

File No.: 04-1000-20-2019-097

April 12, 2019

s.22(1)

Dear s.22(1)

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

I am responding to your request of February 13, 2019 for:

1. **Record of building permits with their corresponding address that were issued between February 13, 2018 and February 13, 2019, limited to buildings where the construction is for:**
 - **A new building;**
 - **Residential use and occupancy;**
 - **Multiple dwelling;**
 - **Containing 3 or 4 dwellings; and**
 - **3 stories as determined by the building permit and Vancouver Building Bylaw.**
2. **Names of the registered professionals (i.e. architect and engineers as may be the case) for the 10 most recent of such building permits.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download this section here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2019-097); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,



Barbara J. Van Fraassen, BA
Director, Access to Information & Privacy

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

*If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Encl.

:ag

PERMIT NUMBER	ISSUE DATE	PROJECT VALUE	TYPE OF WORK	ADDRESS	PROJECT DESCRIPTION	BUILDING CONTRACTOR	BUILDING CONTRACTOR ADDRESS	APPLICANT	APPLICANT ADDRESS	PROPERTY USE	SPECIFIC USE CATEGORY / CATEGORIES
BP-2017-01807	12-Jan-18	\$850,000.00	New Building	2625 GUELPH STREET, Vancouver, BC V5T 4J8	High Density Housing / Commercial - New Building - To construct a new three-storey multiple dwelling building (row houses) containing three (3) dwelling units with a detached accessory building (two-car garage) and a single parking pad at the rear of the site, having vehicular access from the lane. Notes: - Schedule A - Carman Kwan, Architect AIBC - Schedule B - Architectural, Structural & Geotechnical - Schedule D1	Four Corners Homes Ltd	1780 PRESTWICK DRIVE Vancouver, BC V5P 2E6	Carman Kwan	224 - 2323 Quebec Street Vancouver, BC V5T 4S7	Dwelling Uses	Multiple Dwelling
BP-2018-04888	1/4/2019	\$1,000,000.00	New Building	2516 W 3RD AVENUE, Vancouver, BC V6K 1M1	High Density Housing / Commercial - New Building - To develop a 3-storey multiple dwelling containing three units with a detached accessory building providing two parking spaces and one surface parking space, having vehicular access from the lane. Note: Building to be sprinklered to NFPA 13R requirements.			Alexandre Ravkov	1872 126th Street Surrey, BC V4A 3P5	Dwelling Uses	Multiple Dwelling

BP-2018-04849	2/20/2019	\$880,000.00	New Building	2482 W 7TH AVENUE, Vancouver, BC V6K 1Y7	<p>High Density Housing / Commercial - New Building - Building Permit for DP-2018-00073</p> <p>To construct a new three storey building for three dwelling units with an attached three car garage on the ground level having vehicular access from W. 7th Ave.</p> <p>Note:"This permit has been reviewed under the 2014 Vancouver Building By-law (#10908)."</p>			Alexandre Ravkov	1872 126th Street, Surrey, BC V4A 3P5	Dwelling Uses	Multiple Dwelling
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SCHEDULE A

Forming Part of Sentence 2.2.7.2.(1), Div. C of the
Building By-lawBuilding Permit No.
(for Building Official's use)

BU - 2017.12.18.01807

**CONFIRMATION OF COMMITMENT BY OWNER
AND COORDINATING REGISTERED PROFESSIONAL**

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

Re: Design and *Field Review* of Construction
by a *Coordinating Registered Professional*

To: The *Chief Building Official*

Re: 2625 Guelph Street

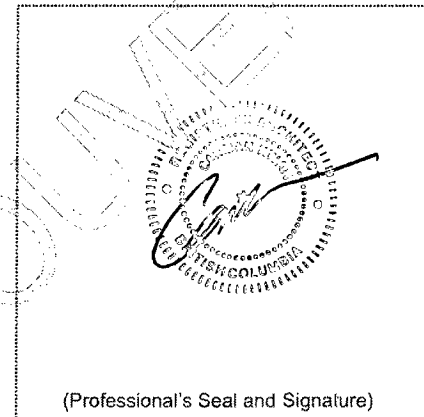
Name of Project (Print)

2625 Guelph Street

Address of Project (Print)

Plan of Lot 7 Blk 126 DL 264A Group1 NWD Plans 440&1771

Legal Description of Project (Print)



April 12, 2017
Date

The undersigned has retained Carman Kwan per Hearth Architectural Inc. as a *coordinating registered professional* to coordinate the design work and *field reviews* of the *registered professionals of record* required¹ for this project. The *coordinating registered professional* shall coordinate the design work and *field reviews* of the *registered professionals of record* required for the project in order to ascertain that the design will substantially comply with the Building By-law and other applicable enactments respecting safety and that the construction of the project will substantially comply with the Building By-law and other applicable enactments respecting safety, not including the construction safety aspects.

"*field reviews*" are defined in the Building By-law to mean those reviews of the work

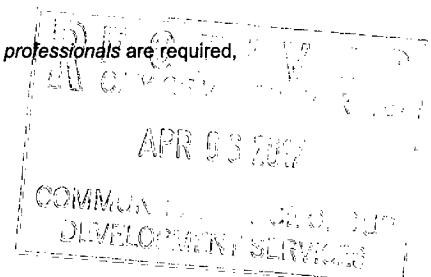
(a) at a project site of a development to which a *building permit* relates, and

(b) where applicable, at fabrication locations where *building* components are fabricated for use at the project site

that a *registered professional* in his or her professional discretion considers necessary to ascertain whether the work substantially complies in all material respects with the plans and supporting documents prepared by the *registered professional of record* for which the *building permit* is issued.

The *owner* and the *coordinating registered professional* have read Subsection 2.2.7, Division C of the Building By-law. The *owner* and the *coordinating registered professional* each acknowledge their responsibility to notify the *Chief Building Official* of the date the *coordinating registered professional* ceases to be retained by the *owner* before the date the *coordinating registered professional* ceases to be retained or, if that is not possible, then as soon as possible. The *coordinating registered professional* acknowledges the responsibility to notify the *Chief Building Official* of the date a *registered professional of record* ceases to be retained before the date the *registered professional of record* ceases to be retained or, if that is not possible, then as soon as possible.

¹ It is the responsibility of the *coordinating registered professional* to ascertain which *registered professionals* are required, and to initial each Schedule B prior to submission to the *Chief Building Official*.



Schedule A – Continued

BU - 2017-01807

Building Permit No.
(for Building Official's use)

2625 Guelph Street

Project Address

The owner and the coordinating registered professional understand that where the coordinating registered professional or a registered professional of record ceases to be retained at any time during construction, work on the above project will cease until such time as

- (a) a new coordinating registered professional or registered professional of record, as the case may be, is retained, and
- (b) a new letter in the form set out in Schedule A or in the forms set out in Schedules B, as the case may be, is filed with the Chief Building Official.

The undersigned coordinating registered professional certifies that he or she is a registered professional as defined in the Building By-law, and agrees to coordinate the design work and field reviews of the registered professionals of record required for the project as outlined in the attached Schedules B including coordination and integration of functional testing of fire protection and life safety systems. (See A-2.2.7.3 in Appendix A.)

Coordinating Registered Professional

Carman Kwan per Hearth Architectural Inc.

Coordinating Registered Professional's Name (Print)

224-2323 Quebec Street, Vancouver, V5T4S7

Address (Print)

604.266.4677

Phone No.

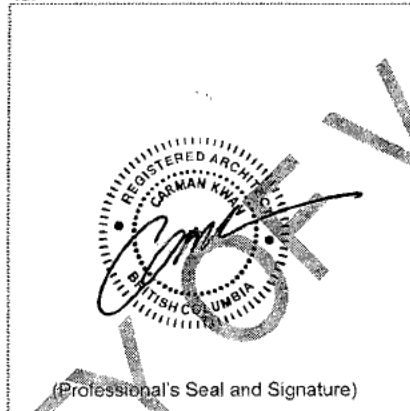
Owner

s.22(1)

s.22(1)

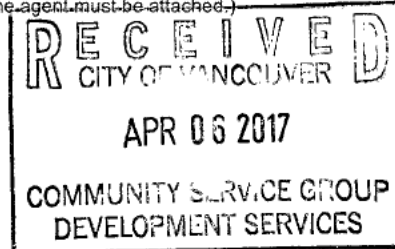
Name of Agent or Signing Officer if applicable (Print)

Date



Date

Owner's or Owner's appointed agent's Signature. (If owner is a corporation the signature of a signing officer must be given here. If the signature is that of the agent, a copy of the document that appoints the agent must be attached.)



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

I am a member of the
firm Hearth Architectural Inc.
and I sign this letter on behalf of the firm.

(Print name of firm)

This letter must be signed by the owner or the owner's appointed agent and by the coordinating registered professional. An agent's letter of appointment must be attached. If the owner is a corporation, the letter must be signed by a signing officer of the corporation, and the signing officer must set forth his or her position in the corporation.

The Building By-law defines a registered professional to mean

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

BP-2018-04888

SCHEDULE A

Forming Part of Sentence 2.2.7.2.(1), Div. C of the
Building By-lawBuilding Permit No.
(for Building Official's use)CONFIRMATION OF COMMITMENT BY OWNER
AND COORDINATING REGISTERED PROFESSIONAL

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

Re: Design and *Field Review of Construction*
by a *Coordinating Registered Professional*

To: The *Chief Building Official*

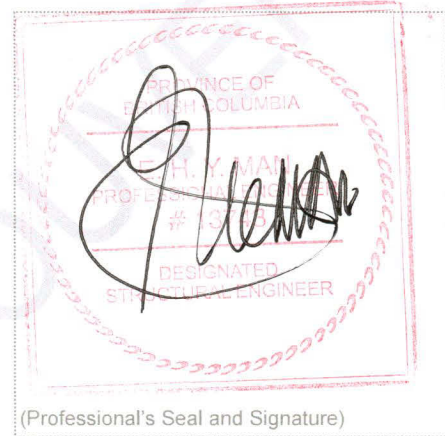
Re: 2516 W 3rd

Name of Project (Print)

2516 West 3rd Avenue, Vancouve

Address of Project (Print)

Legal Description of Project (Print)



(Professional's Seal and Signature)

11th September 2018

Date

The undersigned has retained Eric Man, P. Eng., Struct as a *coordinating registered professional* to coordinate the design work and *field reviews* of the *registered professionals of record* required¹ for this project. The *coordinating registered professional* shall coordinate the design work and *field reviews* of the *registered professionals of record* required for the project in order to ascertain that the design will substantially comply with the Building By-law and other applicable enactments respecting safety and that the construction of the project will substantially comply with the Building By-law and other applicable enactments respecting safety, not including the construction safety aspects.

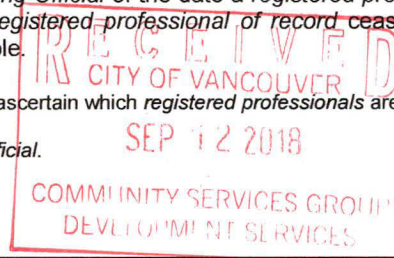
"*field reviews*" are defined in the Building By-law to mean those reviews of the work

- (a) at a project site of a development to which a *building* permit relates, and
- (b) where applicable, at fabrication locations where *building* components are fabricated for use at the project site

that a *registered professional* in his or her professional discretion considers necessary to ascertain whether the work substantially complies in all material respects with the plans and supporting documents prepared by the *registered professional of record* for which the *building* permit is issued.

The *owner* and the *coordinating registered professional* have read Subsection 2.2.7, Division C of the Building By-law. The *owner* and the *coordinating registered professional* each acknowledge their responsibility to notify the *Chief Building Official* of the date the *coordinating registered professional* ceases to be retained by the *owner* before the date the *coordinating registered professional* ceases to be retained or, if that is not possible, then as soon as possible. The *coordinating registered professional* acknowledges the responsibility to notify the *Chief Building Official* of the date a *registered professional of record* ceases to be retained before the date the *registered professional of record* ceases to be retained or, if that is not possible, then as soon as possible.

¹ It is the responsibility of the *coordinating registered professional* to ascertain which *registered professionals* are required, and to initial each Schedule B prior to submission to the *Chief Building Official*.



BP-2018 - 04888

Schedule A – Continued

Building Permit No.
(for Building Official's use)

Project Address

The owner and the coordinating registered professional understand that where the coordinating registered professional or a registered professional of record ceases to be retained at any time during construction, work on the above project will cease until such time as

- (a) a new coordinating registered professional or registered professional of record, as the case may be, is retained, and
- (b) a new letter in the form set out in Schedule A or in the forms set out in Schedules B, as the case may be, is filed with the Chief Building Official.

The undersigned coordinating registered professional certifies that he or she is a registered professional as defined in the Building By-law, and agrees to coordinate the design work and field reviews of the registered professionals of record required for the project as outlined in the attached Schedules B including coordination and integration of functional testing of fire protection and life safety systems. (See A-2.2.7.3 in Appendix A.)

Coordinating Registered Professional

Eric Man, P. Eng., Struct. Eng

Coordinating Registered Professional's Name (Print)

7535 Lawrence Drive, Burnaby,

Address (Print)

604-874-3237

Phone No.



(Professional's Seal and Signature)

11th September 2018

Date

Owner

Owner's Name (Print)

9-4/00 Salish Dr.

Address (Print)

Vancouver V6W 3Y1Z

Joe Silverman

Name of Agent or Signing Officer if applicable (Print)

2 Sep 18

Date

Owner or Owner's appointed agent's Signature. (If owner is a corporation the signature of a signing officer must be given here. If the signature is that of the agent, a copy of the document that appoints the agent must be attached.)

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

I am a member of the firm KSM Associates Ltd.

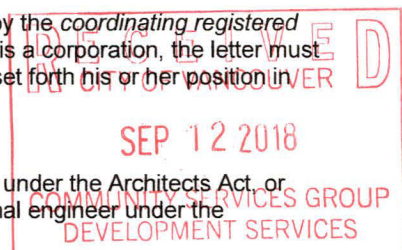
and I sign this letter on behalf of the firm.

(Print name of firm)

This letter must be signed by the owner or the owner's appointed agent and by the coordinating registered professional. An agent's letter of appointment must be attached. If the owner is a corporation, the letter must be signed by a signing officer of the corporation and the signing officer must set forth his or her position in the corporation.

The Building By-law defines a registered professional to mean

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



SCHEDULE A

Forming Part of Sentence 2.2.7.2.(1), Div. C of the
Building By-law

BP-2018-04849

Building Permit No.
(for Building Official's use)

CONFIRMATION OF COMMITMENT BY OWNER AND COORDINATING REGISTERED PROFESSIONAL

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

Re: Design and *Field Review of Construction*
by a *Coordinating Registered Professional*

To: The *Chief Building Official*

Re: Residence on 2482 W. 7th. Ave. Vancouver

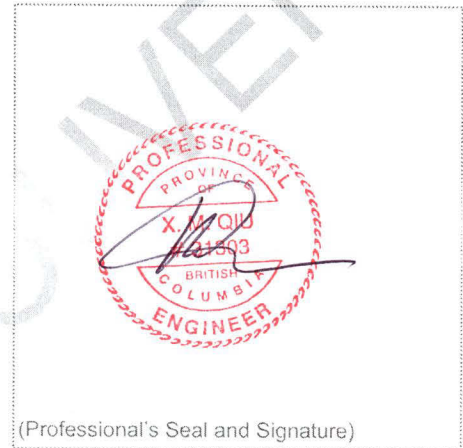
Name of Project (Print)

2482 W. 7th. Ave. Vancouver

Address of Project (Print)

LT2, BL301, DL526, NWD, PL 1058

Legal Description of Project (Print)



(Professional's Seal and Signature)

Aug. 16. 2018

Date

The undersigned has retained XIAN MIN LILY QIU as a *coordinating registered professional* to coordinate the design work and *field reviews* of the *registered professionals of record* required¹ for this project. The *coordinating registered professional* shall coordinate the design work and *field reviews* of the *registered professionals of record* required for the project in order to ascertain that the design will substantially comply with the Building By-law and other applicable enactments respecting safety and that the construction of the project will substantially comply with the Building By-law and other applicable enactments respecting safety, not including the construction safety aspects.

"*field reviews*" are defined in the Building By-law to mean those reviews of the work

- (a) at a project site of a development to which a *building* permit relates, and
- (b) where applicable, at fabrication locations where *building* components are fabricated for use at the project site

that a *registered professional* in his or her professional discretion considers necessary to ascertain whether the work substantially complies in all material respects with the plans and supporting documents prepared by the *registered professional of record* for which the *building* permit is issued.

The *owner* and the *coordinating registered professional* have read Subsection 2.2.7, Division C of the Building By-law. The *owner* and the *coordinating registered professional* each acknowledge their responsibility to notify the *Chief Building Official* of the date the *coordinating registered professional* ceases to be retained by the *owner* before the date the *coordinating registered professional* ceases to be retained or, if that is not possible, then as soon as possible. The *coordinating registered professional* acknowledges the responsibility to notify the *Chief Building Official* of the date a *registered professional of record* ceases to be retained before the date the *registered professional of record* ceases to be retained or, if that is not possible, then as soon as possible.

¹ It is the responsibility of the *coordinating registered professional* to ascertain which *registered professionals* are required, and to initial each Schedule B prior to submission to the *Chief Building Official*.

BP-2018-04849

Schedule A – Continued

2482 W. 7th. Ave. Vancouver

Building Permit No.

(for Building Official's use)

Project Address

The owner and the coordinating registered professional understand that where the coordinating registered professional or a registered professional of record ceases to be retained at any time during construction, work on the above project will cease until such time as

- (a) a new coordinating registered professional or registered professional of record, as the case may be, is retained, and
- (b) a new letter in the form set out in Schedule A or in the forms set out in Schedules B, as the case may be, is filed with the Chief Building Official.

The undersigned coordinating registered professional certifies that he or she is a registered professional as defined in the Building By-law, and agrees to coordinate the design work and field reviews of the registered professionals of record required for the project as outlined in the attached Schedules B including coordination and integration of functional testing of fire protection and life safety systems. (See A-2.2.7.3 in Appendix A.)

Coordinating Registered Professional

XIAN MIN LILY QIU

Coordinating Registered Professional's Name (Print)

Suite #300-3665 KINGSWAY

Address (Print)

VANCOUVER, BC. V5R 5W2

778-321-5377

Phone No.

Owner

s.22(1)

Address (Print)

Name of Agent or Signing Officer if applicable (Print)

Sept. 6, 2018

s.22(1)

Owner's or Owner's appointed agent's Signature. (If owner is a corporation the signature of a signing officer must be given here. If the signature is that of the agent, a copy of the document that appoints the agent must be attached.)



(Professional's Seal and Signature)

Date

Aug. 16, 2018

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

I am a member of the firm

QXM ENGINEERING LTD.

and I sign this letter on behalf of the firm.

(Print name of firm)

This letter must be signed by the owner or the owner's appointed agent and by the coordinating registered professional. An agent's letter of appointment must be attached. If the owner is a corporation, the letter must be signed by a signing officer of the corporation and the signing officer must set forth his or her position in the corporation.

The Building By-law defines a registered professional to mean

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