and inspection of the tree barriers yet?
I don't see that it's been completed on our records.

Regards,

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

From: Hsieh, Katrina
Sent: Friday, January 23, 2015 1:44 PM
To: 'George Zhao'
Subject: RE: Demolition Contractor Declaration - 6289 Carnarvon Street

Hello Helen,

Below are the fees for the permit:

Development Cost Levy – will send this to you shortly.

Development, Building and Drain Tile Permit - \$8,084.55
Demolition Permit - \$ \$1,470.00
Tree Permit - \$251.00

Engineering Fee – please contact Engineering Directly at [604.873.7357](tel:604.873.7357)

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

From: George Zhao [<mailto:prodesignbc@gmail.com>]
Sent: Thursday, January 22, 2015 3:04 PM
To: Hsieh, Katrina
Subject: Re: Demolition Contractor Declaration - 6289 Carnarvon Street

Thank you

Sent from my iPhone

On Jan 22, 2015, at 8:59 AM, "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca> wrote:

Hi George,

I'll have them for you shortly.

Regards

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

From: George Zhao [<mailto:prodesignbc@gmail.com>]
Sent: Monday, January 19, 2015 12:12 PM
To: Hsieh, Katrina
Subject: Re: Demolition Contractor Declaration - 6289 Carnarvon Street

Hi Katrina,
Sure
By the way, how much the BP costs, the owner wants to have some idea of this to have the money ready.
Thanks
Helen

Sent from my iPhone

On Jan 13, 2015, at 2:18 PM, "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca> wrote:

Please also ensure that the original form attached is bought during the issuance appointment.

Katrina Hsieh
Project Coordinator
Development Review Branch
Planning & Development Services

West Annex, 515 W 10th Ave
P: [604.873.7284](tel:604.873.7284)
E: katrina.hsieh@vancouver.ca

From: Hsieh, Katrina
Sent: Tuesday, January 13, 2015 2:18 PM
To: 'George Zhao'
Subject: RE: Demolition Contractor Declaration - 6289 Carnarvon Street

Thanks Helen.
Please forward their Vancouver or inter-municipal license at your earliest convenience.

Regards,

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

From: George Zhao [<mailto:prodesignbc@gmail.com>]
Sent: Monday, January 12, 2015 7:52 PM
To: Hsieh, Katrina
Subject: Demolition Contractor Declaration - 6289 Carnarvon Street

Hi Katrina,

Please see the attached Demo Form for demolition of one family dwellings
Thank you,

Kind regards,
Helen Bai
[604.723.8599](tel:604.723.8599)

From: "[Hsieh, Katrina](mailto:Katrina.Hsieh@vancouver.ca)" <Katrina.Hsieh@vancouver.ca>
To: "[Billard Architecture](mailto:robert@billardarchitecture.ca)" <robert@billardarchitecture.ca>
Date: 2/20/2015 12:05:37 PM
Subject: RE: Tree barrier inspection-6289 Carnarvon Street

Hi Robert,

Yes, please get the owner to sign and fax/scan it back to you. The same document can be signed by the arborist and contractor with original signatures.

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

From: Billard Architecture [<mailto:robert@billardarchitecture.ca>]
Sent: Friday, February 20, 2015 9:21 AM
To: Hsieh, Katrina
Cc: George Zhao
Subject: Re: Tree barrier inspection-6289 Carnarvon Street

Hi again,

I just found out that the owner is in China and will not be here for the issuance but the contractor will be there with the payment and other documents. Therefore he can't sign the original arborist letter. Can I get him to sign a copy and send it to me or can just the contractor sign it? Or can I on his behalf?

Thank you.

Robert G. Billard, Architect AIBC, LEED AP
Billard Architecture
New Westminster, BC
T: 604-619-0529
www.billardarchitecture.ca

On Feb 20, 2015, at 9:14 AM, Hsieh, Katrina <Katrina.Hsieh@vancouver.ca> wrote:

Yes, as long as it's signed I can issue the permits.

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: Billard Architecture [<mailto:robert@billardarchitecture.ca>]
Sent: Friday, February 20, 2015 8:58 AM
To: Hsieh, Katrina
Cc: George Zhao
Subject: Re: Tree barrier inspection-6289 Carnarvon Street

Thank you.

Can they sign that original you have during the meeting?

Thanks,

Robert G. Billard, Architect AIBC, LEED AP
Billard Architecture
New Westminster, BC
T: 604-619-0529
www.billardarchitecture.ca

On Feb 20, 2015, at 8:57 AM, Hsieh, Katrina <Katrina.Hsieh@vancouver.ca> wrote:

Sorry I forgot to mention that the Letter of Assurance from the Arborist that I received is missing the signatures of the contractor and the owner.

They must sign the document and provide the original for us to issue the permits as noted by Lee Beaulieu.

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

From: Hsieh, Katrina
Sent: Friday, February 20, 2015 8:43 AM
To: 'George Zhao'
Cc: Robert Billard
Subject: RE: Tree barrier inspection-6289 Carnarvon Street

Hello,

I have confirmed that the tree barriers have been accepted by the inspector.

I have also reviewed the hard copies and I am missing a Schedule B1/B2 for the Structural for the Pool and section details for the pool. I received the Geotechnical Schedule from H. Jian and the structural plans for the house from Dr. Z Zhao specifically note "pool to be done by others".

Please see the list I sent Dec 09, item 4. Everything else is acceptable.

You can submit it to me during issuance appointment which I can schedule for next week on **WED Feb 25 at 1pm.**

Please confirm if you can make this appointment. You will be required to make full payment at that time.

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

From: George Zhao [<mailto:prodesignbc@gmail.com>]
Sent: Monday, February 16, 2015 10:27 AM
To: Hsieh, Katrina

Cc: Robert Billard

Subject: Tree barrier inspection-6289 Carnarvon Street

Good morning Katrina

We have completed the tree barrier and have contacted city for inspection. The inspector is Saul Schwebs. He will contact me to confirm the time of inspection. We will keep you posted for the result.

Thanks

Helen

Sent from my iPhone

On Feb 13, 2015, at 8:16 AM, "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca> wrote:

Hi Robert,

I received the plans you submitted and will be reviewing them early next week and will contact you at that time.

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

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

Sent: Tuesday, February 10, 2015 1:12 PM

To: Hsieh, Katrina

Cc: 'George Zhao'

Subject: RE: Demolition Contractor Declaration - 6289 Carnarvon Street

Importance: High

Hello again Katrina,

As per my phone message, I dropped off all of the documentation to your offices today at 12:00PM.

Regards,

<image001.jpg>

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, February 10, 2015 9:07 AM

To: Robert Billard

Cc: 'George Zhao'

Subject: RE: Demolition Contractor Declaration - 6289 Carnarvon Street

Hi Robert,

Your previous email in January said that you would be dropping the drawing off after the energy calculations were submitted (that Friday or Monday). I just received the energy calculations last

Wednesday from Wei Chen.

I have been away from the office since then but I had a quick look and it looks fine. I have checked as much as I can via the pdf you gave me but I still need to do a final run through with the hard copies as there are things that is difficult to check with the pdf and hard copy of documents still pending (see previous list)

Please submit everything at your earliest convenience and I will do my best to look everything in a timely manner.

Helen, when have you scheduled your tree inspection?

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

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

Sent: Wednesday, February 04, 2015 8:39 AM

To: Hsieh, Katrina

Cc: 'George Zhao'

Subject: RE: Demolition Contractor Declaration - 6289 Carnarvon Street

Importance: High

Good morning Katrina,

We have been just waiting to send you the hard copies of everything just in case there needed to be any changes related to the energy calculations. We have not heard anything from you regarding the review Architectural set I sent you on January 13, so we are assuming that they are fine and are reflecting all your requested changes. I understand that the energy information has been sent to you and if it is acceptable then we will get the drawings etc to you ASAP.

Thanks for your continued help.

<image001.jpg>

Robert G. Billard, Architect AIBC, LEED AP

Billard Architecture

T: 604-619-0529

robert@billardarchitecture.ca

www.billardarchitecture.ca

From: George Zhao [<mailto:prodesignbc@gmail.com>]

Sent: Wednesday, February 04, 2015 7:04 AM

To: Hsieh, Katrina

Cc: Robert Billard

Subject: Re: Demolition Contractor Declaration - 6289 Carnarvon Street

Hi Katrina,

Thank you. We will have the tree barrier installed ASAP.

The updated sets will be submitted by Rob when they have them ready.

Helen

Sent from my iPhone

On Feb 3, 2015, at 8:13 AM, "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca> wrote:

Thanks for the update.

Please let me know when the tree barriers are completed as I cannot book the issuance appointment until then.

Please note that I still need the updated sets (including structural) as I have not yet received them.

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

From: George Zhao [<mailto:prodesignbc@gmail.com>]

Sent: Friday, January 30, 2015 7:58 PM

To: Hsieh, Katrina

Subject: Re: Demolition Contractor Declaration - 6289 Carnarvon Street

Hello Katrina,

I think the DCL is the cost the owner wants to know. I will let him know this and get the money ready once all the requirement is satisfied for the permit.

We have been advised by Lee Beaulieu to have the tree barriers installed and call for inspection per the memo we received. We still wait for the result of energy calculation review which is one of the requirements for the building permit.

We will make sure to give enough time for this to avoid the delay to the issuance, but at the same time don't want to erect this too earlier to attract attention to the vandalism.

I am currently in China and will be back next Tuesday, will get tree barrier installed soon after my return.

Thanks.

George Zhao

604.723.8582

On Thu, Jan 29, 2015 at 3:54 PM, Hsieh, Katrina <Katrina.Hsieh@vancouver.ca> wrote:
Hello George,

Which cost are you speaking off ? the development cost levy (DCL)

DCL is required to be paid before the permits can be issued as per the Development Cost Levy By-Law.

To book the tree inspection. call 3-1-1 or [604.873.7000](tel:604.873.7000) when outside of Vancouver.

The construction of the barriers must be according to the approved plans per Landscaping.

This was sent to Robert.

Please note that I am still pending the final set of drawings before and the tree barriers to be accepted prior to issuance of any permits.

Regards,

Katrina Hsieh

Project Coordinator

Development Review Branch

Planning & Development Services

West Annex, 515 W 10th Ave

P: [604.873.7284](tel:604.873.7284)

E: katrina.hsieh@vancouver.ca

From: George Zhao [mailto:prodesignbc@gmail.com]

Sent: Thursday, January 29, 2015 2:25 PM

To: Hsieh, Katrina

Subject: Re: Demolition Contractor Declaration - 6289 Carnarvon Street

Hi Katrina,

Is the the cost required for BP?

I don't think the construction and inspection for the tree barrier is done.

Who we should contact for tree barrier inspection? Do you have the contact person or number?

Thanks

Sent from my iPhone

On Jan 29, 2015, at 9:47 AM, "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca> wrote:

Hi Helen,

The fees for the development cost levy is \$26,404.69.

Have you completed the construction and inspection of the tree barriers yet?

I don't see that it's been completed on our records.

Regards,

Katrina Hsieh

Project Coordinator

Development Review Branch

Planning & Development Services

West Annex, 515 W 10th Ave

P: [604.873.7284](tel:604.873.7284)

E: katrina.hsieh@vancouver.ca

From: Hsieh, Katrina

Sent: Friday, January 23, 2015 1:44 PM

To: 'George Zhao'

Subject: RE: Demolition Contractor Declaration - 6289 Carnarvon Street

Hello Helen,

Below are the fees for the permit:

Development Cost Levy – will send this to you shortly.

Development, Building and Drain Tile Permit - \$8,084.55

Demolition Permit - \$ \$1,470.00

Tree Permit - \$251.00

Engineering Fee – please contact Engineering Directly at [604.873.7357](tel:604.873.7357)

Katrina Hsieh

Project Coordinator

Development Review Branch

Planning & Development Services

West Annex, 515 W 10th Ave

P: [604.873.7284](tel:604.873.7284)

E: katrina.hsieh@vancouver.ca

From: George Zhao [<mailto:prodesignbc@gmail.com>]
Sent: Thursday, January 22, 2015 3:04 PM
To: Hsieh, Katrina
Subject: Re: Demolition Contractor Declaration - 6289 Carnarvon Street

Thank you

Sent from my iPhone

On Jan 22, 2015, at 8:59 AM, "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca> wrote:

Hi George,

I'll have them for you shortly.

Regards

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

From: George Zhao [<mailto:prodesignbc@gmail.com>]
Sent: Monday, January 19, 2015 12:12 PM
To: Hsieh, Katrina
Subject: Re: Demolition Contractor Declaration - 6289 Carnarvon Street

Hi Katrina,

Sure

By the way, how much the BP costs, the owner wants to have some idea of this to have the money ready.

Thanks

Helen

Sent from my iPhone

On Jan 13, 2015, at 2:18 PM, "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca> wrote:

Please also ensure that the original form attached is bought during the issuance appointment.

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

From: Hsieh, Katrina
Sent: Tuesday, January 13, 2015 2:18 PM
To: 'George Zhao'
Subject: RE: Demolition Contractor Declaration - 6289 Carnarvon Street

Thanks Helen.

Please forward their Vancouver or inter-municipal license at your earliest convenience.

Regards,

Katrina Hsieh

Project Coordinator

Development Review Branch

Planning & Development Services

West Annex, 515 W 10th Ave

P: [604.873.7284](tel:604.873.7284)

E: katrina.hsieh@vancouver.ca

From: George Zhao [<mailto:prodesignbc@gmail.com>]

Sent: Monday, January 12, 2015 7:52 PM

To: Hsieh, Katrina

Subject: Demolition Contractor Declaration - 6289 Carnarvon Street

Hi Katrina,

Please see the attached Demo Form for demolition of one family dwellings

Thank you,

Kind regards,

Helen Bai

[604.723.8599](tel:604.723.8599)

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

To: ["George Zhao" <prodesignbc@gmail.com>](mailto:prodesignbc@gmail.com)

Date: 2/26/2015 9:09:48 AM

Subject: RE: Tree Removal/replacement permit TR429731 -- 6289 Carnarvon Street

Hello Helen,

Thank you for pointing that out. Landscaping must not have updated the permit file with that information. I will update the permit and print out a reference copy for you. I will leave it at the reception desk for you to pick up at your convenience within our office hours.

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

From: George Zhao [<mailto:prodesignbc@gmail.com>]

Sent: Wednesday, February 25, 2015 9:03 PM

To: Hsieh, Katrina

Cc: Robert Billard

Subject: Tree Removal/replacement permit TR429731 -- 6289 Carnarvon Street

Hi Katrina,

We would like to thank you for the issuance of the Development and Building Permit. We wouldn't get the permit today without the help from you.

There is one thing we noticed that on the Applicant Copy of the Tree Permit: the contractor is still Yongfeng Enterprises Ltd. Should it be Pro Design Co. Ltd ? Since the contract between Yongfeng and the owner has been terminated. Or we can leave the way it is since this is an applicant copy, not the job copy.

Please let us know what your thought is.

Thank you.

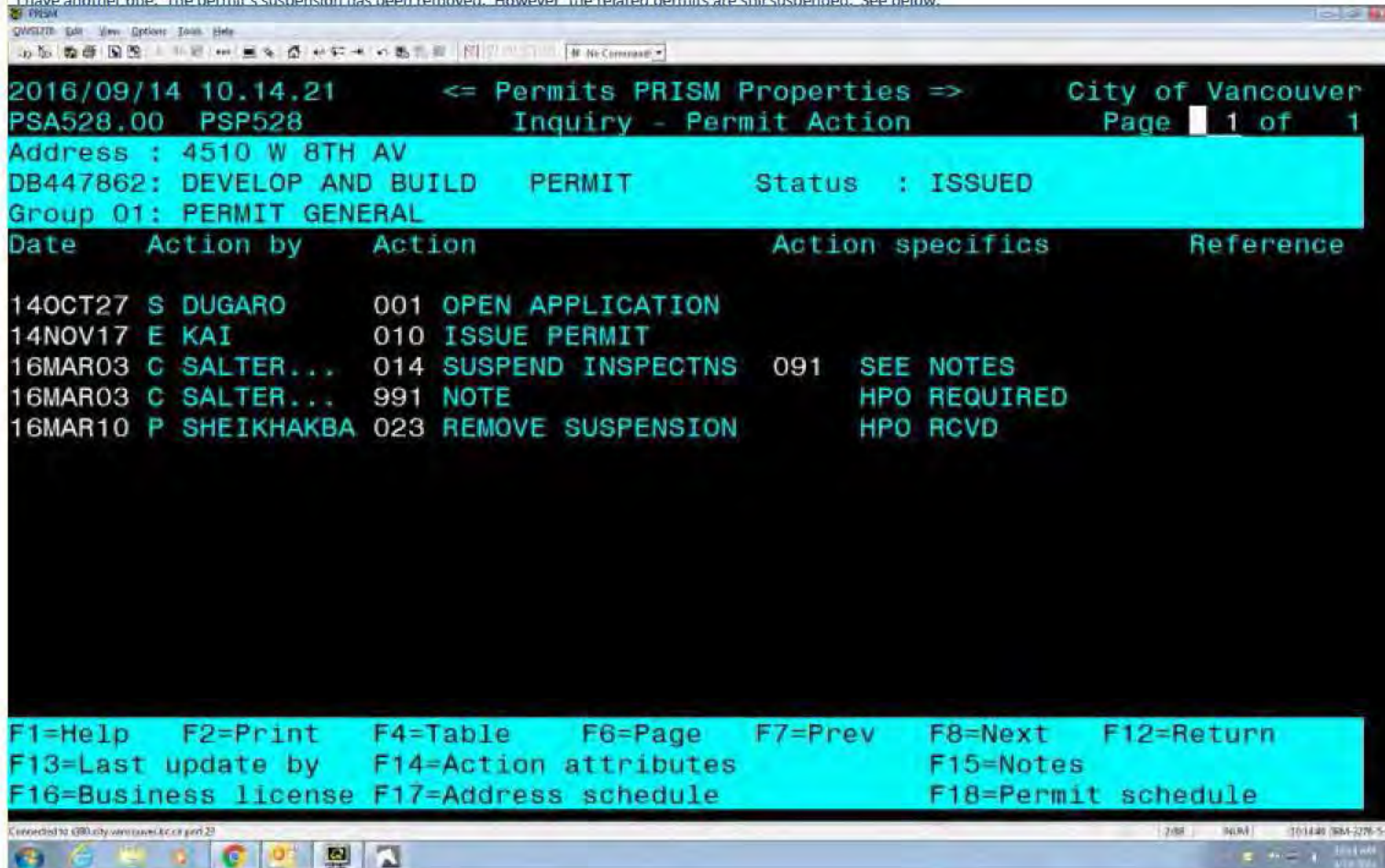
Helen Bai

604.723.8599

From: "Weber, Paul" <paul.weber@vancouver.ca>
To: "Mah, Eric" <Eric.Mah@vancouver.ca>
Date: 9/14/2016 10:16:29 AM
Subject: suspended permits.

Eric,

I have another one. The permit's suspension has been removed. However, the related permits are still suspended. See below.



From: Mah, Eric
Sent: Wednesday, September 14, 2016 10:14 AM
To: Weber, Paul
Subject: RE: 6289 Carnarvon - suspended permits.

Basically The HPO sends us emails that they have been de-enrolled from home warranty insurance, which means they cannot do any work until those documents have been handed in to BC Housing.

Eric Mah
Office Support Clerk III
Planning & Development Services
By-Law Compliance & Administration
City of Vancouver
t. 604.673.8104
eric.mah@vancouver.ca
www.vancouver.ca/inspections
Please consider the environment before printing this email

From: Weber, Paul
Sent: Wednesday, September 14, 2016 10:09 AM
To: Mah, Eric
Subject: 6289 Carnarvon - suspended permits.

Eric,

I have a question for you regarding this suspended permit.

Paul Weber
District Building Inspector
City of Vancouver
Building Inspections Branch, Planning & Development Services
Tel: 604.871.6056 Email: paul.weber@vancouver.ca
<http://vancouver.ca/home-property-development/building-inspection.aspx>

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

To: robert@billardarchitecture.ca

Date: 10/22/2014 9:38:12 AM

Subject: 6289 Carnarvon

Hello Robert,

My apologies for the late reply. I was called away the last few days on a family emergency.

I've started reviewing the project and before I can send you a list of deficiencies I am pending from some comments from Engineering and Landscaping.

The site is quite irregular and more coordination is required between departments.

I'll have something for you by the end of this week.

Regards,
Katrina

From: ["Weber, Paul" <paul.weber@vancouver.ca>](mailto:paul.weber@vancouver.ca)
To: ["Mah, Eric" <Eric.Mah@vancouver.ca>](mailto:Eric.Mah@vancouver.ca)
Date: 9/14/2016 10:09:26 AM
Subject: 6289 Carnarvon - suspended permits.

I have a question for you regarding this suspended permit.

Paul Weber
District Building Inspector
City of Vancouver

```

PRISM
QW5278 Edit View Options Tools Help
2016/09/14 09.34.01 <= Permits PRISM Properties => City of Vancouver
PSA300.01 PSP300 Permit - Action Detail Page 1 of 1
Address : 6289 CARNARVON ST
DB446666 DEVELOP AND BUILD PERMIT Status : SUSPNDED
GROUP 01: PERMIT GENERAL
Date Action by Action Action specifics Reference
14JUN24 K PRINGLE 001 OPEN APPLICATION
15FEB25 K HSIEH 010 ISSUE PERMIT
16JUL13 E MAH 014 SUSPEND INSPECTNS 091 SEE NOTES
16JUL13 E MAH 991 NOTE HPO DOCUMENT REQ'D
F1=Help F2=Print F3=Jump F4=Table F5=Refresh F6=Page F7=Prev
F8=Next F9=Desc F11=Update F12=Return F13=Last update by
F14=Action attributes F15=Notes F16=Business license
F17=Address inspection schedule F18=Permit inspection schedule
Connected to 080.city.vancouver.bc.ca:port 22 12/1 INUM 10:08:08 08M-278-5-

```


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

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

Date: 11/21/2014 9:47:39 AM

Subject: 6289 Carnarvon

Attachments: 6289 CARNARVON STREET - A109 - SECTION - 11 20 2014.pdf
6289 CARNARVON STREET - A102 - SITE PLAN - 11 20 2014.pdf
6289 CARNARVON STREET - A103 - LOWER PLAN - 11 20 2014.pdf

Hello Terry,

Can you provide some assistance regarding a project at 6289 Carnarvon St.

I spoke with you a few weeks ago regarding this project and the applicant would like to keep pursuing the proposed driveway leading to the cellar floor.

Sonia Erichsen mentioned that there have been some cases where we have accepted driveways with more than 15% slope with various assurances from the applicant and property owner. We wanted to explore if this option were feasible and supportable by Engineering.

Please find attached copies of the new proposed driveway provided by the applicant, Robert Billard whom I've copied on the email.

Please let me know if you require more information.

Thanks!

Regards,

Katrina Hsieh

Project Coordinator

Housing Review Group

Planning & Development Services

City Hall, West Annex, 515 W 10th Ave

P 604.873.7284 F 604.873.7060

E katrina.hsieh@vancouver.ca

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

Sent: Thursday, November 20, 2014 10:54 AM

To: Hsieh, Katrina

Cc: robert@billardarchitecture.ca

Subject: RE: 6289 Carnarvon - requested revisions to driveway and grades.

Importance: High

Good morning Katrina,

Please find attached PDFs of the revisions as requested at yesterday's meeting.

Please let me know if these are acceptable and I will get you two hard copies.

Thank you so much for your help and I hope we can get the BP issued ASAP.

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, November 18, 2014 8:09 AM
To: Billard Architecture
Subject: RE: 6289 Carnarvon - update

Great see you then.

Katrina Hsieh
Project Coordinator
Housing Review Group
Planning & Development Services
City Hall, West Annex, 515 W 10th Ave
P 604.873.7284 F 604.873.7060
E katrina.hsieh@vancouver.ca

From: Billard Architecture [<mailto:robert@billardarchitecture.ca>]
Sent: Monday, November 17, 2014 3:14 PM
To: Hsieh, Katrina
Subject: Re: 6289 Carnarvon - update

Thank you Katrina.

I will be there at 3:00.

Regards,

Robert G. Billard, Architect AIBC, LEED AP
Billard Architecture
New Westminster, BC
T: 604-619-0529
www.billardarchitecture.ca

On Nov 17, 2014, at 9:49 AM, "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca> wrote:

Hi Robert,

I got your message and the earliest we are available is on **Wednesday at 3pm**.
You can let reception know that you have a meeting with me and I will come meet you.

Please let me know if this works for you.

Regards

Katrina Hsieh
Project Coordinator
Housing Review Group
Planning & Development Services
City Hall, West Annex, 515 W 10th Ave
P 604.873.7284 F 604.873.7060
E katrina.hsieh@vancouver.ca

From: Hsieh, Katrina
Sent: Monday, November 17, 2014 8:29 AM
To: robert@billardarchitecture.ca

Subject: 6289 Carnarvon - update

Hello Robert,

My apologies for the late reply. I was away but am in the office now.

After thorough reviewing the project with the Assistant Director of Planning, I have confirmed that the existing driveway is too steep and that some of the grade changes proposed excessively alter that natural and existing grades.

We would like to see the driveway slope of maximum 10-12.5% slope. The RS-5 schedule doesn't allow for further relaxation to increase the front yard and at 50' + set back this is more than achievable.

Grades around the South and West elevations of the proposed building significantly alter the natural slope of the land and we would like to see lesser grade change specifically on NW side.

If you would like to go over the project in person, I am happy to set up an appointment.

Best regards,

Katrina Hsieh

Project Coordinator

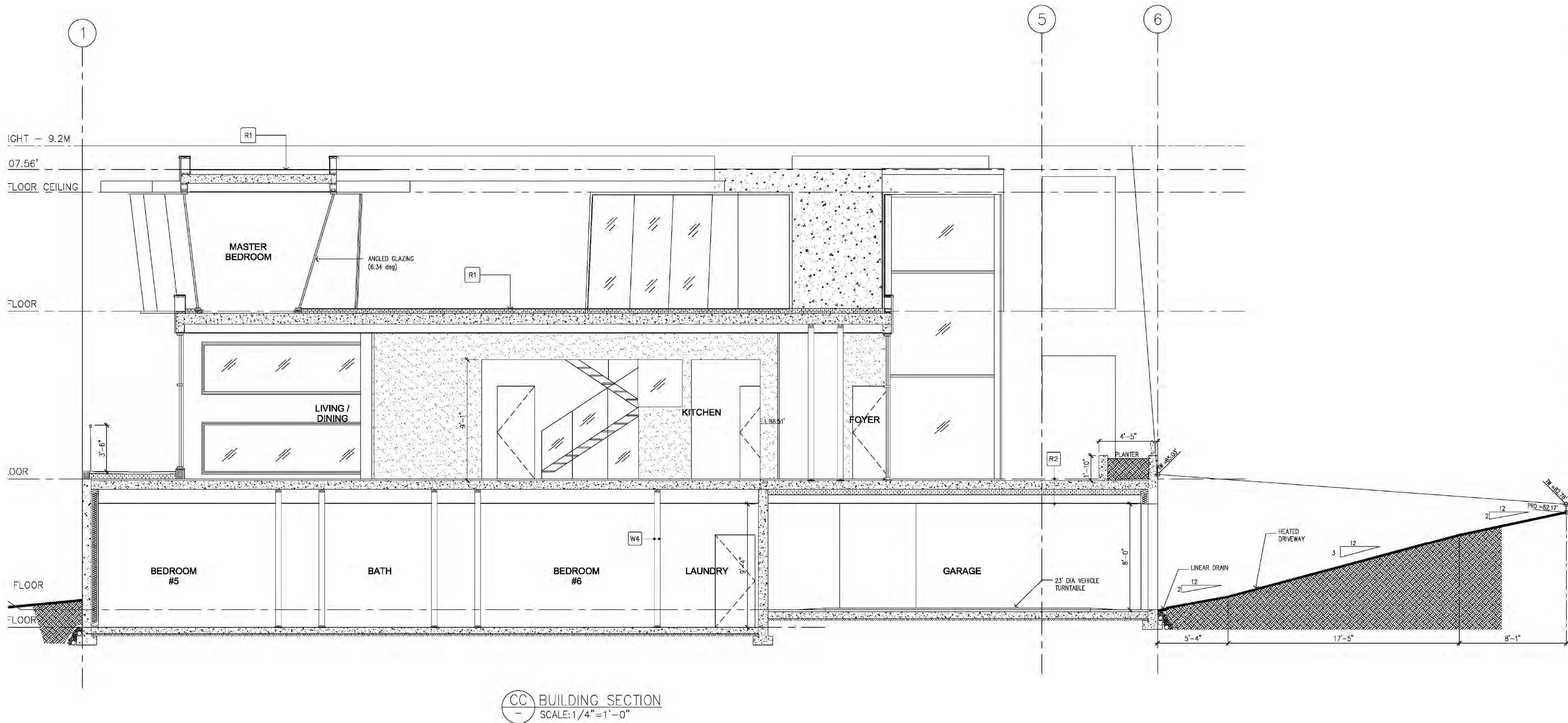
Housing Review Group

Planning & Development Services

City Hall, West Annex, 515 W 10th Ave

P 604.873.7284 **F** 604.873.7060

E katrina.hsieh@vancouver.ca



CONSTRUCTION ASSEMBLIES

F1 MAIN FLOOR ASSEMBLY (RADIANT FLOOR)
POLISHED CONCRETE FINISH
CONTROL JOINTS @ 15' SPACING min (SQUARE)
1 1/2" LIGHTWEIGHT CONC. TOPPING
RADIANT HEATING PIPES ON WIRE MESH
CONCRETE SLAB - AS PER STRUCT. ENG.
CEILING SPACE
1/2" GYPSUM BOARD

F2 TYP. CONC. FLOOR SLAB ASSEMBLY (BASEMENT)
POLISHED CONCRETE FINISH
CONTROL JOINTS @ 15' SPACING min (SQUARE)
6" CONC. FLOOR SLAB (REFER TO STRUCT. DWGS.)
W/ RADIANT HEATING SYSTEM EMBEDDED
6 MIL. POLY. V.B. (MIN. 4" LAP @ JOINTS)
R12 RIGID INSULATION
3" COMPACTED GRAVEL, SOLID BEARING

F4 SECOND FLOOR ASSEMBLY (RADIANT FLOOR)
POLISHED CONCRETE FINISH
CONTROL JOINTS @ 15' SPACING min (SQUARE)
1 1/2" LIGHTWEIGHT CONC. TOPPING
RADIANT HEATING PIPES ON WIRE MESH
CONCRETE SLAB - AS PER STRUCT. ENG.
CEILING SPACE
1/2" GYPSUM BOARD

W1 TYP. EXTERIOR WALL ASSEMBLY (METAL PANEL)
COMPOSITE METAL PANEL (ALUCOBOND)
3/4" WOOD STRAPPING OR GIRT SYSTEM AS REQUIRED
HOUSE WRAP (TYVEK) (TAPE OR SEAL JOINTS)
1/2" PLYWOOD SHEATHING
2"x4" STEEL STUDS @ 16" O/C
R-22 BATT INSULATION
6 MIL. POLY. V.B. (CAULK OPENINGS & SEAL JOINTS)
1/2" GYPSUM BOARD (DOUBLE SCREW @ 16" O/C)

W2 TYP. EXTERIOR WALL ASSEMBLY CONCRETE
CONC. WALL PER STRUCT. ENG. SPECS WITH ELASTOMERIC
COATING - CLEAR
2" RIGID INSULATION, SHIPLAPPED & TAPED
6 MIL. POLY. VAPOUR BARRIER
2"x4" STEEL STUDS @ 16" O/C
1/2" GYPSUM BOARD (DOUBLE SCREW @ 16" O/C)

W3 TYP. FOUNDATION WALL (BASEMENT)
CONC. FOUNDATION WALL PER STRUCT. ENG. SPECS
2" RIGID INSULATION, SHIPLAPPED & TAPED
6 MIL. POLY. VAPOUR BARRIER
2"x4" STEEL STUDS @ 16" O/C
1/2" GYPSUM BOARD (DOUBLE SCREW @ 16" O/C)

W3A TYP. FOUNDATION WALL (STAIRWELL)
CONCRETE FOUNDATION WALL
PER STRUCT. ENG. SPECS

W4 TYP. INTERIOR WALL ASSEMBLY
1/2" GYPSUM BOARD
2"x4" STEEL STUDS @ 16" O.C.
1/2" GYPSUM BOARD

W5 TYP. INTERIOR WALL ASSEMBLY (W/SOUND SEPARATION)
2 LAYERS OF 1/2" GYPSUM BOARD
2"x4" STEEL STUDS @ 16" O.C.
ACOUSTIC BATT INSULATION
2 LAYERS OF 1/2" GYPSUM BOARD

W6 TYP. INTERIOR WALL-POCKET /BATHROOM ASSEMBLY
1/2" GYPSUM BOARD
1" PLY
2"x4" STEEL STUDS @ 16" O.C.
1" PLY
1/2" GYPSUM BOARD

W7 TYP. INTERIOR EXPOSED CONCRETE WALL ASSEMBLY
CLEAR CONCRETE SEALER
CONCRETE WALL (AS PER STRUCTURAL)
VERTICAL CONTROL JOINTS 10' SPACING min
CLEAR CONCRETE SEALER

R1 TYP. ROOF ASSEMBLY -FLAT ROOF
2" BALLAST
FILTER FABRIC
EPDM MEMBRANE
1/2" PROTECTION BOARD
R-40 RIGID INSULATION SHIPLAPPED
VAPOUR BARRIER
CONCRETE SLAB (SEE STRUCTURAL)
CEILING SPACE
1/2" GWB

R2 TYP. ROOF ASSEMBLY -FLAT ROOF INVERTED
ELASTOMERIC COATING - CLEAR
CONCRETE SLAB (SEE STRUCTURAL)
VAPOUR BARRIER
R-40 RIGID INSULATION SHIPLAPPED AND TAPED
CEILING SPACE
1/2" GWB

R3 TYP. ROOF ASSEMBLY -VAULTED CEILING
METAL ROOF STANDING SEAM SYSTEM,
1/2" ROOF SHEATHING WITH H-CLIPS
CROSS PURLINS
ROOF RAFTERS @ 24" O/C (SEE ENG DWGS)
R-40 BATT INSULATION (R-22 FOR GARAGE)
6 MIL. POLY. V.B. (LAPPED JOINTS, SEAL ELECT.
OUTLETS)
1/2" GYPSUM BOARD

R4 TYP. ROOF ASSEMBLY -FLAT ROOF WITH DECK
1" PAVERS
1" SLEEPERS
FILTER FABRIC
EPDM MEMBRANE
1/2" PROTECTION BOARD
R-40 RIGID INSULATION SHIPLAPPED
VAPOUR BARRIER
CONCRETE SLAB (SEE STRUCTURAL)
CEILING SPACE
1/2" GWB

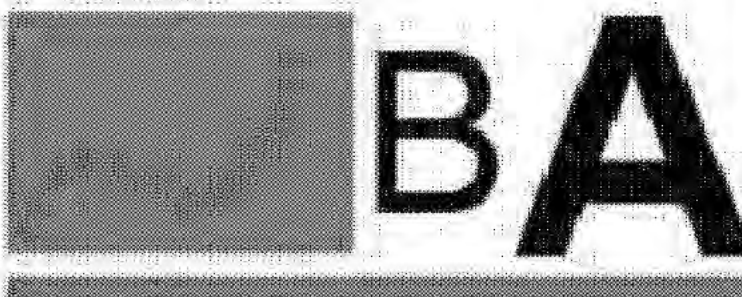
ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE CONSTRUCTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECT OF ANY DISCREPANCIES. THE CONSTRUCTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWING IS INTENDED FOR INFORMATION ONLY. THE CONSTRUCTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

NO	DATE	REVISIONS
4	11/20/14	ISSUED FOR BP REVISIONS RGB
3	10/28/14	ISSUED FOR BP REVISIONS RGB
2	10/6/14	ISSUED FOR BP REVISIONS RGB
1	06/19/14	ISSUED FOR BP RGB



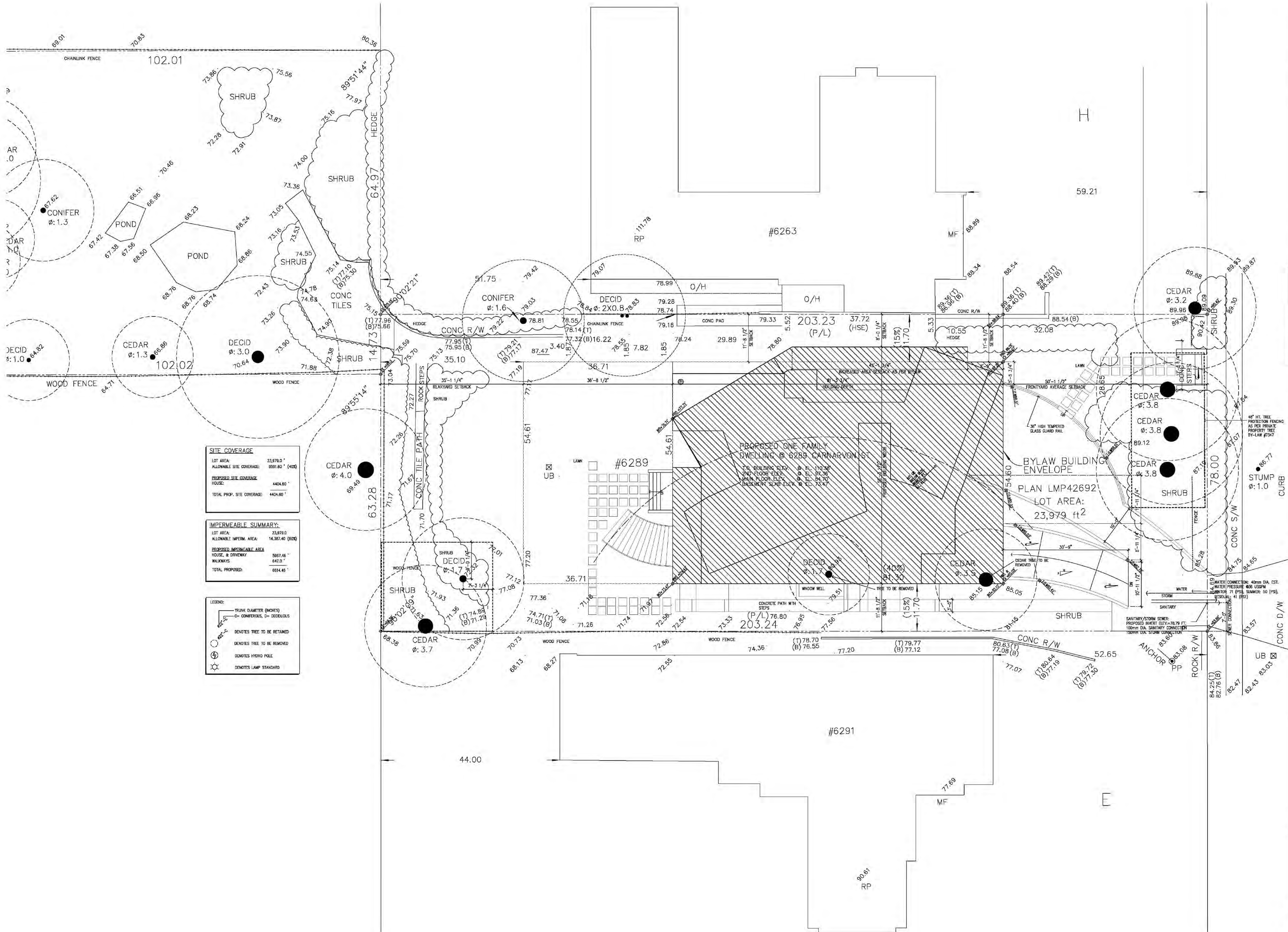
Billard Architecture
2009 - 9th Avenue
New Westminster, B.C. Canada, V3M 3G6
Tel (604) 619-0529
email address : robert@billardarchitecture.ca

SEAL

DONG RESIDENCE
6289 CARNARVON STREET
Vancouver, B.C.

BUILDING SECTIONS

SCALE: 1/4"=1'-0"	PROJECT NO: 14.6289
DRAWN BY: RGB	
CHECKED BY: RGB	

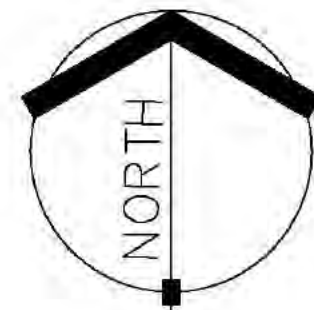


ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE CONSTRUCTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECT OF ANY DISCREPANCIES. THE CONSTRUCTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWING IS INTENDED FOR INFORMATION ONLY. THE CONSTRUCTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.



NO	DATE	REVISIONS
4	11/20/14	ISSUED FOR BP REVISIONS RGB
3	10/28/14	ISSUED FOR BP REVISIONS RGB
2	10/08/14	ISSUED FOR BP REVISIONS RGB
1	06/19/14	ISSUED FOR BP RGB



Billard Architecture
2009 - 9th Avenue
New Westminster, B.C. Canada, V3M 3G6
Tel (604) 619-0529
email address : robert@billardarchitecture.ca

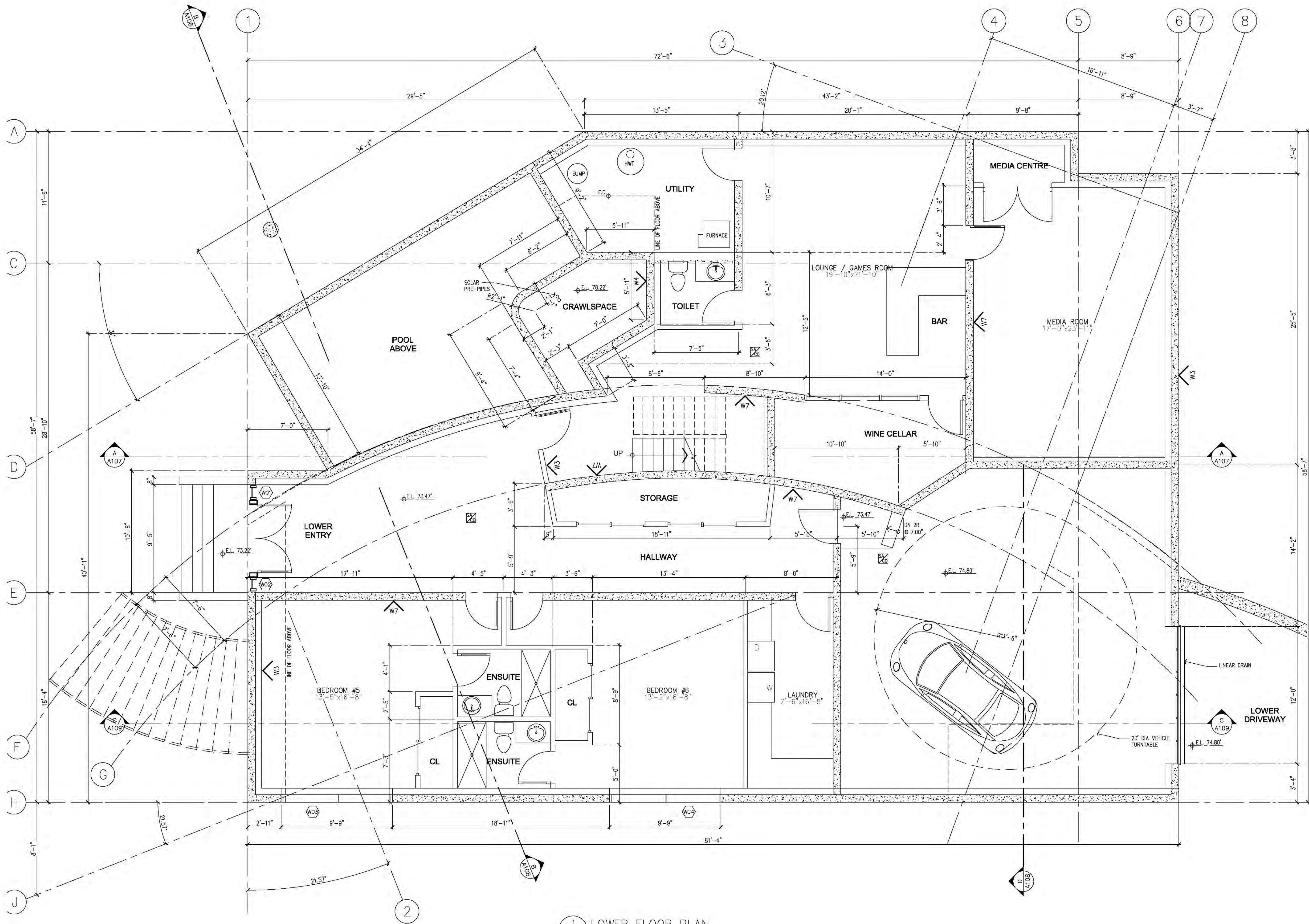
SEAL

DONG RESIDENCE
6289 CARNARVON STREET
Vancouver, B.C.

SITE
PLAN

A102

SCALE: 1:100	PROJECT NO: 14.6289
DRAWN BY: RGB	
CHECKED BY: RGB	

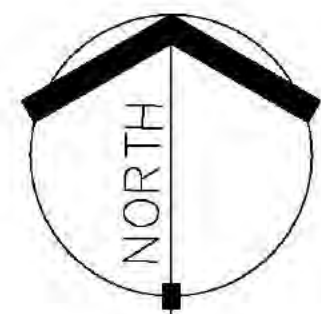


ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE CONSTRUCTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECT OF ANY DISCREPANCIES. THE CONSTRUCTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWING IS INTENDED FOR INFORMATION ONLY. THE CONSTRUCTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.



NO	DATE	REVISIONS
4	11/20/14	ISSUED FOR BP REVISIONS RGB
3	10/28/14	ISSUED FOR BP REVISIONS RGB
2	10/08/14	ISSUED FOR BP EVISIONS RGB
1	06/19/14	ISSUED FOR BP RGB



Billard Architecture

2009 - 9th Avenue
New Westminster, B.C. Canada, V3M 3G6
Tel (604) 619-0529
email address : robert@billardarchitecture.ca

SEAL

DONG RESIDENCE
6289 CARNARVON STREET
Vancouver, B.C.

LOWER FLOOR PLAN

A103

SCALE: 1/4"=1'-0"

DRAWN BY: RGB / BB

CHECKED BY: RGB

PROJECT NO:

14.6289

From: ["Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca>](mailto:Katrina.Hsieh@vancouver.ca)
To: ["CS DCL Coordinator" <CS.DCLCoordinator@vancouver.ca>](mailto:CS.DCLCoordinator@vancouver.ca)
Date: 1/23/2015 2:35:49 PM
Subject: 6289 CARNARVON ST -
Attachments: DCL Worksheet - Sept 2014.docx

THANKS!

TO BE COMPLETED FOR DEVELOPMENT PERMITS, COMBINED PERMITS & MINOR AMENDMENTS

Address:	6289 CARNARVON	Date: April 6, 2018
DCL Area(s):	DE13 CENTRAL/WEST	Permit # (DB or DE & BU):
		DB446666
Industrial Zone? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rezoning Appl? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Total floor space ratio (FSR) for entire site if any residential use: .7	Minor Amendment #:

* industrial rate is based on use, not zoning, for some Area-Specific DCLs

Building # or address if multiple buildings (or specific address)	Storey or Unit #	Use(s): residential, social housing, secured affordable rental housing, laneway house, commercial, daycare, school, parking, etc.	Floor Area (for DCL purposes): area of new building or addition
6289	2	1 FD + CELLAR	8831.0 <input checked="" type="checkbox"/> sf <input type="checkbox"/> m ²

Name KATRINA HSIEH Signature _____

For DCL Coordinator use:

Project value \$ _____	10% _____ (applies to each DCL area separately)
* Date of rezoning application _____	
* Date of DE application/payment _____	
Date of BU application/payment _____	Rate protection expires _____)
* rate protection applies to rezoning and DE applications submitted and paid after May 28, 2014	

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

To: robert@billardarchitecture.ca

Date: 12/23/2014 4:58:29 PM

Subject: 6289 Carnarvon St

Attachments: Scan001.PDF

Hi Robert,

The attachment I was referring to previously was the one you sent me.

Attached is my calculations based on the three site property corners and one grade adjacent to the portion at the rear.

Hope this helps.

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

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

From: CSG Scan to Email

Sent: Tuesday, December 23, 2014 3:45 PM

To: Hsieh, Katrina

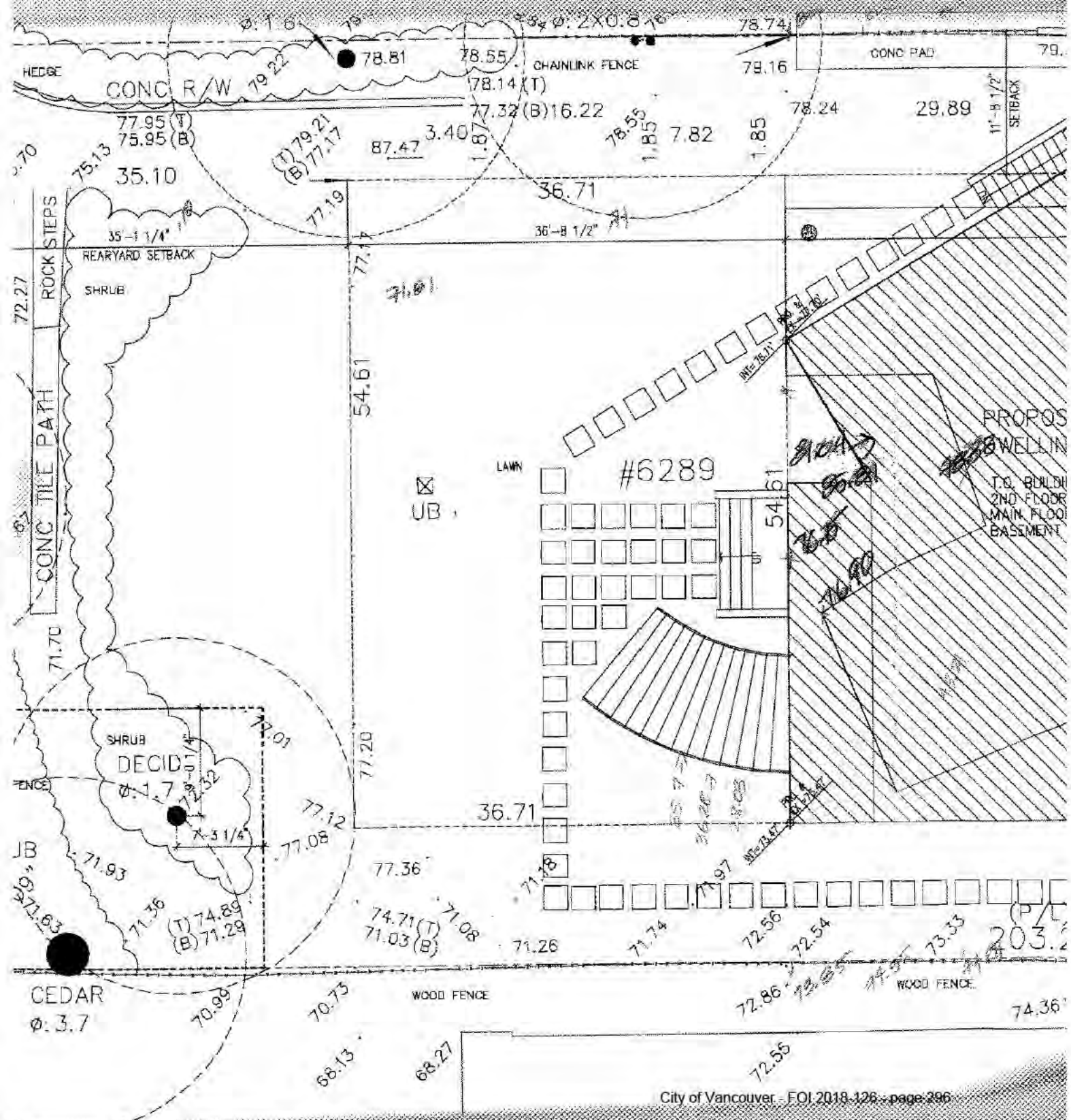
Subject: Scan from Xerox WorkCentre

Please open the attached document. It was sent to you using a Xerox WorkCentre.

Sent by: Guest [csgscantoemail@vancouver.ca] Number of Images: 1 Attachment File Type: PDF

WorkCentre Location: City Hall - East Wing - 3rd Floor, 2675 Yukon St., Vancouver, BC V5Y 3P9

Device Name: E103



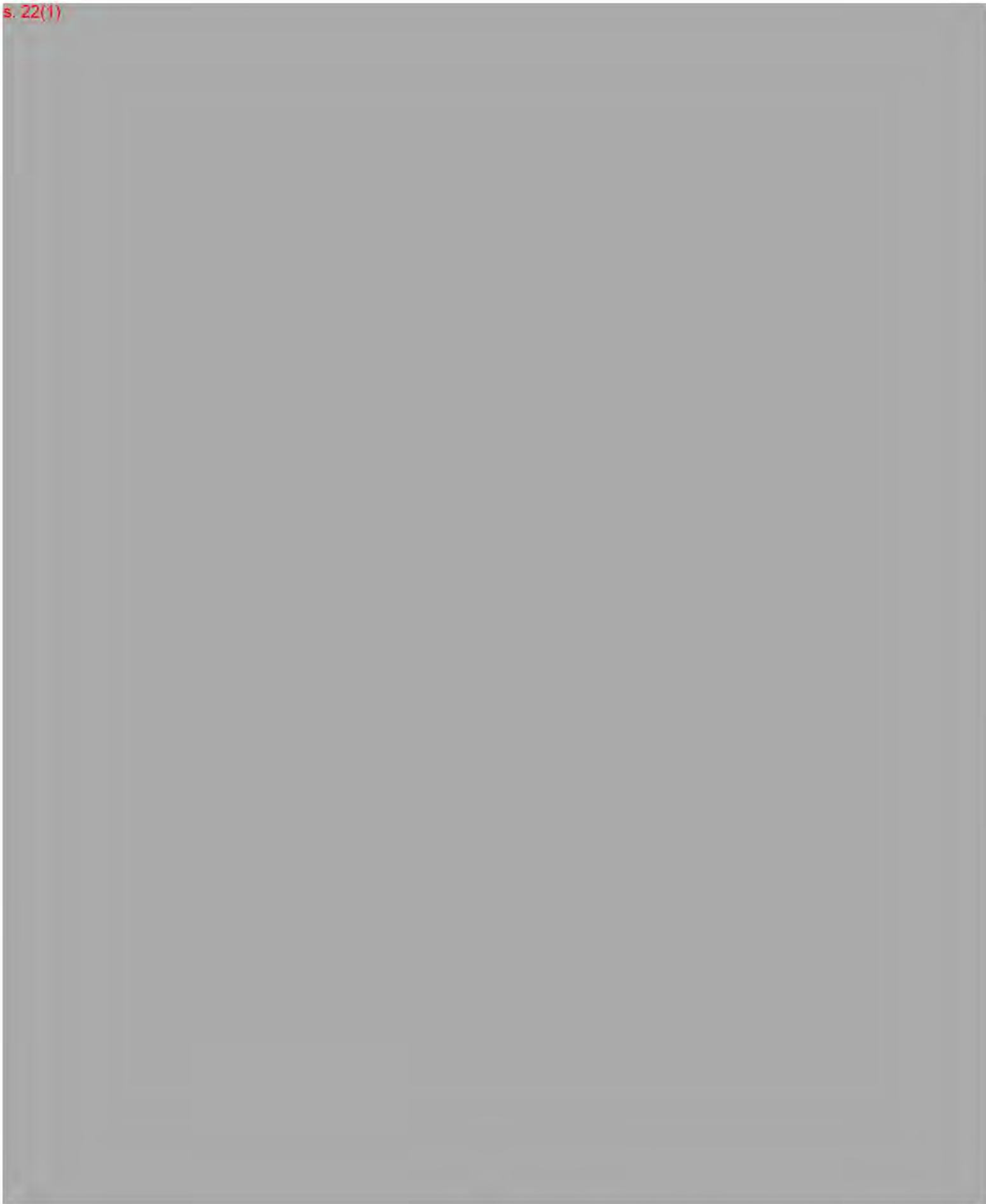
From: ["Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca>](mailto:Katrina.Hsieh@vancouver.ca)

To: ["Erichsen, Sonia" <sonia.erichsen@vancouver.ca>](mailto:sonia.erichsen@vancouver.ca)

Date: 11/17/2014 10:42:52 AM

Subject: 6289 Carnarvon

Go over project with designer with specific attention to grades and alteration and driveway proposed.



CPSC Certificate of Compliance

Identification of the product covered by this certificate:	SuperLite II-XL
Citation to each CPSC product safety regulation to which this product is being certified:	CPSC 16 CFR 1201 Category I and II
Identification of the US importer or domestic manufacturer certifying compliance of the product:	SAFTI <i>FIRST</i> Fire Rated Glazing Solutions, a division of O'Keeffe's Inc.
Contact information for the individual maintaining records of test results:	Kelly O'Keeffe Vice President P: 888.653.3333 F: 415.824.5900 325 Newhall Street, San Francisco, CA 94124
Date and place where this product was manufactured:	Date: <u>Please insert your invoice date</u> Place: 220 South R Street, Merced, CA 95341
Date and place where this product was tested for compliance with the regulation(s) cited above:	Date: 12/11/2000 Place: 2200 Wymore Way, Antioch Industrial Park, Antioch, CA 94509
Identification of any third-party laboratory on whose testing the certificate depends:	Intertek/Warnock-Hersey Inc.

