

File No.: 04-1000-20-2020-211

May 6, 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 31, 2020 for:

Heritage Revitalization Application for 2856 West 3rd Avenue, Development Permit DE416750. Date range: January 1, 2013 to December 31, 2014.

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](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](mailto: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 (#04-1000-20-2020-211); 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](mailto:Barbara.vanfraassen@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

\*If you have any questions, please email us at [foi@vancouver.ca](mailto: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

February 17, 2014

Mr. Matt Mauza  
Formwerks Architectural Inc.  
1625 West 5<sup>th</sup> Avenue  
Vancouver, BC  
V6J 1N5

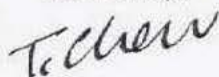
Dear Mr. Mauza:

**RE: 2858 West 3<sup>rd</sup> Avenue  
Development Application Number DE416750**

Attached is a copy of the postcard being sent to neighbouring property owners notifying them of your application.

Any discrepancies should be brought to the immediate attention of the writer.

Yours truly,



Darren Lee  
Project Coordinator  
darren.lee@vancouver.ca  
Phone: 604.871.6703

DL/sg

Attachment

11-1200-30-DOC/2013/113914



## **DEVELOPMENT APPLICATION NO. DE416750**

### **2858 West 3<sup>rd</sup> Avenue**

February 17, 2014

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Formwerks Architectural Inc. has applied to the City of Vancouver for permission to add the existing building to the Vancouver Heritage Register and designate it as a protected heritage property, restore and convert the existing heritage building to a Multiple Conversion Dwelling containing two dwelling units, and to construct a new infill one-family dwelling at the rear, providing three parking spaces having vehicular access from the lane.

A brief description of the proposal is included below; however, interested members of the public are strongly encouraged to visit the City's website at [vancouver.ca/devapps](http://vancouver.ca/devapps) for additional details on this proposal, the associated approval processes and how to provide input.

- approximately 3,458 sq.ft. or a Floor Space Ratio (FSR) of 0.87.

We welcome your written comments (letter or email - [darren.lee@vancouver.ca](mailto:darren.lee@vancouver.ca)) regarding the above items by **March 4, 2014**.

For more information regarding this proposal, please visit our website at: [vancouver.ca/devapps](http://vancouver.ca/devapps)  
If you do not have web access, please contact Darren Lee, Project Co-ordinator at 604.871.6703

## **DEVELOPMENT APPLICATION NO. DE416750**

### **2858 West 3<sup>rd</sup> Avenue**

February 17, 2014

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Formwerks Architectural Inc. has applied to the City of Vancouver for permission to add the existing building to the Vancouver Heritage Register and designate it as a protected heritage property, restore and convert the existing heritage building to a Multiple Conversion Dwelling containing two dwelling units, and to construct a new infill one-family dwelling at the rear, providing three parking spaces having vehicular access from the lane.

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We welcome your written comments (letter or email - [darren.lee@vancouver.ca](mailto:darren.lee@vancouver.ca)) regarding the above items by **March 4, 2014**.

For more information regarding this proposal, please visit our website at: [vancouver.ca/devapps](http://vancouver.ca/devapps)  
If you do not have web access, please contact Darren Lee, Project Co-ordinator at 604.871.6703



February 17, 2014

Dear Sir and/or Madam:

RE: 2858 West 3<sup>rd</sup> Avenue  
Development Application Number DE416750

Note: If you have contracted to sell or lease all or part of your property to any person, firm, or corporation, we strongly urge you to deliver this courtesy notification letter, as soon as possible, to the prospective buyer or tenant.

We have received a Development Application from Formwerks Architectural Inc. to add the existing building to the Vancouver Heritage Register and designate it as a protected heritage property, restore and convert the existing heritage building to a Multiple Conversion Dwelling containing two dwelling units, and to construct a new infill one-family dwelling at the rear, providing three parking spaces having vehicular access from the lane at the above-noted address.

Under the site's existing RT-8 zoning, the application is "conditional" so it may be permitted; however, it requires the decision of the Director of Planning. In reviewing this application, we are seeking your comments on the following aspects:

- conversion of the existing heritage building to a Multiple Conversion Dwelling containing two dwelling units;
- construction of a new Infill One-Family dwelling at the rear of the property;
- a total Floor Space Ratio (FSR) of 0.87, (approximately 3,458 sq.ft.); and
- any specific impact on your property.

As a neighbour, we welcome your **written** comments (letter or e-mail) on the above-noted aspects **on, or before March 4, 2014**, to be considered as part of the application's review. Written comments will be accepted from interested parties up to the date of decision. To assist you, selected application drawings of the proposed development have been provided by the applicant. Furthermore, a Glossary of key technical terms and a brief explanation of the application process is posted on our website at: [vancouver.ca/devapps](http://vancouver.ca/devapps)

In reviewing this application, and before making a decision, the Director of Planning will also need to consider City by-law regulations, and Council-adopted policies and guidelines. Once a full application review is completed, a decision will be made. If you respond to this notification, we will keep you informed by re-notifying you as to the decision. Please enclose your mailing address in your correspondence to ensure that you are included in future notifications regarding the progress of this application.

The submitted plans may be viewed at the Project Co-ordinator's office, 3rd floor, East Wing of City Hall at 2675 Yukon Street by arranging an appointment between 8:30 a.m. and 4:30 p.m., Monday through Friday.

Copies of City by-law regulations, policies and guidelines are available at the City's website at <http://www.vancouver.ca/commsvcs/bylaws/bylaw1.htm> or at either the Enquiry Centre or the Central Public Library (350 West Georgia Street).

Please note that all comments and responses to this notification are subject to, and may be released, pursuant to the Freedom of Information and Protection of Privacy Act. The Act does, however, protect your privacy by prohibiting disclosure of personal information (such as names, addresses and other identifying information) where such a disclosure would be an unreasonable invasion of personal privacy.

Yours truly,



Darren Lee  
Project Coordinator  
[darren.lee@vancouver.ca](mailto:darren.lee@vancouver.ca)  
Phone: 604.871.6703

DL/sg

11-1200-30-DOC/2013/113880



May 23, 2013

Mr. Matt Mauza  
Formwerks Architectural Inc.  
1625 West 5<sup>th</sup> Avenue  
Vancouver, BC  
V6J 1N5

Dear Mr. Mauza:

**RE: 2858 West 3<sup>rd</sup> Avenue**  
**Development Application Number DE416750**

To inform the public of this application, you are instructed to provide the following sign on the site:

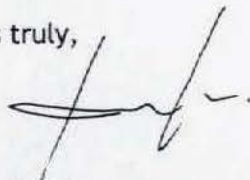
- one 4'0" x 8'0" sign facing West 3<sup>rd</sup> Avenue.

The sign must be completed and erected on the site **on, or before May 31, 2013**, to facilitate further processing of your application. Our notification letter to the neighbouring property owners advising them of your application will not be sent until we receive written confirmation and a photograph of the sign on site after it has been erected. If written confirmation is not received **on, or before May 31, 2013**, the processing of your application may be delayed.

Neighbouring property owners are given a minimum of two (2) weeks to submit to us in writing their comments and any concerns. A decision on your application will not be made prior to the completion of the notification period. However, submissions will still be accepted from neighbouring property owners up to the date of decision.

Attached is a draft copy of our letter to be sent to neighbouring property owners. Please advise us of any errors or omissions prior to **May 31, 2013**.

Yours truly,



Darren Lee  
Project Coordinator  
darren.lee@vancouver.ca  
Phone: 604.871.6703

DL/sg

Attachments

# DEVELOPMENT APPLICATION NO. DE416750

## 2858 West 3<sup>rd</sup> Avenue

Formwerks Architectural Inc. has applied to the City of Vancouver for permission to develop on this site, consisting of:

- ☒ addition of the existing building to the Vancouver Heritage Register;
- ☒ restoration and rehabilitation of the existing heritage building, and it's designation as a protected heritage property;
- ☒ conversion of the existing heritage building to a Multiple Conversion Dwelling containing two dwelling units;
- ☒ construction of a new infill one-family dwelling at the rear of the property;
- ☒ a total Floor Space Ratio (FSR) of 0.91, (approximately 3,636 sq.ft.);
- ☒ an approximate height of 32 ft.; and
- ☒ a total of three parking spaces having vehicular access from the lane.

- Show profile of proposed developments (in RED) and existing and/or proposed buildings and property lines.
- Include a North Arrow, site and building dimensions, adjoining properties (with the addresses), and adjacent street names.

Note: The location of the sign should be denoted on this site plan with a reference to it stating "You are here".

FURTHER INFORMATION MAY BE OBTAINED AT:  
[vancouver.ca/devapps](http://vancouver.ca/devapps)

PROJECT COODINATOR'S OFFICE  
3<sup>RD</sup> FLOOR, EAST WING, CITY HALL, PHONE 604.871.6703



## DEVELOPMENT APPLICATION NO. DE416750

2858 West 3<sup>rd</sup> Avenue

XX.XX.XXXX

Formwerks Architectural Inc. has applied to the City of Vancouver for permission to add the existing building to the Vancouver Heritage Register and designate it as a protected heritage property, restore and convert the existing heritage building to a Multiple Conversion Dwelling containing two dwelling units, and to construct a new infill one-family dwelling at the rear, providing three parking spaces having vehicular access from the lane.

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We welcome your written comments regarding the above items by \_\_\_\_\_.

For more information regarding this proposal, please visit our website at: [vancouver.ca/devapps](http://vancouver.ca/devapps)  
If you do not have web access, please contact Darren Lee, Project Co-ordinator at 604.871.6703

## DEVELOPMENT APPLICATION NO. DE416750

2858 West 3<sup>rd</sup> Avenue

XX.XX.XXXX

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For more information regarding this proposal, please visit our website at: [vancouver.ca/devapps](http://vancouver.ca/devapps)  
If you do not have web access, please contact Darren Lee, Project Co-ordinator at 604.871.6703



# PRE-APPLICATION FOR ENGINEERING SERVICES

THE FOLLOWING INFORMATION IS REQUIRED FOR PROCESSING ENGINEERING REQUIREMENTS FOR YOUR BUILDING PERMIT APPLICATION

## Site Information - Please Print Clearly

Existing Site Address: 2856 West 3rd Ave

Proposed Site Address:

## Legal Information

P.I.D. # 012 316 253

Lot # 4 of 2

Block # 28

District Lot # 192

Plan # 2375

## Application Information - Please Print Clearly

Name: Matt Mauza

Mailing Address: 1625 West 5th Ave

Phone #: 604 683 5441

Fax #: 604 685 2076

E-mail: matt@formwerks.net

## Owner Information - Please Print Clearly

Name:

Mailing Address:

Phone #:

Fax #:

E-mail:

## Site / Application Details - Please check the appropriate box.

### Renovation +

New - 1FD

Duplex (2 F.D.)

### New Infill

Is this a Renovation Only:

Yes No ☒

Contractors Estimate of cost of work \$ 1,000,000

Is a Secondary Suite Proposed? Yes ☒ No

Is this lot part of a recent subdivision?

Yes No ☒

Sprinklers - NFPA: 13R or (13D) (Circle applicable one)

Is there a related development application for this site?

No Yes ☒ De # 416750

Is the lot area greater than 1/2 acre (21,780 sq. ft.)

Yes No ☒

What is the area of your site? sq. ft.

## Additional Site Information

1. Does this site have an existing driveway (crossing) from the street? Yes No ☒

2. If yes, are you keeping this driveway (crossing) for use in your new development? Yes No

3. Are you proposing a new driveway (crossing) from the street? Yes No ☒

4. What is the legal width of the lane adjacent your site? (from your survey plan) 20'

5. Is the lane physically open for use? Yes ☒ No

6. If yes, what is the existing developed width of the lane? 20'

Once you have completed this "Pre-application for Engineering Services", please submit it along with your legal survey plan to Engineering Sewers and Drainage Design office (see bullet # 2 on the attached information sheet) for determination of your sewer connection elevation. Upon receipt of your Sewer information please follow the "1 and 2 family dwelling, residential application process" instruction sheet for Building Permit Submission Requirements.

FILENAME: P:\info drawings\one app 2a vsc\revised June 12\00

K. Cavett



**Katigbak, Veronica**

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**From:** Min, Allison  
**Sent:** Thursday, July 18, 2013 9:11 AM  
**To:** Lee, Darren  
**Subject:** 2858 W 3rd Av – DE416750 VBBL comments  
**Attachments:** 2858 W 3rd Av – DE416750.pdf

Hi Darren,

Please see the attached comment. Thanks,

*Allison Min*

604-871-6705

MEMORANDUM

July 18, 2013

TO: Darren Lee, Project Coordinator

FROM: Allison Min, Project Coordinator

SUBJECT: 2858 W 3rd Av - DE416750

The following comments are based on the preliminary drawings prepared by Formwerks Architectural Inc. on April 17, 2013 for the proposed development permit application. This is a preliminary review in order to identify major issues which do not comply with Vancouver Building Bylaw #9419 as amended (VBBL).

This is considered to be Conversion from one family dwelling and one family dwelling with a secondary suite in the existing heritage Part 9 building and New Construction of Part 9 infill building.

The following information should be included at Building Permit (BU) Application Stage:

1. Please confirm if the lot is to be stratified. Strata-titling will trigger full building code upgrade of the principal building.
2. Principal building may require to be sprinklered depending on spatial separation, for example.
3. **\*As per VBBL 3.2.5.5.(3).(b), the infill building is to be sprinklered to NFPA 13R. Fire department connection and fire alarm system with annunciator shall be provided with 2m access, and the east pathway shall be 4 feet. A strobe light shall be located at the main entrance of infill.**
4. **\*Please provide spatial separation calculations of each building. Spatial separation between the two buildings may not conform. Please indicate an imaginary property line in between and limiting distance to each building on the site plan. The limiting distance of infill shall be measure to the bay window. (Principal to conform to Subsection 9.10.15; Infill to 9.10.14.)**
5. **\*Spatial separation calculations and exposing building face construction area to be provided. Noncombustible cladding may be required.**
6. Fire separation with 1h FRR and STC 50 is required between infill dwelling and the garage serving the principal building. Fume barrier shall surround the garage.
7. As per VBBL 9.10.8, floors and supports of infill building shall have a fire rating not less than  $\frac{3}{4}$  h.
8. Interconnected smoke alarms and carbon monoxide detectors are required in both buildings.
9. Both buildings shall conform to Green Homes Program.

F:\PC-Building\DE Review\2013\2858 W 3rd Av - DE416750.docx

City of Vancouver, Community Services Group  
Development Services, Processing Centre - Building  
453 West 12th Avenue  
Vancouver, British Columbia V5Y 1V4 Canada  
tel: 604.873.7611 fax: 604.873.7100  
website: vancouver.ca





10. All new architectural, mechanical and electrical components are required to comply with the Energy Utilization requirements of the Vancouver Building By-law No.9419.

\*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response. If a "prior to" letter is not being sent, the above comments should be sent directly to the applicant.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

Allison Min

tel: 604.871.6705

fax: 604.873.7000

[allison.min@vancouver.ca](mailto:allison.min@vancouver.ca)

/AM

PLEASE REFER TO:  
Bonnie Lee  
Addressing Coordinator  
at 604.873.7986

April 19, 2013

Matt Mauza  
Forwerks Architectural Inc.  
1625 W 5<sup>th</sup> Avenue  
Vancouver, B. C.  
V6J 1N5

Dear Sir:

**RE: Site/Permit Address: 2858 W 3<sup>rd</sup> Av (2856 W 3<sup>rd</sup> Av)  
Development Application No. DE416750**

This is to advise you that your project is complex with regards to addressing and Building Permits cannot be issued without addressing approval from this department.

We have done a preliminary review of the Development Permit drawings and additional civic addresses will be required for the secondary suite and infill building.

Addressing is very limited; based on the current plans submitted, addressing will be assigned upon issuance of the Building permits as follows:

Building 1 (proposed infill building)  
2852 W 3rd Av

Building 2 (existing building)  
2854 w 3rd Av -basement east side/secondary suite  
2856 W 3rd Av -basement west side, 1st & 2nd/principal dwelling unit

***The approved addresses must also be shown on the drawings submitted with the application for Building Permit.***

Please contact Bonnie Lee at 604.873.7986 or [address.coordinator@vancouver.ca](mailto:address.coordinator@vancouver.ca) to discuss or for further information.

Yours truly,

Bonnie Lee  
Addressing Coordinator

Copy: Sean & Nadia Hurd, 2856 W 3rd Av, Vancouver, B. C., V6K 1M7



To help expedite submission of your application, please fill out BOTH pages of this information sheet prior to attending the Application Preview counter located in the Enquiry Centre, 2nd Floor - East Wing.

**JOB LOCATION** (Correct and complete addressing is important. Complete this section carefully.)

Address: 2856 West 3rd Ave Specifics: project file

Floor Level: \_\_\_\_\_ Suite No: \_\_\_\_\_

Legal Description:

Lot(s) 4 of 2 Block(s) 28 District Lot(s) 192 Plan Number(s) 2375

Are you aware of the presence of any contaminated soils on the subject property? ☐ Yes ☒ No  
Are you aware of the existence of any contaminated soils studies, reports, soil agreements, or Ministry of Environment orders or letters with respect to the subject property? ☐ Yes ☒ No

Is the building being converted to strata-title ownership? ☒ Yes ☒ No  
Note: If you intend to convert an existing building to strata title ownership, please contact Subdivision and Strata Title staff at 604.871.6627 for information on the strata conversion process in advance of the issuance of any permits.

**This area must be completed by the person signing the application form**

Your Name: Matt Mauza

Mailing Address: 1625 West 5th Ave

City: Vancouver Postal Code: V6J 1N5

E-mail Address: matt@formwerks.net

Phone Number: 604 683 5441 Fax Number: 604 685 2076

Company Name: Formwerks Architectural Inc

Business License Account Number: \_\_\_\_\_

You are the:

- 01 ☐ Property Owner
- 02 ☐ Contractor
- 03 ☐ Certified Professional
- 04 ☒ Design Professional
- 05 ☐ Tenant
- 06 ☐ Agent for Owner
- 07 ☐ Agent for Tenant
- 08 ☐ Consultant
- 09 ☐ Non-Profit Association

Cert No: \_\_\_\_\_

- 10 ☐ Civic Department
- 98 ☐ Other

Note: Contractors/design professionals/consultants MUST have a valid Business Licence to do work in the City of Vancouver. You may obtain current business license account numbers from the Business License Counter.

**Complete the following for ALL applications**

Property Owner's Name: <u>s.22(1)</u>	
Address: <u>s.22(1)</u>	City: <u>s.22(1)</u>
Postal Code: <u>s.22(1)</u>	Phone Number: <u>Refer to Applicant.</u>
Is the owner aware of this application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Contractor's Name: _____	
Address: _____	City: _____
Postal Code: _____	Phone Number: _____
Business License Account Number: _____	
Tenant's Name: _____	
Address: _____	City: _____
Postal Code: _____	Phone Number: _____
Job Contact: <u>Formwerks Architectural Inc</u>	
Address: _____	City: _____
Postal Code: _____	Phone Number: _____

Please continue application on next page.



This application is to: (Check applicable boxes)

001 ☒ Construct a new building(s)  
 002 ☒ Add to an existing building  
 003 ☐ Alter the interior/exterior  
 004 ☒ Add to a building and alter the existing portion  
 005 ☐ Add to a building and change the use  
 006 ☐ Add to the building, alter existing portion and change use  
 007 ☐ Interior/exterior alterations and change of use  
 008 ☐ Enclose an area of an existing building (balcony enclosures)  
 011 ☐ Project/Site Permit  
 014 ☐ Change of use  
 015 ☐ Retain use  
 016 ☐ Alter grade (raise or lower grade)  
 022 ☒ Alterations to legalize a suite  
 023 ☐ Alterations for a new suite  
 026 ☐ Demolish  
     ☐ Commercial  
     ☐ Fire damaged building  
     ☐ Non-rental one-family dwelling  
     ☐ Heritage building  
     ☐ Residential rental building  
 028 ☐ Temporary tents  
 030 ☐ Construct a garage/carport  
 031 ☐ Add/alter/demo garage/carport  
 038 ☐ Construct partial - framing, etc.  
 040 ☐ Excavate - valid for project address et al.  
 041 ☐ Move building from another site  
 042 ☐ Move building on the same site  
 043 ☐ Install a pool, fence, tennis court, boat ramp, sign, or similar  
 044 ☐ Upgrade seismic and/or sprinkler  
 045 ☐ Mechanical kitchen exhaust, roof top unit, satellite dish  
 046 ☐ Prefabricated structure placed on site  
 047 ☐ Fire damage repair  
 048 ☐ Flood damage repair  
 050 ☐ Landscape only  
 053 ☐ Building envelope repair

Is this a new tenant? ☐ Yes ☒ No

What is the existing use? Single Family

What is the proposed use? Single Family

How many storeys? 2

How many levels of underground parking? 0

How many new rooftop units? 0

Describe work to be done:  
 (Complete carefully, Your application will be based on your written description.)  
- Renovation and addition to existing single family house  
- Excavation of basement area  
- Construction of new Infill  
- New Basement Suite  
- General site landscaping.

What is the value of the work proposed? (Include cost of plans, material and labour)  
\$ 500,000

Will any of the following be altered/repaired/installed?  
 Select all that apply:  
☒ Electrical ☒ Gas ☒ Drain Tile  
☒ Plumbing ☒ Sprinkler ☐ Fire Alarm

Sprinkler Contractor's Name: \_\_\_\_\_

Note: If the sprinkler contractor noted on this application changes, please notify the City of Vancouver in writing within 24 hours.

Special Sprinkler Inspection Number SP \_\_\_\_\_

Complete the following for all residential buildings

	Existing	Proposed
Total number of dwelling units:	<u>1</u>	<u>3</u>
Total number of housekeeping units:	<u>0</u>	<u>0</u>
Total number of sleeping units:	<u>0</u>	<u>0</u>

Complete the following related permit information

Development Permit/Application Number DE \_\_\_\_\_

Minor Amendment Number DE \_\_\_\_\_

Building Permit/Application Number BU \_\_\_\_\_

Board of Variance Appeal Number Z \_\_\_\_\_

Combined Permit Application Number DB \_\_\_\_\_

Office Use Only

DE \_\_\_\_\_

BU \_\_\_\_\_

Office Use Only

DE 1A(B) \$ 800.00

BU (WWOP?) 1(B) \$ 2030.00

DE (317) \$ 1000.00

DT \_\_\_\_\_

BG \_\_\_\_\_

ENV. PROT. Site Profile \_\_\_\_\_

SUBTOTAL \_\_\_\_\_

SP \_\_\_\_\_

TOTAL \$ 3830.00

As owner or owner's agent, I have verified that the information contained within this document and associated applications and plans is correct, and describes a use, a building or a work which complies with all relevant by-laws and statutes. I understand that personal information contained in this form will not be released to the public except as required by law; however, all associated applications and plans will be made publicly available during the development or building application process. 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 to 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.

SIGNED AT VANCOUVER, B.C. THIS 17 DAY OF April 20 13 City of Vancouver - FOI 2020-211 - Page 14 of 26



# CITY OF VANCOUVER

(THIS IS NOT A PERMIT)

PERMIT TYPE		<b>DEVELOPMENT PERMIT APPLICATION</b>				APPLICATION NUMBER		<b>A DE 416750</b>	
LEGAL DESCRIPTION						ADDRESS			
LOT 4 OF LOT 2 BLOCK 28 DISTRICT LOT 192 PLAN 2375						2858 W 3RD AV			
ADDITIONAL ADDRESS INFORMATION						SPECIFICS			
PROJFL PROJECT FILE									
APPLICATION DATE		PURPOSE		PROJECT VALUE		ASSESSED VALUE		PLANS METRIC	
APR 17, 2013		ADD/ALT/US				\$43,500		8 NO	
HERITAGE DESIGNATION		HERITAGE STATUS		TEMPORARY USE DATES		SUBTYPE			
		B: SIGNIFICANT							
COMPLEXITY						CO-ORDINATE			
003 DWG USE 1-2FD GUI						638-062-52-0000			
APPLICANT						CONTACT 2			
DESIGN PROF MATT MAUZA FORMWERKS ARCHITECTURAL INC. 1625 W 5TH AV VANCOUVER BC V6J 1N5						CONTACT 3			
TEL 604-683-5441		BUS LICENSE		TEL		BUS LICENSE		TEL	
FAX 604-685-2076		CERTIFICATE		FAX		CERTIFICATE		FAX	

THIS APPLICATION IS SUBMITTED WITH PLANS TO:

Interior alterations and the addition of 270.64 sq.ft. at the rear and a change of use for a secondary suite at the basement floor level and the lowering of the slab and the relocation of the existing building to the east side and to construct a new one family dwelling infill building at the rear of this site containing 2 enclosed and 1 surface parking spaces, having vehicular access from the lane.

Addressing:  
2856 W 3rd Av - existing building

Note: This proposal will be part of an Heritage Revitalization Agreement project.

\*\*\*\*\* ALL APPLICATION INFORMATION TO BE VERIFIED \*\*\*\*\*

PROPOSED USE	SPECIFICS/LOCATION	AREA (SF)	OCC	PROPOSED USE	SPECIFICS/LOCATION	AREA (SF)	OCC
D12 INFILL 1-FAM DWELL	IN	1059.0	C	D31 1FD W/SEC SUITE		2576.6	C
ITEM	SPECIFICS/REFERENCE	QTY/AMT		ITEM	SPECIFICS/REFERENCE	QTY/AMT	
0040 PROCESSED THROUGH	33 PROC CTR -DS RV/TH			0080 ZONE	Z077 RT-B		
0041 BY-LAW PROVISION	C CONDITIONAL						
PERMITS REQD IF THIS APPLICATION IS APPROVED INCLUDE :				BUILDING			
DOCUMENTS REQD DURING APPLICATION STAGE INCLUDE :				GENERAL CORRESP			
CLEARANCES REQD DURING APPLICATION STAG INCLUDE :				PLAN REGISTRY			
				DEV PLANNER REVIEW			
				ENGINEERING REVIEW			
				DE14 DEV COST LEVY REVW			
				TARGET DATES			
				LANDSC/ARCH REVIEW			
				PROC CNTR BLDG RVW			
				CENTRAL/NORTH			
PROCESSED BY: PROC CNTR BLDG REVIEW BY K PAVANANTHAN				PROC CNTR DEV REVIEW BY D LEE...			
DEVELOPMENT PLANNER IS M LINEHAN				HERITAGE PLANNER IS J BOLDT			
LANDSCAPE REVIEW BY A MANESS				ENGINEERING CLEARANCE BY K CAVELL			

ADDITIONAL NOTES:  
040 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.

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	MATT MAUZA
102 DEV SCHED 1 (B)	2,030.00			DATE	SEE INFORMATION SHEET
106 DEV SCHED 1A(B)	800.00			TAKEN BY	H CHOW.
317 BUILDING GRADE M	1,000.00			FOR THE	DIRECTOR OF PLANNING & DEV
INVOICE : 709109		TOTAL		\$3,830.00	



January 9, 2014

Mr. Matt Mauza  
Formwerks Architectural Inc.  
1625 West 5<sup>th</sup> Avenue  
Vancouver, BC  
V6J 1N5

Dear Mr. Mauza:

**RE: 2858 West 3<sup>rd</sup> Avenue  
Development Application Number DE416750**

On behalf of the Director of Planning, your application has been approved to add the existing building to the Vancouver Heritage Register and designate it as a protected heritage property, restore and convert the existing heritage building to a one-family dwelling with a secondary suite, and to construct a new infill one-family dwelling at the rear, providing three parking spaces having vehicular access from the lane.

A permit may be issued upon the completion of the revisions and conditions noted below under items 1.0 to 2.4 of this "prior-to permit issuance" letter.

**IMPORTANT!!! HOW TO SUBMIT YOUR REVISIONS**

Arrange a meeting by calling at least two days in advance of your drawings being ready for submission. **Partial submissions will not be accepted.** You may contact Darren Lee at 604.871.6703, 8:30 a.m. to 5:00 p.m., Monday to Friday. Please do not mail, drop-off or courier your response because this will delay the processing of your application. The purpose of the meeting will be to complete a preliminary review of your submission which must include your revised drawings and a written explanation describing how you have addressed each of the conditions.

- 1.0 Prior to the issuance of the Development Permit, three sets of revised drawings shall be submitted, to the satisfaction of the Director of Planning, clearly indicating:

**Urban Design & Development Planning Centre conditions:**

- 1.1 design development to reduce the impact of the infill building as follows:



- i. lower the overall height by providing a less steep primary roof form with maximum 12:12 pitch;

(Note to Applicant: A less steep roof form would also be more compatible with the existing building on the site and others in the context.)

- ii. reduce the size of the 2<sup>nd</sup> storey windows at the north elevation to a pair of windows with maximum dimension 4.0 ft. by 5.0 ft.;

1.2 design development to provide the following building detailing and notes in-keeping with the expectations of the RT-8 Design Guidelines:

- i. more substantial wood pickets/spindles at guard and stair rails. A minimum 3 in. x 3 in. dimension is required;
- ii. note manufacturers' paint or stain color name and number and attach color swatches to elevation drawings for all exterior cladding material and trim, including soffits. Paint or solid stain finish should be provided for all wood cladding, not natural stain;
- iii. note on elevation drawings that 'all exterior wood trim, including window trim, is to be smooth, sanded material with painted finish. Combed or textured wood products are not approved';
- iv. note on elevation drawings that 'all soffits including porches, bays and eaves, are narrow profile wood V-joint soffits, smooth sanded with paint or solid stain finish, not natural stain';
- v. high quality wood finish garage doors. Provide manufacturers' product sample sheet with photos for garage door;
- vi. note that brick chimney cladding is 'true dimension brick with minimum 3 in. thickness';
- vii. note and dimension all exterior wood trim, including fascias, trim boards, brackets, posts and railings;
- viii. large scale section details for typical eave conditions;
- ix. large scale elevation detail for decorative chimney cap;
- x. large scale elevation detail for windows, noting trim and sill dimension;

1.3 provision of window notes as follows:

- i. all windows to have balanced sash. i.e. Both operable and non-operable windows to have sashes of the same dimension;
- ii. all windows to have true divided lites (i.e. Individual glazing units between muntin bars, or equivalent with exterior and interior mounted muntin bars and internal spacer bar);



- iii. banked windows are to be installed as illustrated with individual window units with vertical post/trim in between;

**Landscape Review conditions:**

- 1.4 design development to provide a landscaped buffer next to surface parking;  
  
(Note to Applicant: This can be achieved by reducing the surface parking to a "small car" space of 8.83 ft. and adding a minimum of two vines and some small woody shrubs. If the vines need support, provide a detail showing means of support feature.)
- 1.5 design development to provide total of two new 6 cm. calliper deciduous replacement trees;
- 1.6 provision of larger scale (1/2"=1'-0") details for all fences, gates, walls, trellises and other landscape elements;
- 1.7 provision of a location for garbage/recycling bins, within an enclosure;
- 1.8 provision of all existing site, neighbour and city trees on the plan, as per survey, with standard tree protection barriers;
- 1.9 provision of confirmed relocated trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:  
  
***"Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board";***  
  
(Note to Applicant: Methods of tree protection for street trees (as approved by Park Board) to be shown on plan.)

**Heritage conditions:**

- 1.10 regarding the heritage building, all new trims and wood elements are to be sanded and painted fir or cedar (textured or combed products are not approved) unless specifically approved otherwise on the drawings;
- 1.11 compliance with the City's "Green Buildings Policy For Rezoning"; and  
  
(Note to Applicant: The policy applies to the application and requires developments of this scale to achieve BuiltGreen BC™ Gold with a minimum score of EnerGuide 82, or an equivalent achievement in green design. The policy allows for exemptions for heritage buildings and their components provided reasonable design efforts are made to improve green performance where appropriate, while respecting heritage aspirations and promoting heritage retention. In this case, the heritage building may be exempted but the infill should comply. Heritage staff can provide examples of past approvals in this regard.)



- 1.12 where viable, maximum retention of exterior wall features and details, as well as character-defining windows and doors, by employing alternative solutions to rain-screen and other environmental separation requirements.

(Note to Applicant: Staff are currently working on changes to the Vancouver Building By-law including Part 10. At this point, staff cannot advise on what changes may be proposed which address heritage buildings. In the interim, when a building is a designated heritage building and contains at most two dwelling units and these units are not to be strata titled, provided exterior alterations are limited, and provided the retention of the exterior cladding and trim is a supported heritage objective, it may be possible to exempt the requirement of drained cavity wall cladding system [rain-screen] in Part 9 of the Vancouver Building By-law [VBBL]. Staff may seek the involvement of a Building Envelope Professional [BEP] to review the exterior wall design and to meet the intent of the requirement of thermal insulation as per VBBL 9.25.2. Alternatives to the requirements of VBBL Table 9.25.2.1. may be determined through the use of modeling or using other acceptable good engineering principles as per VBBL 9.25.2.1.[2]. A Certified Energy Advisor [CEA] would be able to provide such design and calculation at Building Permit application stage. If the principle building as described above is going to be strata titled, with the involvement of a BEP and CEA, a letter addressed to the Chief Building Official is to be submitted requesting rain-screen exemption. In this case, all work shall conform to the current VBBL including Part 9, 10 and Part 12, as the Strata Title Act requires full compliance to the Vancouver Building By-law. Note as well that the current provisions of the Home Protection Act allow for exemptions for heritage buildings under certain conditions. Please contact the Home Protection Office for more information or clarifications on the provisions of the Act.)

2.0 Conditions to be met prior to the issuance of the Development Permit:

Heritage conditions:

- 2.1 The owner enters into a Heritage Revitalization Agreement (HRA), prior to proceeding to Council for by-law approval, which grants the requested variances, and that the HRA By-law is enacted by Council, all to the satisfaction of the Director of Planning, and that the agreement is registered in the Land Titles Offices to the satisfaction of the Director of Legal Services.
- 2.2 Council designates the heritage building as a protected heritage property, and that the associated Designation By-law is enacted by Council.
- 2.3 An "Assurance of Retention of Existing Portions of Buildings" letter (copy attached) and colour-coded detailed elevation drawings from a Registered Architect or Engineer are to be submitted, in triplicate, verifying that the portions of the existing structure shown as being retained can in fact be retained, and that he/she will supervise the construction to ensure the retention occurs.



2.4 Notes are to appear on the retention drawings indicating the following:

- (i) that all parts of the building shown as being retained will be retained in place, and not removed from their original location within the building at any time;
- (ii) that 'retained wall' means the retention of the existing studs and sheathing;
- (iii) that 'retained floor' means the retention of the existing floor joists and sub-floor; and
- (iv) that 'retained roof' means the retention of the existing roof rafters and sheathing.

The drawings should also indicate, in detail, the proposed strategies for the retention and/or replacement of all exterior doors, windows, trim, and cladding materials.

In addition, three copies of a letter signed by the Registered Architect or Engineer, indicating the sequence of construction, are to be submitted, in order to ensure that the construction is carried out in a manner that retains the building on the site at all times.

(Note to Applicant: Retention of the heritage building is required. Therefore, the above information is required to ensure that the proposed work is viable. If significant structural changes are proposed, then a full set of revised drawings, including plans and sections, will be required. A copy of the approved retention drawings and the sequence of construction letters will form part of any approved Building Permit drawings. Please contact the Development Planner or the Heritage Planner if you have any questions about these issues.)

3.0 Conditions of the Development Permit:

- 3.1 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 prior to the 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.
- 3.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the 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.

(Note to Applicant: In cases where it is not practical, due to adverse weather conditions or other mitigating factors, to complete the landscaping prior to occupancy of a building, the City will accept an Irrevocable Letter of Credit [amount to be determined by the City] as a guarantee for completion of the work by an agreed upon date.)



- 3.3 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.
- 3.4 In the event that retention of portions of the heritage building which are to be retained cannot occur as shown on the approved plans all construction work must cease. Construction must stop as the work is no longer in compliance with the approved permit and the permit would now be considered to be invalid. Replication or replacement of existing portions of the building that were to be retained does not comply where retention is a condition of the permit. Planning staff must be contacted to discuss options including the possibility of new permits in the event the building cannot be retained as shown on the approved plans.
- 3.5 All windows are as approved on the drawings and any substitutions or changes require the approval of the Director of Planning before the replacement windows are installed. Regarding the heritage building, unless noted otherwise, "existing" means the existing window retained and refurbished in place or removed and refurbished and re-installed.
- 3.6 Regarding the heritage building, all new trims and wood elements are to be sanded and painted fir or cedar (textured or combed products are not approved) unless specifically approved otherwise on the drawings.
- 3.7 Regarding the heritage building, all soffits, including those at the front porch, are to be wood T&G (existing or new) sanded and painted.
- 3.8 Regarding the heritage building, flashing at new windows and doors, or where trims are replaced at existing windows and doors, is to extend over the window portion only and not across vertical trims surrounding the window or door opening. All new wood windows matching existing wood windows are to have sashes of substantial section matching the existing windows and are to be installed in casing and frames matching the existing profiles.
- 3.9 All work is to be consistent with the approved Conservation Plan which forms a part of the development permit.

#### 4.0 Notes to Applicant:

- 4.1 It should be noted that your Development Permit will be issued when you have complied with all the above conditions. However, if these conditions have not been complied with on, or before February 7, 2014, this Development Application may stand refused.
- 4.2 A new Development Application will be required for any significant changes. This approval is subject to any change in the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.



4.3 The following comments have been made by the Processing Centre - Building and are:

- i. Please confirm if the lot is to be stratified. Strata-titling will trigger full building code upgrade of the principal building.
- ii. Principal building may require to be sprinklered depending on spatial separation, for example.
- iii. **\*As per VBBL 3.2.5.5.(3).(b), the infill building is to be sprinklered to NFPA 13R. Fire department connection and fire alarm system with annunciator shall be provided with 2m access, and the east pathway shall be 4 feet. A strobe light shall be located at the main entrance of infill.**
- iv. **\*Please provide spatial separation calculations of each building. Spatial separation between the two buildings may not conform. Please indicate an imaginary property line in between and limiting distance to each building on the site plan. The limiting distance of infill shall be measure to the bay window. (Principal to conform to Subsection 9.10.15; Infill to 9.10.14.)**
- v. **\*Spatial separation calculations and exposing building face construction area to be provided. Noncombustible cladding may be required.**
- vi. Fire separation with 1h FRR and STC 50 is required between infill dwelling and the garage serving the principal building. Fume barrier shall surround the garage.
- vii. As per VBBL 9.10.8, floors and supports of infill building shall have a fire rating not less than  $\frac{3}{4}$ hr.
- viii. Interconnected smoke alarms and carbon monoxide detectors are required in both buildings.
- ix. Both buildings shall conform to Green Homes Program.
- x. All new architectural, mechanical and electrical components are required to comply with the Energy Utilization requirements of the Vancouver Building By-law Number 9419.

**\*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.**

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response. If a "prior to" letter is not being sent, the above comments should be sent directly to the applicant.



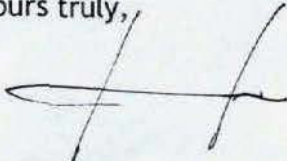
The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

- 4.4 If this Development Application included a written notification of neighbouring property owners or other interested parties, a copy of this letter will be sent to all respondents advising them of the decision.
- 4.5 The Canadian Electrical Code regulates high voltage overhead conductor clearances from structures and dielectric liquid-filled transformer clearances from combustible building surfaces, doors, windows and ventilation openings. All structures must have a horizontal distance of at least 3 m from existing BC Hydro high voltage overhead conductors. Combustible building surfaces, windows, doors and ventilation openings must be located at least 6 m from dielectric liquid-filled, pole-mounted BC Hydro transformers, unless an acceptable non-combustible barrier is constructed between these transformers and combustible building surfaces, doors, windows or ventilation openings.

If the building design cannot meet these requirements, modifications must be made. If you wish to discuss design options, please contact Electrical Inspections at 604.871.6401.

- 4.6 This site will be affected by a Development Cost Levy By-law. Levies will be required to be paid prior to issuance of Building Permits. For more information, please refer to the Development Cost Levies Information Bulletin, available at the Planning Department Reception Counter, or online at [vancouver.ca/financegrowth](http://vancouver.ca/financegrowth).

Yours truly,



Darren Lee  
Project Coordinator  
[darren.lee@vancouver.ca](mailto:darren.lee@vancouver.ca)  
Phone: 604.871.6703

DL/sg

cc: Central Property File  
Marie Linehan, Development Planner  
**James Boldt, Heritage Planner**  
Alina Maness, Landscape Development Specialist  
Kevin Cavell, Engineering Services

February 14, 2014

Mr. Matt Mauza  
Formwerks Architectural Inc.  
1625 West 5<sup>th</sup> Avenue  
Vancouver, BC V6J 1N5

Dear Mr. Mauza:

**RE: 2858 West 3<sup>rd</sup> Avenue  
Development Application Number DE416750**

To inform the public of this application, you are instructed to provide the following sign on the site:

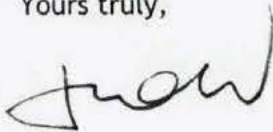
- one 4'0" x 8'0" sign facing West 3<sup>rd</sup> Avenue.

The sign must be completed and erected on the site **on, or before February 28, 2014**, to facilitate further processing of your application. Our notification letter to the neighbouring property owners advising them of your application will not be sent until we receive written confirmation and a photograph of the sign on site after it has been erected. If written confirmation is not received **on, or before February 28, 2014**, the processing of your application may be delayed.

Neighbouring property owners are given a minimum of two (2) weeks to submit to us in writing their comments and any concerns. A decision on your application will not be made prior to the completion of the notification period. However, submissions will still be accepted from neighbouring property owners up to the date of decision.

Attached is a draft copy of our letter to be sent to neighbouring property owners. Please advise us of any errors or omissions prior to **February 24, 2014**.

Yours truly,



Tony Chen  
tony.chen@vancouver.ca  
Phone: 604.873.7783

TC/sg

cc: Darren Lee, Development Services  
James Boldt, Heritage Group

**Attachment**

11-1200-30-DOC/2014/065937  
City of Vancouver, Planning and Development Services  
Development Services, Processing Centre - Development  
453 West 12th Avenue  
Vancouver, British Columbia V5Y 1V4 Canada  
tel: 604.873.7611 fax: 604.873.7100  
website: vancouver.ca



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# DEVELOPMENT APPLICATION NO. DE416750

## 2858 West 3<sup>rd</sup> Avenue

Formwerks Architectural Inc. has applied to the City of Vancouver for permission to develop on this site, consisting of:

- ☒ addition of the existing building to the Vancouver Heritage Register;
- ☒ restoration and rehabilitation of the existing heritage building, and it's designation as a protected heritage property;
- ☒ conversion of the existing heritage building to a Multiple Conversion Dwelling containing two dwelling units;
- ☒ construction of a new infill one-family dwelling at the rear of the property;
- ☒ a total Floor Space Ratio (FSR) of 0.87, (approximately 3,458 sq.ft.);
- ☒ an approximate height of 32 ft.; and
- ☒ a total of three parking spaces having vehicular access from the lane.

- Show profile of proposed developments (in RED) and existing and/or proposed buildings and property lines.
- Include a North Arrow, site and building dimensions, adjoining properties (with the addresses), and adjacent street names.

Note: The location of the sign should be denoted on this site plan with a reference to it stating "You are here".

FURTHER INFORMATION MAY BE OBTAINED AT:  
[vancouver.ca/devapps](http://vancouver.ca/devapps)

PROJECT COODINATOR'S OFFICE  
3<sup>RD</sup> FLOOR, EAST WING, CITY HALL, PHONE 604.871.6703

## DEVELOPMENT APPLICATION NO. DE416750

### 2858 West 3<sup>rd</sup> Avenue

XX.XX.XXXX

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A brief description of the proposal is included below; however, interested members of the public are strongly encouraged to visit the City's website at [vancouver.ca/devapps](http://vancouver.ca/devapps) for additional details on this proposal, the associated approval processes and how to provide input.

- approximately 3,458 sq.ft. or a Floor Space Ratio (FSR) of 0.87.

We welcome your written comments (letter or email - [darren.lee@vancouver.ca](mailto:darren.lee@vancouver.ca)) regarding the above items by \_\_\_\_\_.

For more information regarding this proposal, please visit our website at: [vancouver.ca/devapps](http://vancouver.ca/devapps)  
If you do not have web access, please contact Darren Lee, Project Co-ordinator at 604.871.6703

## DEVELOPMENT APPLICATION NO. DE416750

### 2858 West 3<sup>rd</sup> Avenue

XX.XX.XXXX

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