

File No.: 04-1000-20-2020-202

April 22, 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 March 26, 2020 for:

With regards to required parking at 977 W 8th Avenue and Bylaw 8787 and DE407827. Approval by City Council of Bylaw 8787 and DE407827 and the associated Heritage Revitalization Agreement was in part dependent on the proposed development's compliance with the City's requirement for parking spaces: Administrative Report, 977 West 8th Avenue – Designation and Heritage Revitalization Agreement, January 13, 2004, <https://council.vancouver.ca/20040129/ph3.htm>.

Request is for records showing:

- 1. Number of i) required parking spaces and ii) accessible parking spaces; and**
- 2. Date, number and layout of the developed underground parking spaces upon inspection; and**
- 3. Date occupancy was permitted following inspection of the permitted work.**

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 (#04-1000-20-2020-202); 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,

Cobi Falconer, FOI Case Manager, ATIP, for

[Signature on File]

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 Street number To Street name

Project Description

Interior and exterior alterations to, and restoration of, the existing two-and-one-half storey heritage "B" building, to permit Residential and Homecraft use; and, to construct a new multiple dwelling, to be attached to the heritage building, for a total of five dwelling units on site, with underground parking for eleven vehicles in accordance with the Heritage Revitalization Agreement approved by City Council on January 29, 2004.



DATE ISSUED JULY 13, 2004		PERMIT TYPE DEVELOPMENT PERMIT		PERMIT NUMBER P DE 407827	
LEGAL DESCRIPTION LOT A, BLOCK 316, DISTRICT LOT 526, PLAN BCP10729				ADDRESS 977 W 8TH AV	
ADDITIONAL ADDRESS INFORMATION				SPECIFICS	
APPLICATION DATE AUG 06, 2003	PURPOSE ADD/ALT/US	PROJECT VALUE	ASSESSED VALUE \$39,200	PLANS 10	METRIC NO
HERITAGE DESIGNATION	HERITAGE STATUS B: SIGNIFICANT	TEMPORARY USE DATES		PLACE NAME	
COMPLEXITY 006 DWG USE MUL/INF/MCD GUI				SUBTYPE	
APPLICANT DESIGN PROF BENN DUFFELL NICK MILKOVICH ARCHITECTS INC 1672 W 1ST AVE VANCOUVER BC V6J 1G1				CONTACT 2 PROPERTY OWNER TERRACE VENTURES LTD 1000-777 W BROADWAY VANCOUVER BC V5Z 4J7	
CONTACT 3 SITE CONTACT ED KOLIC 2180 SHAFTON PLACE WEST VANCOUVER BC V7V 3B1				CO-ORDINATE 648-150-15-0000	
TEL 604-737-6061	BUS.LICENSE CERTIFICATE	TEL	BUS.LICENSE CERTIFICATE	TEL 604-644-4956	BUS.LICENSE CERTIFICATE
FAX 604-737-6091		FAX		FAX	

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

Interior and exterior alterations to, and restoration of, the existing two-and-one-half storey heritage "B" building, to permit Residential and Homecraft use; and, to construct a new multiple dwelling, to be attached to the heritage building, for a total of five dwelling units on site, with underground parking for eleven vehicles in accordance with the Heritage Revitalization Agreement approved by City Council on January 29, 2004.

AND IS SUBJECT TO THE FOLLOWING CONDITIONS AND NOTES:

- 001 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces, shall be provided in accordance with the relevant requirements of the Parking By-law within 60 days of the date of issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- 002 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six months of the date of issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- 005 The site shall be maintained in a neat and tidy condition.
- 027 In accordance with Private Property Tree By-law No. 7347 the removal and replacement of trees are permitted only as indicated on the approved Development Permit drawings.
- 490 Homecraft use - additional regulations:
1. No person other than one resident member of the of the family occupying the dwelling shall be engaged in the homecraft on the premises;
 2. There shall be nothing to indicate from the exterior of the dwelling unit or building that is being used for any purpose other than its principal or approved use;
 3. No product or material shall be sold from or within the dwelling unit;
 4. No products or material shall be stored outside of the dwelling unit or building;
 5. No offensive noise, odour, vibration, smoke, heat or other objectionable effect shall be produced;
 6. Business License is required in order to carry out a "Homecraft" occupation;

PERMITTED USE	SPECIFICS/LOCATION	AREA (SF)	OCC C	PERMITTED USE	SPECIFICS/LOCATION	AREA (SF)	OCC
D24 MULTIPLE DWELLING							
ITEM	SPECIFICS/REFERENCE	QTY/AMT		ITEM	SPECIFICS/REFERENCE	QTY/AMT	
0004 UNIT/SUITE TYPE	04 DWE 2BR	2 UN		0123 FLOOR SPACE RATIO		1.71	F&R
0004 UNIT/SUITE TYPE	05 DWE 3BR+	3 UN		0125 TOTAL FLOOR AREA		10245.0	SF
0037 LOT WIDTH		44.99	FT	0126 FLOOR AREA	HOME-CRAFT-M.FL.	1667.0	SF
0038 LOT DEPTH		109.92	FT	0126 FLOOR AREA	LEVEL 1	3603.0	SF
0040 PROCESSED THROUGH	33 PROC CTR -DS RV/TH			0126 FLOOR AREA	LEVEL 2	3083.0	SF
0041 BY-LAW PROVISION	C CONDITIONAL			0126 FLOOR AREA	LEVEL 3- ATTIC	480.0	SF
0080 ZONE	Z052 FM-1			0126 FLOOR AREA	M.FL.RES+CRAFT	4237.0	SF
0086 DEV COST LEVY AREA	DE14 CENTRAL/NORTH			0160 TOTAL PARKING		11	SF

(CONTINUED)

AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.

FEE	AMOUNT	FEE	AMOUNT	SIGNED BY	BENN DUFFELL
122 DEV SCHED 2 (B)	5,650.00			DATE	SEE INFORMATION SHEET
152 DEV SCHED 4 (B)	860.00			ISSUED BY	L BERDAHL
316 BUILDING GRADE FT	580.00			FOR THE	DIRECTOR OF PLANNING
INVOICE: 334163 361347		TOTAL \$7,090.00			



CITY OF VANCOUVER



DATE ISSUED JULY 13, 2004		PERMIT TYPE DEVELOPMENT PERMIT				PERMIT NUMBER P DE 407827	
LEGAL DESCRIPTION LOT A, BLOCK 316, DISTRICT LOT 526, PLAN BCP10729					ADDRESS 977 W 8TH AV		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE AUG 06, 2003	PURPOSE ADD/ALT/US	PROJECT VALUE	ASSESSED VALUE \$39,200	PLANS 10	METRIC NO	PLACE NAME	
HERITAGE DESIGNATION	HERITAGE STATUS B: SIGNIFICANT	TEMPORARY USE DATES				SUBTYPE	
COMPLEXITY 006 DWG USE MUL/INF/MCD GUI					CO-ORDINATE 648-150-15-0000		
APPLICANT DESIGN PROF BENN DUFFELL NICK MILKOVICH ARCHITECTS INC 1672 W 1ST AVE VANCOUVER BC V6J 1G1			CONTACT 2 PROPERTY OWNER TERRACE VENTURES LTD 1000-777 W BROADWAY VANCOUVER BC V5Z 4J7		CONTACT 3 SITE CONTACT ED KOLIC 2180 SHAFTON PLACE WEST VANCOUVER BC V7V 3B1		
TEL 604-737-6061 FAX 604-737-6091	BUS. LICENSE CERTIFICATE		TEL FAX	BUS. LICENSE CERTIFICATE		TEL 604-644-4956 FAX	BUS. LICENSE CERTIFICATE
ITEM		SPECIFICS/REFERENCE		QTY/AMT		ITEM	
0100 RELAXATION		001 FLOOR SPACE RATIO				0161 PARKING	
0100 RELAXATION		035 HEIGHT				0175 BICYCLE	
0122 TOTAL FSR				1.70 FSR		01 CLASS - A	
						QTY/AMT 1 SP 6 SP	
RELATED PERMITS:		BU428956 ADD/ALTER TR410116 TREE RESID		977 W 8TH AV 975 W 8TH AV		IA405419 STRATA CNV 977 W 8TH AV	
PERMITS REQUIRED IN ADDITION TO THIS PERMIT INCLUDE : BUILDING							
PROCESSED BY: PROC CNTR BLDG REVIEW BY S NIKFARJAM. DEVELOPMENT PLANNER IS R SEGAL LANDSCAPE REVIEW BY W MASKALL PROJECT FACILITATOR A HIGGINSON ENV PROTECTION REVIEW BY D ROBERTS				PROC CNTR DEV REVIEW BY E GHELESEL HERITAGE PLANNER IS G MCGEOUGH ENGINEERING CLEARANCE BY K CAVELL FIRE INSPECTOR IS J KAMADA			
ADDITIONAL NOTES: 510 For information on Appeals, see Section 573 of the Vancouver Charter, The Board of Variance By-Law, and Section 11.1 of the Building By-Law. 520 THIS SITE IS AFFECTED BY A DEVELOPMENT COST LEVY BY-LAW. LEVIES WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMITS. 525 On January 28, 1999, City Council adopted a policy to implement Development Cost Levies (DCL) on a "city-wide" basis. Council also approved a 12-month grace period which means the new city-wide DCL will be effective January 28, 2000. Projects that do not have required Building Permits "issued" prior to January 28, 2000 will be subject to the new DCL. Standard exemptions apply to projects with less than four residential units, alterations (where no new floor area is created), Social Housing projects, and Churches. This does not affect development projects in "existing" DCL Districts which will be processed according to the DCL By-laws already in-place. For more information, please refer to the Development Cost Levies Bulletin No. 1, available at the Planning Department Reception Counter. 530 Please note that an additional address may be required prior to issuance of the Building Permit. Unit numbers to be assigned for example 1st storey (100 series), 2nd storey (200 series) etc. Floor layout plan including addressing and unit numbers to be submitted prior to Building Permit issuance. For information please contact Ms M Donnelly at 604-873-7784 or Mrs B Lee at 604-873-7986.							
AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.							
FEE		AMOUNT		FEE		AMOUNT	
122 DEV SCHED 2 (B)		5,650.00				SIGNED BY	
152 DEV SCHED 4 (B)		860.00				DATE	
316 BUILDING GRADE FT		580.00				ISSUED BY	
						FOR THE	
INVOICE : 334163 351347				TOTAL		\$7,090.00	
						DIRECTOR OF PLANNING	

P50290.01

DATE ISSUED OCTOBER 26, 2004		PERMIT TYPE BUILDING PERMIT				PERMIT NUMBER P BU 428956	
LEGAL DESCRIPTION LOT A, BLOCK 316, DISTRICT LOT 526, PLAN BCP10729					ADDRESS 977 W 8TH AV		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE MAY 28, 2004	PURPOSE ADD/ALTER	PROJECT VALUE \$2,283,224	ASSESSED VALUE	PLANS NO	METRIC	PLACE NAME	
HERITAGE DESIGNATION M: MUNICIPAL	HERITAGE STATUS B: SIGNIFICANT	TEMPORARY USE DATES			SUBTYPE		
APPLICANT CERT PROFESSIONAL KEN CHOW PIONEER CONSULTANTS LTD. 1707 W 4TH AVE VANCOUVER BC V6J 1M2					CONTACT 2		
CONTACT 3					CO-ORDINATE 648-150-15-0000		
TEL 604-737-0333	BUS.LICENSE CERTIFICATE	TEL	BUS.LICENSE CERTIFICATE	TEL	BUS.LICENSE CERTIFICATE		
FAX 604-737-0388		FAX		FAX			

THIS BUILDING PERMIT, WHICH INCLUDES THE PLANS MARKED AS FORMING PART OF THIS PERMIT, IS FOR THE FOLLOWING ONLY:

Interior and exterior alterations to, and restoration of, the existing two-and-one-half storey heritage "B" building, to permit Residential and Homecraft use; and, to construct a new multiple dwelling, to be attached to the heritage building, for a total of five dwelling units on site, with underground parking.

This is a Certified Professional project and the CP is Mr. Kenneth Chow, P.Eng.

Addressing Data:

977 West 8th Avenue - lobby entry to units (#101,102,201,202,301,302)

SEP. PERMIT REQ'D FOR REMOVAL OF ARCH/HERITAGE FEATURES. LWDP TO APPLY.

AND IS SUBJECT TO THE FOLLOWING CONDITIONS AND NOTES:

518 This permit is issued under the Vancouver Certified Professional Program based on the certification of the CP, Ken Chow, P.Eng.

No significant review of the building permit drawings and specifications has been carried out by City Staff.

The Certified Professional shall ensure that the following additional permits and clearances have been obtained prior to commencing work under that permit or clearance:

- * Mechanical Systems Clearance
- * Street Occupancy Permits
- * Plumbing Permits (Incl. Gas and Sprinkler)
- * Electrical Permits
- * Energy Utilization Clearance

Certified Professionals are cautioned that any mechanical, electrical, plumbing, gas or sprinkler work carried out prior to obtaining the necessary permits and inspections may result in a stop work order being placed on the project until the necessary permits have been obtained and the work inspected and accepted by City inspection staff.

This permit is issued for PHASED construction under the Certified Professional Program. The Certified Professional undertakes to ensure that all drawings and documents issued for construction of the various phases of the work are reviewed and accepted by the City prior to commencement of construction. The reviewed construction drawings shall be maintained on site for reference and review by the District Building Inspector. The Certified Professional shall not allow work to proceed ahead of review and acceptance by the City of the relevant construction drawings and documents.

520 Drain tile shall be inspected prior to backfilling.

523 This building shall comply with the Energy Utilization requirements in the Vancouver Building By-Law #8057.

Energy calculation shall be submitted to the Energy Utilization Branch Within 30 days of issuance of the Building Permit. Please contact Mr. Mehdi Jamal at 604-871-6052 for additional information.

540 An equivalent to the requirements of the Building Code has been accepted under Section 2.5.

552 Three sets of plumbing plans shall be submitted and approved prior to the issuance of a Plumbing Permit.

554 Three sets of sprinkler working plans shall be submitted and accepted prior to the issuance of a sprinkler permit.

556 The building shall conform to the Building By-Law, Requirements for Persons with Disabilities.

557 Footing drain required unless letter from soils engineer addressed to the City disputes the need for its installation.

(CONTINUED)

COMMENTS:

FINAL Bldg Insp OK JML 07/02/22

FEE	AMOUNT	FEE	AMOUNT	DEPARTMENT	BUILDING INSP
300 BUILDING FEE	8,916.20			ATTENTION	BUILDING INSPECTOR
305 DRAIN TILE OTHER	491.00			REASON	PERMIT INSPECTION
INVOICE: 376699 376700				GROUP	60 : BUILDING INSPECTN
TOTAL \$9,407.20				DISTRICT	07 : JIM MCCORKINDALE7170



Property Use Inspection Report

Page 1 of 1

IR Number	UI 33441	EN Number		Date of Inspection (yyyy/mm/dd)	2007/11/02
Main Address	977 W 8TH AVE			Specifics and/or Suite #	
Secondary Address					
Tenant				Number of Storeys	
Owner	STRATA-TITLED: BCS2130			Permit Number	DE407827 AND M/A DE408903
Agent	s.22(1), STRATA CHAIR			Approved Use of Building/Land	MCD + MULTIPLE DWELLING
District Zone	FM-1			Present Use of Building/Land	OCCUPIED
Business License					

Reason for Inspection ROUTINE - DE REQUIREMENTS

Narrative/Observations

2007 OCT 24 INSPECTION:

ALL LANDSCAPING, INCLUDING TREES AND PLANTING, HAS BEEN PROVIDED AS PER THE APPROVED DE407827 LANDSCAPE PLAN. THERE WAS NO LANDSCAPE PLAN SUPERCEDING THIS ONE WITH THE SUBSEQUENT M/A.

NO ACCESS TO THE U.G.P. ADVISED STRATA CHAIR ON 2007 OCT 25 THAT ACCESS IS REQUIRED TO INSPECT THIS AREA OF THE BUILDING.

2007 NOV 02 APPOINTMENT:

ALL UNDERGROUND PARKING, INCLUDING THE DESIGNATED HANDICAP SPACE, HAS BEEN PROVIDED AS PER THE M/A DE408903 PARKING LEVEL PLAN.

Requirements

N/A.

Recommendations

PARKING ACCEPTED.

LANDSCAPE ACCEPTED.

Photos	Yes	Digital	No
Taken?		Regular	

Date Report Made: November 5, 2007

Alvin Martin

Inspector's Name

For Manager or Supervisor Use Only

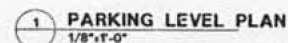
File: Approval / Use Enforcement Project / Permit

FYA to:

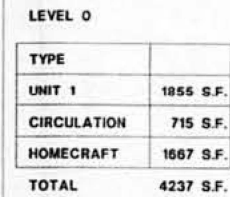
FYI to:

H Chiang

Manager / Supervisor



2 GROUND LEVEL PLAN
1/8" = 1'-0"



CONSULTANT	
<div style="text-align: center; border: 1px solid black; width: 100px; margin: 0 auto; height: 100px;"> </div>	
ISSUED: 1. DEVELOPMENT PERMIT 2. DEVELOPMENT PERMIT / PUA - TO	
06/05/2003 03/05/2004	
1. VANCOUVER HERITAGE COMMISSION & PROCESSING CENTRE - BUILDING COMMENTS 11/12/2003 2. THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH SECTION 4.12 OF THE PARKING BY-LAW 03/04/2004 3. THE DESIGN OF THE BICYCLE SPACES INCLUDING BICYCLE ROOMS, COMPONERS, LOCKERS AND/OR RACKS REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF SECTION 4 OF THE PARKING BY-LAW 03/04/2004	
REVISIONS © Copyright reserved. This plan and design is and of all times remains the exclusive property of R.D. MacDonald Architects Inc and cannot be used without the architect's consent. All measurements must be taken from the drawings by the contractor. This drawing is not to be used for any other purposes unless countersigned.	
KEY PLAN 	
PROJECT TITLE WEST 8TH AVE 977 WEST 8TH AVE. VANCOUVER BRITISH COLUMBIA	
DRAWING TITLE PARKING LEVEL PLAN GROUND LEVEL PLAN	
DRAWN CHECKED NM SCALE 1/8" = 1'-0" DRAWING DATE 09/02/2003 PROJECT NO. 02017	PROJECT NORTH PRINTED 03/05/2003 DRAWING NO.



Occupancy Permit

No OC 428302

CITY OF VANCOUVER
LICENCE AND INSPECTIONS

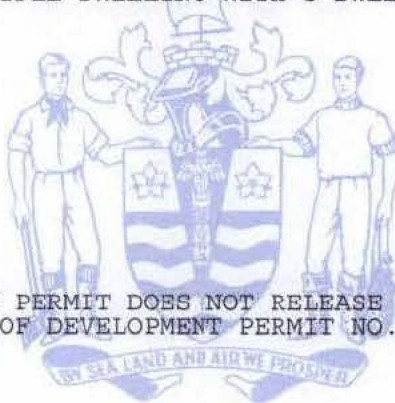
The occupancy approved under this Permit refers only to the construction authorized by the Permit(s) listed below:

BUILDING PERMIT BU428956

Property Address of Building	977 W 8TH AV
Specifics of Property Address	
Legal Description	STRATA LOTS 1-5, DISTRICT LOT 526, PLAN BCP10729

APPROVED OCCUPANCY

INTERIOR AND EXTERIOR ALTERATIONS TO AND RESTORATION OF EXISTING
HERITAGE B BUILDING TO PERMIT RESIDENTIAL AND HOMECRAFT USE AND
A NEW MULTIPLE DWELLING WITH 5 DWELLING UNITS



CONDITIONS & NOTES:

THE ISSUANCE OF THIS OCCUPANCY PERMIT DOES NOT RELEASE THE OWNER/CONSTRUCTOR FROM
COMPLYING WITH THE CONDITIONS OF DEVELOPMENT PERMIT NO. DE407827

mlh

This Permit is issued pursuant to the authority contained in the Vancouver Building By-law

FEBRUARY 22, 2007

Date

as per the CITY BUILDING INSPECTOR

POST IN A CONSPICUOUS PLACE

IMPORTANT NOTICE

Any new construction or a change of use requires a new Occupancy Permit. In addition, the issuing of this Permit shall not relieve the owner or occupier from the responsibility of complying with the Zoning and Development By-law or any other pertinent By-law, Acts or Regulations. This Permit is not a representation or warranty that the By-laws of the City of Vancouver or other enactments have been complied with, since resource at the city only permit random review and inspections. The City of Vancouver will accept no responsibility or legal liability should any person suffer loss, injury or damage as a result of the building not complying with By-laws. Accordingly, persons should make such independent investigations or inquiries as they see fit to determine whether the building complies with all relevant By-laws or enactments.

AUDIT COPY