

File No.: 04-1000-20-2020-062

March 10, 2020

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 January 21, 2020 for:

Equivalency reports or alternative solutions related to 1055 Dunsmuir Street, from January 1, 1981 to December 31, 1994.

All responsive records are attached.

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

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2020-062; 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at foi@vancouver.ca if you have any questions.

Yours truly,

Cobi Falconer, Acting Director, ATIP,

A handwritten signature in black ink, appearing to read 'Cobi', with a large, stylized flourish extending from the end.

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.

:kt



CANADIAN PARAPLEGIC ASSOCIATION

BRITISH COLUMBIA DIVISION

Head Office: 780 S.W. MARINE DRIVE, VANCOUVER, B.C. V6P 5Y7 • (604) 324-3611

Chairman - R.F. Moog
Vice-Chairman - R.V. Stanton B.A., LL.B.
Secretary-Treasurer - M.R. Barry
Executive Director - D.L. Mowat

September 13, 1983

Mr. Bob Rush
Vancouver City Licenses & Permits
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

Dear Sir:

Re: City Interiors' request for relaxation of the handicapped washroom regulations at 1055 Dunsmuir Street, Lower Mail

Further to our discussion of September 12th, at this time I'd like to confirm that Mr. Walter Schmid and myself reviewed the plans with Dave Seto and determined that the alternate A on the revised drawing of September 9th would be adequate, with the stipulation that the top of the porcelain on the toilet be 1'6" plus or minus per Part Ten.

The space allocated for this wheelchair washroom is considerably less than normally required by Part Ten, however, there is an adequate wheelchair washroom on the floor above within close proximity to the elevators. Therefore, for those few wheelchair users who require maximum space, the other washroom could be used. Consequently, we recommend that Part Ten's requirements be relaxed to the above stated extent and they be allowed to continue with their building.

Yours very truly,

Tom Parker, A.R.W.
Rehabilitation Counsellor

cc: Walter Schmid
Ed Desjardins

DEPT. PERMITS & LICENCES
RECEIVED
SEP 19 1983
Reg. No.

<input type="checkbox"/> INFO AND FILE	<input type="checkbox"/> INVESTIGATE AND REPORT
<input type="checkbox"/> FORWARD	<input type="checkbox"/> TAKE APPROPRIATE
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<input type="checkbox"/>	<input type="checkbox"/> BY SIGNATURE

Regional Offices:

NORTH SHORE/
FRASER COAST
KIDNAP DALLAWAY
10387 FRASER PLACE
NORTH DELTA, B.C. V4C 2K7
324-5811 (Bus) - 588-4617 (Res) 750-9482

VANCOUVER ISLAND NORTH
PETER HARGREAVE
2500 DEPARTURE BAY ROAD
NANAIMO, B.C. V9S 5P1

SOUTH OKANAGAN
G. DINDINE SEELEY
323 WINDSOR AVENUE
PENTICTON, B.C. V2A 2K5
492-6828

NORTH OKANAGAN
RITCHIE WARREN
BOX 2425
MERRITT, B.C. V0K 2B0
378-4580

KOOTENAYS
RAE THOMAS
BOX 44
YMER, B.C. V0G 2K0
357-9373 (Bus) - 357-9425 (Res) 563-8942

NORTH EASTERN B.C.
AL LACHMUTH
1306 SEVENTH AVENUE
PRINCE GEORGE, B.C. V2L 3P1

SKEENA/TERRACE
RAY JOHNSTON
3627 SKINNER STREET
TERRACE, B.C. V8G 3M2
838-8457

City Interiors

September 8, 1983

Mr. Tom Parker
Canadian Paraplegic Association
80-B S.W. Marine Drive
Vancouver, B.C. V6P 5Y7

Dear Tom,

Re: Application for Relaxation of Requirements
for Handicap Washroom Facility for Medical Office
1055 Dunsmuir Street, Lower Mall

As a result to our meeting of September 1, an alternate washroom layout was suggested by yourself and Mr. Schultz. This layout is shown on drawing A-1 of 1, dated August 17. The alternate layout, Plan B, has the water closet and hand basin basically reversed as compared to the original layout, Plan A. The width of Plan B had to be increased to accommodate the turning circle and the water closet.

The water closet has to be of a pedestal type and not of a wall-hung unit because the water supply line that the building provides is a 3/4" diameter and not a 1" diameter which is necessary for a wall-hung unit. Another disadvantage of Plan B is the special hand basin is not fully used to its advantage. In Plan A, space is saved when clearance under the hand basin is used as the turning circle.

In summary, we feel that even with the increased space of Plan B, there is no great advantage over Plan A. Keeping in mind that a public handicap washroom that conforms to Part 10 of Vancouver City Building Bylaw, is a short distance from the medical office; we feel that Plan A will service the needs of a wheelchair person adequately.

Yours truly,

D Szeto

Dave Szeto
Arch. Technologist
DS/rs

*Confirmed acceptable by Tom Parker
by phone 83-09-12
*[Signature]**

cc: Bob Rush,
Permits & License, City of Vancouver

DEPT. PERMITS & LICENCES
RECEIVED
SEP 12 1983
Reg. No.
☐ NOTE AND FILE
☐ FORWARD
☐ RETURN
☐ INVESTIGATE AND REPORT
☐ TAKE APPRO-PRATE
☐ DRAFT REPLY FOR LTV SIGNATURE

City Interiors
A MEMBER OF THE BENTALL GROUP

August 19th, 1983

City of Vancouver
Department of Permits
and Licenses
453 West 12th Avenue
Vancouver, B. C.
V5T 1V4

Attention: Mr. Geraghty

Dear Sir:

Re: Application For Relaxation of Requirements
For Handicap Washroom Facility For Medical
Office, 1055 Dunsmuir Street, Lower Mall Level

As per our telephone conversation of August 16, we are submitting an application for relaxation of handicap washroom requirements. We hope you find the attached information in order.

Your prompt attention to this application would be appreciated.

Yours truly,

CITY INTERIORS

D Szeto

D. Szeto
Arch. Technologist

DS:cw

enc.

Bob

*I'm supportive of this alternative
subject to Tom Parker's agreement.*

Adrian

03/08/21

*PS please let me have copies
of decision, when made 'for my files!'*
n

DEPT. PERMITS & LICENCES	
RECEIVED	
AUG 22 1983	
Reg. No. 55421	
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to RWRUSA

City Interiors

A MEMBER OF THE BENTALL GROUP

August 19th, 1983

To: Committee For The Provisions of
Handicap Facilities, City of Vancouver

RE: APPLICATION FOR RELAXATION OF REQUIREMENTS FOR
HANDICAP WASHROOM FACILITY FOR MEDICAL OFFICE
1055 DUNSMUIR STREET, LOWER MALL LEVEL

Dear Committee Members:

On behalf of our client, we are proposing to construct a Medical Office at the above mentioned address. Because this is located in the downtown core, the medical service is meant as a "drop-in" facility. The total area of the Medical Office will be approximately 1,000 square feet.

As we are providing a washroom in the medical office, our intent is also to service the handicapped, or more specifically, the wheelchair person, as much as possible. Because of our limited space, maximum dimensions for the washroom cannot be achieved. Through research of other recognized sources, we are proposing an alternate layout for your review.

The building itself, (Bentall IV) has a public handicap washroom that conforms to Part 10 of Vancouver City Building Bylaw, and in close proximity of the Medical Office. (See supplement drawings.) We hope the following analysis and attached drawings will further explain our layout.

Analysis (Refer to Fig.1 & Fig.2)

The proposed washroom with handicap provisions is layed out basically in an diagonal transfer approach. Grab bars are easily accessible and located on both sides of the water closet. A special hand basin is installed for a wheelchair to pull up to without obstructions. Clearance of 4'-6" diameter is provided for a wheelchair to pivot. A sliding pocket door is used to close off the washroom. Although a door with an outward swing is more ideal, again with our limited space, we feel a pocket door design is best suited.

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another floor
come distance
way
a

City Interiors

To: Committee For The Provision of
Handicap Facilities

Page 2.

The proposed washroom is not a public facility, therefore moderate use of this facility by the handicapped is unlikely. We hope the information provided has given you an understanding of our situation. If there are any questions, please contact us at your convenience.

Yours truly,

CITY INTERIORS



D. Szeto
Arch. Technologist

DS:cw

City Interiors

A MEMBER OF THE BENTALL GROUP

January 31st, 1983

City of Vancouver
City Hall
453 West 12th Avenue
Vancouver, B. C.
V5Y 1V4

Attention: Mr. V. Morgan
District Building Inspector
Department of Permits & Licenses

Dear Mr. Morgan:

Re: Upgrading Fire Fated Walls To Underside of Slab
to Comply With Building Permit Plans

In response to your reply to our January 13th, 1983 letter re: the above subject, we are submitting herewith an alternate approach to upgrading those existing building standard corridor partitions requiring improvement in order to obtain approval for occupancy permits.

Would you please indicate your approval of this detail, by signing and returning one copy of our sketch, so that we may proceed with these corrections.

Yours very truly,

CITY INTERIORS

~~RAM:kw~~
R. A. MacKillop
Project Manager

RAM:cw

enc.

Vm

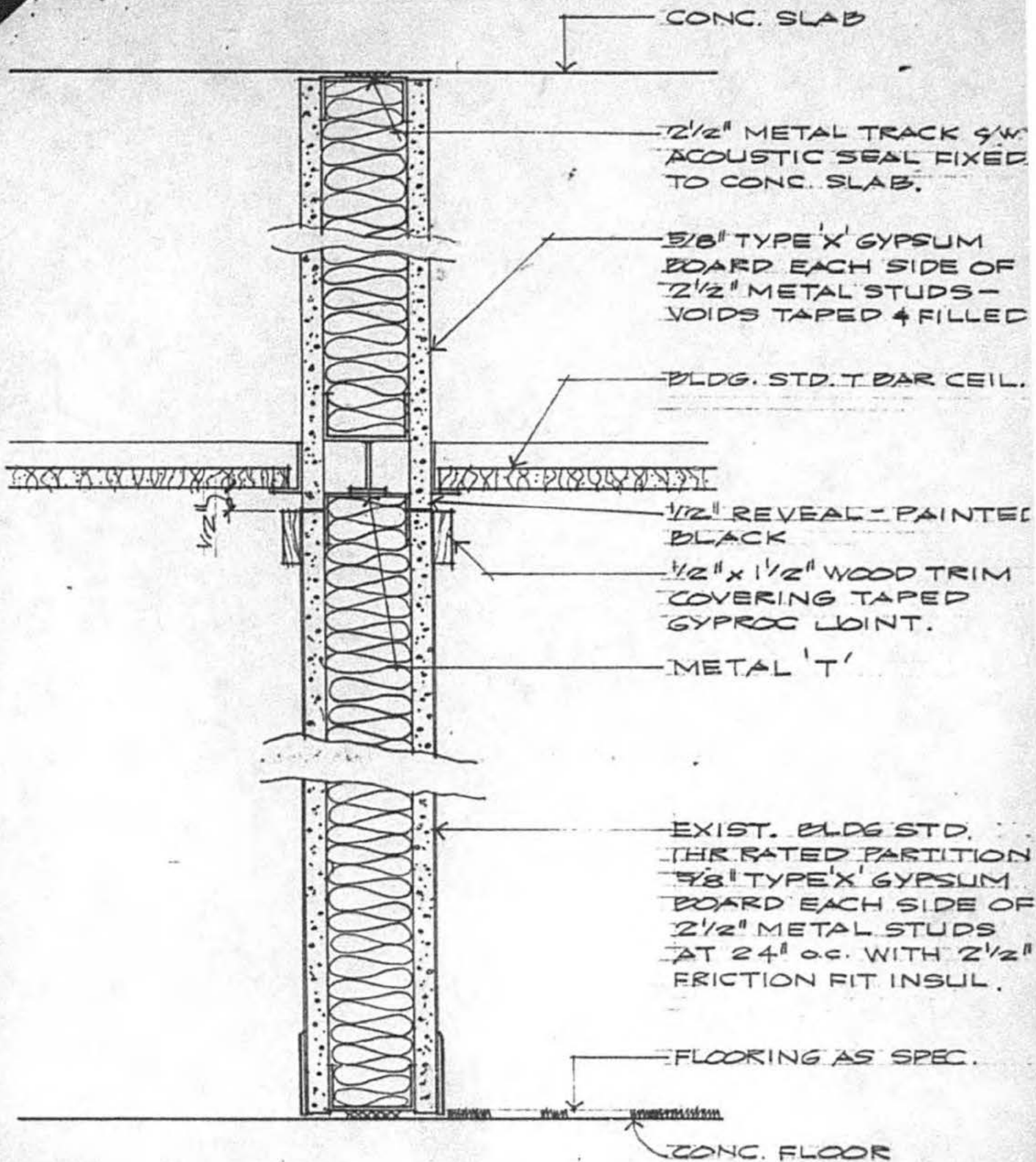
DEPT. PERMITS & LICENCES	
RECEIVED	
FEB 2 1983	
Reg. No. 32353	
<input type="checkbox"/> NOTED AND FILED	<input type="checkbox"/> INVESTIGATE AND REPORT
<input type="checkbox"/> FORWARDED	<input type="checkbox"/> FOR APPROVAL
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<input type="checkbox"/>	<input type="checkbox"/>

BENTALL BROS.

505, 555, 595 BURNARD

1055 DUNSMUIR

2nd Feb 83
Noted & approved.
Return one
City Interiors



SECTION THRU 1HR RATED FIRE PARTITION

APPROVED BY

TITLE :

DATE :

City of Vancouver - EOI 2020-062 - Page 7 of 14

3rd Feb 83.



Protection Engineering Inc.

203 - 1285 West Pender Street
Vancouver, B.C. V6E 4B1
Telephone (604) 682-0388
Fax (604) 682-6105

May 5, 1988

City Hall
Permits and Licenses Department
2675 Yukon Street, East Wing
Vancouver, British Columbia
V5Y 1V4

Attention: Mr. R.L. Maki, P. Eng.

Dear Sirs:

RE: Interconnected Floor Space
10th and 11th Floors
1055 Dunsmuir Street

DEPT. PERMITS & LICENSES	
Reg. No.	97290
MAY 05 '88	
To:	
<input type="checkbox"/>	Note, pass on as shown
<input type="checkbox"/>	Note and file
<input type="checkbox"/>	Info - do not return
<input type="checkbox"/>	Take appropriate action
<input type="checkbox"/>	Investigate and report
<input type="checkbox"/>	Draft for my signature
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We have been retained by the owner to review the requirements of the Vancouver Building By-law for openings through floor assemblies.

In particular, we have examined the proposed open stairway between the 10th and 11th floors of the above building for conformance to Subsection 3.2.8 of the By-law. Drawings are enclosed for your reference.

The structure is a partially sprinklered 33 storey office building with one level of retail occupancy on the basement level. The owner proposes to construct an open stairway between the 10th and 11th floors, which are occupied by a single tenant. The area of the opening is 8.7m² and the floor areas are fully sprinklered.

We have reviewed sentence 3.2.8.1.(8) of the By-law and have the following comments:

The proposed interconnected floor space conforms to all requirements of this sentence with the exception of clause (a), which restricts the location of the interconnection to the first storey and the storey next above or below, but not both.

In addition, the interconnection is located within one-half the maximum diagonal dimension of the floor area from the east exit.

In order to conform to the requirements of the Vancouver Building By-law, it is proposed to construct vestibules adjacent to the east exits on both the 10th and 11th floors. This will separate the open stair from the exit - stairshafts and limit the possibility of smoke and flames passing from one floor to the other which would impede use of the exit stairshaft by occupants in the immediate area. In order to further limit the passage of smoke and flame through the interconnection it is also proposed to install the following:

- close spaced sprinklers complete with smoke baffles surrounding the opening as per NFPA-13, 1985, section 4-4.8.2.3; and
- smoke detectors located adjacent to the baffles connected to the building's fire alarm system which will transmit an alarm signal to the fire department.

It is felt that the addition of the above detection and suppression systems, coupled with the addition of vestibules adjacent to the east exit stairshaft, will provide an equivalent level of fire and life safety as intended by the Building By-law.

We trust you will find the foregoing in order but in the event that you have any questions please do not hesitate to contact the writer.

Yours very truly,

PROTECTION ENGINEERING INC.

Per:


Robert B. Kerr, P. Eng.

A-2/83/ljb
Enclosures

cc: City Hall - Mr. Garry Kirkham
City Interiors - Mr. Jim Barr



Rolf Jensen & Associates, Ltd.

FIRE PROTECTION ENGINEERS • BUILDING CODE CONSULTANTS

November 9, 1988

DELIVERED

Mr. R. L. Maki, P. Eng.
Assistant Director
Permits & Licenses Department
City of Vancouver
City Hall - East Wing
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

RE: OPEN STAIR
TOWER IV BENTALL CENTRE
FLOORS 24 and 25
1055 DUNSMUIR STREET

CITY OF VANCOUVER	
DEPT. PERMITS & LICENSES	
REG. NO. 103041	
NOV 09 '88	
TO:	
<input type="checkbox"/>	Note, pass on as per info
<input type="checkbox"/>	Note and file
<input type="checkbox"/>	Info - do not return
<input type="checkbox"/>	Take appropriate action
<input type="checkbox"/>	Investigate and report
<input type="checkbox"/>	Don't for my signature
<input type="checkbox"/>	

Dear Mr. Maki:

We have been requested by City Interiors, the designers for the above noted project, to prepare this report dealing with a proposed equivalency approach to Building Code compliance for the open stair connecting Floors 24 and 25.

We have reviewed this project only as it relates to the proposed Building Code equivalency. Building Code and fire protection features not related to the Building Code equivalency are not addressed in this report, and have been assumed to be in compliance with the appropriate Codes and Standards. It is the architects' and engineers' responsibility to ensure that the project correctly reflects the fire protection features described in this report.

All reference numbers indicated in this report refer to the Vancouver Building Bylaw No. 6134, unless otherwise indicated.

It is proposed to apply the requirements of Sentence 3.2.8.1.(7) of the Code (as reproduced below) to the proposed floor openings on an equivalency basis.

(7) Except as provided in Sentence (8), openings for escalators and inclined moving walkways need not conform to the requirements in Articles 3.2.8.2. to 3.2.8.9 provided

- (a) the opening for each escalator or walkway does not exceed 10 m²,
- (b) the openings are protected in conformance with the Sprinkler-Vent Method, the Spray Nozzle Method, Rolling Shutter Method or Partial Enclosure Method as described in Subsection 6-1.2 of NFPA 101, "Code for Safety to Life from Fire in Buildings and Structures," or to the method described in Section 4-4.8.2.3. of NFPA 13, "Installation of Sprinkler Systems,"
- (c) the *building* is *sprinklered*, and
- (d) the *building* is classified as Group A, Division 1 or 2, Group D or Group E *major occupancy*.

In accordance with Sentence 3.2.8.1.(7) the floor openings will contain stairways which are similar to escalators or moving walkways.

In accordance with Clause 3.2.8.1.(7)(a), the floor opening for the stairs will be approximately 74 sq. ft. (7 sq m) which is less than 108 sq. ft. (10 sq m).

In accordance with Clause 3.2.8.1.(7)(b) the floor opening for the stair will be protected with the method described in Paragraph 4-4.8.2.3 of NFPA 13 - 1985, "Installation of Sprinkler Systems". (See Appendix A to this letter.)

In accordance with Clause 3.2.8.1.(7)(c), Floors 24 and 25 will be sprinklered, in addition the building is currently under a program to fully sprinkler the entire building.

In accordance with Clause 3.2.8.(7)(d), the building is classified as Group D major occupancy.

Provisions will also be made for ensuring that potential smoke movement through the floor opening will not affect occupants travelling to exits during emergency evacuation. Generally, this can be accomplished by ensuring that the open stair is positioned remotely from the exit stairs using a spatial separation distance of one-half the maximum diagonal dimension of the floor area. In the case of this project it is not possible to directly satisfy this guideline since the open stair is within $1/2$ the maximum diagonal or 95 ft. ($1/2 \times 190$).

The intent of this protection will be achieved by providing a smoke separation as shown on the drawings of Floor 25 in Appendix B. The minimum distance smoke will have to travel will be 95 ft. to the nearest exit stair. As these stairs only affect smoke travel from Floor 24 to Floor 25 and not vice versa (as smoke rises due to its heat) this separation is only required on the upper floor.

The smoke separation will consist of a solid floor to ceiling partition of non-fire rated, noncombustible construction. The door in the smoke separation will be of equivalent construction and will be equipped with a magnetic hold-open device, an automatic self-closing device, a latch and gasket, to maintain the doors smoke tight. Upon actuation of the building fire alarm system (first stage) the magnetic hold-open devices will be released and the doors will be returned to their closed position.

In addition, as a guideline the open stair will be positioned at least 16.4 ft. (5 m) away from egress routes for rooms when the room has only one direction of egress travel near the open stair. For the meeting room on the 2th floor by the stairs, this could be accomplished by providing a second smoke separation and relocating the door of the meeting room to the side of the smoke separation away from the stairs. Alternatively an equivalent level of safety could be provided by providing unobstructed glazing on the west wall of the meeting room (facing the stairs), so the occupants of the room would be visually aware of the open stair. Appendix B includes drawings of both alternatives and of Floor 24.

Smoke detectors will be provided at the the ceiling level of the interconnecting floor opening at the perimeter of the floor opening (ceiling level of Floor 24). These detectors are intended to provide occupants of floor areas with advance notice of a fire condition prior to smoke spread via the open stair.

Floors 22 and 26 are currently designated as cross over floors which provide access from exit stairs into floor areas to an alternate exit stair. These floors will remain as the designated cross over floors. Therefore Floors 24 and 25 will not be crossover floors and the open stair will not be a factor in this regard.

Mr. R. L. Maki, P. Eng.

Page 4 V-2421
November 3, 1988

On the basis of the fire protection features to be provided for the open stair, it is considered that the proposed floor opening for the stairway will satisfy the intent of the requirements of the Vancouver Building Bylaw No. 6134.

Once you have had a chance to review this proposal we would appreciate receiving confirmation of the acceptability of this approach.

Yours truly,

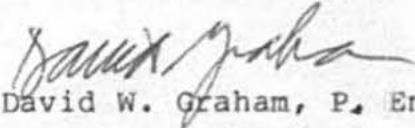
ROLF JENSEN & ASSOCIATES, LTD.



Andrew D. Harmsworth, B.Sc.

Reviewed by:

ROLF JENSEN & ASSOCIATES, LTD.



David W. Graham, P. Eng.

ADH:dw
Attach.

cc: Mr. D. Scourse, Project Manager
City Interiors

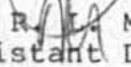


Rolf Jensen & Associates, Ltd.

FIRE PROTECTION ENGINEERS • BUILDING CODE CONSULTANTS

November 9, 1988

DELIVERED


Mr. R. Maki, P. Eng.
Assistant Director
Permits & Licenses Department
City of Vancouver
City Hall - East Wing
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4


RE: OPEN STAIR
TOWER IV BENTALL CENTRE
FLOORS 24 and 25
1055 DUNSMUIR STREET

Dear Mr. Maki:

We have been requested by City Interiors, the designers for the above noted project, to prepare this report dealing with a proposed equivalency approach to Building Code compliance for the open stair connecting Floors 24 and 25.

We have reviewed this project only as it relates to the proposed Building Code equivalency. Building Code and fire protection features not related to the Building Code equivalency are not addressed in this report, and have been assumed to be in compliance with the appropriate Codes and Standards. It is the architects' and engineers' responsibility to ensure that the project correctly reflects the fire protection features described in this report.

All reference numbers indicated in this report refer to the Vancouver Building Bylaw No. 6134, unless otherwise indicated.

Please see page 4 of this letter for response. 

PERMITS & LICENSES
REG. NO. 105041
NOV 09 '88

To: _____

☐ Note, read no is given

☐ Note and file

☐ Info - do not return

☐ Take appropriate action

☐ Investigate and report

☐ Draft for my signature

☐ _____