

File No.: 04-1000-20-2020-542

January 4, 2021

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 October 6, 2020 for:

All records relating to the application and approval for changing the use of the property at 1847 Pendrell Street, from a hotel to a multiple conversion dwelling. Specifically a) building and development permit applications, b) departmental approvals and related correspondence. Date range: January 1, 2015 to September 30, 2016.

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.

Please note, issued permits, permit application documents, alternative solutions, minor relaxations, and memos are routinely available on a fee for service basis from the Property Research section of the By-law and Compliance Administration branch, Development, Building & Licensing Department. To access these records please contact Property Research at property.research@vancouver.ca. Please see the following link which also provides more information on obtaining property records: <http://vancouver.ca/home-property-development/get-copies-of-your-building-plans.aspx>

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 (#04-1000-20-2020-542); 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,

[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.

:kt

SCHEDULE E-1



Note: To be submitted with the application for a Building Permit

BUILDING BY-LAW "OWNER'S UNDERTAKING"

The Chief Building Official
City of Vancouver
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

8 March 2016

Date (Month Day Year)

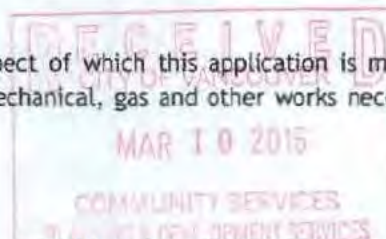
Dear Sir:

RE: Property Address 1847 Pendrell Street
Building Permit Application No. BU468015

In consideration of the City accepting and processing the above application for a building permit, and as required by the Building By-law, the following representations, warranties and indemnities are given to the City.

1. (a) If an individual is the owner:
() That I am the owner of the above property, or

(b) If a corporation is the owner of the property,
() That Bradian Holdings is the owner of the above property.
(Name of Corporation)
2. The owner will comply with, and cause those employed for this project to comply with all applicable by-laws of the City of Vancouver and other statutes and regulations in force in the City of Vancouver relating to the development, work, undertaking or permission in respect of which this application is made.
3. The owner fully understands the requirements herein, and acknowledges full responsibility for carrying out the work, or gives assurance that the work will be carried out, in accordance with all by-laws governing the construction of the building. The owner understands and acknowledges that the issuance of any permit, including an Occupancy Permit, or the inspection or approval or passage of work by the City is not a representation or warranty that any by-law has been complied with and the owner remains responsible at all times to assure compliance. The Owner has read and understands Article 1.3.2.1. and Article 1.4.1.5. of Division C Book I and Book II of the Building By-law which are set out on the reverse side hereof.
4. The owner hereby agrees to indemnify and save harmless the City of Vancouver and its employees from all claims, liability, judgments, costs and expenses of every kind including negligence which may result from the failure to comply fully with all by-laws, statutes and regulations relating to any work or undertaking in respect of which this application is made.
5. Where used herein the words "work" or "undertaking" in respect of which this application is made, the owner understands this to include all electrical, plumbing, mechanical, gas and other works necessary to complete the contemplated construction.



Owner's Undertaking (continued) Property Address 1847 Pendrell Street
Building Permit Application No. BU468015

6. I am authorized to give these representations, warranties, assurances and indemnities to the City of Vancouver. This Owner's Undertaking is executed by the Owner this 8 day of March, 16.
(Day) (Month) (Year)

1. Where owner is an individual:

Signed and delivered in the presence of:

Owner's Signature Bradley Telfer
Owner's Name Bradley Telfer
(PRINT)

Witness's Signature [Signature]
Witness's Name Heuning Knoetke
(PRINT)
Witness's Address s.22(1)

2. Where owner is a corporation:

Signed, sealed and delivered in the presence of:

Name of Corporation _____
Per: Authorized Signatory _____
Name _____
(PRINT)

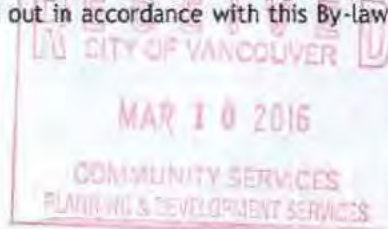
Witness's Signature _____
Witness's Name _____
(PRINT)
Witness's Address _____

Building By-law, Division C, Article 1.3.2.1. Intent

- 1) This By-Law sets standards in the general public interest. It is enacted and retained on the understanding and specifically expressed condition that it creates no duty whatsoever on the city, the Chief Building Official or any employee of the city to enforce its provisions, and on the further condition that a failure to administer or enforce its provisions, or the incomplete or inadequate administration or enforcement of its provisions, shall not give rise to a cause of action in favour of any person whatsoever. The issuance of any permit, including an occupancy permit, is not a representation, warranty or statement that this By-Law or any other enactment has been complied with, and the issuance thereof in error shall not give rise to a cause of action. Accordingly, words in this By-law defining the responsibilities and authority of the Chief Building Official shall be construed as internal administrative directions which do not create a duty.

Building By-law, Division C, Article 1.4.1.5. Compliance with By-law and Other Enactments

- 1) The owner shall comply with this By-law and all other applicable enactments.
- 2) The owner shall ensure that all work, construction, or occupancy is carried out in accordance with this By-law and all other applicable enactments.
- 3) The owner shall ensure that the occupancy of a building or part of a building complies with the occupancy permit.
- 4) The issuance of a permit, the acceptance of plans and supporting documents submitted for a permit, or the making of inspections by the Chief Building Official shall not relieve the owner of a building from the full responsibility for carrying out the work or having the work carried out in accordance with this By-law and all other applicable enactments.



SCHEDULE A

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

BU468015

Building Permit No.
(For Building Official's use)CONFIRMATION OF COMMITMENT BY OWNER
AND COORDINATING REGISTERED PROFESSIONAL

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

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

To: The Chief Building Official

Re: Oceanside - change of use
Name of Project (Print)
1847 Pendrell Street, Vancouver BC
Address of Project (Print)
Lot 37, Block 70, DL 185 NW, Plan VAP92
Legal Description of Project (Print)



8 March 2016

Date

The undersigned has retained Peeroj Thakre ph5 architecture inc. as a *coordinating registered professional* to coordinate the design work and *field reviews* of the *registered professionals of record* required¹ for this project. The *coordinating registered professional* shall coordinate the design work and *field reviews* of the *registered professionals of record* required for the project in order to ascertain that the design will substantially comply with the Building By-law and other applicable enactments respecting safety and that the construction of the project will substantially comply with the Building By-law and other applicable enactments respecting safety, not including the construction safety aspects.

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

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

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

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

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

Schedule A – Continued

1847 Pendrell Street

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

Project Address

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

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

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

Coordinating Registered Professional**Peeroj Thakre**

Coordinating Registered Professional's Name (Print)

204 309 West Cordova Street**Vancouver BC V6E 1E5****604 605 1556**

Phone No.



(Professional's Seal and Signature)

8 March 2016

Date

Owner**Bradley Telfer**

Owner's Name (Print)

s.22(1)

Name of Agent or Signing Officer if applicable (Print)

8 March 2016

Date

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

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

I am a member of the firm

phs architecture inc

and I sign this letter on behalf of the firm

(Print name of firm)

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

The Building By-law defines a registered professional to mean

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

PLEASE REFER TO:

Mrs. R. Turner
at 604.873.7111

April 13, 2015

Guild Yule LLP
Barristers and Solicitors
#2100 - 1075 West Georgia Street
Vancouver, BC V6E 3C9

*- See File Research
Letter dated May 10, 2015.*

Attention: Peter J. Ferrari

Dear Sir:

**Re: 1847 Pendrell Street
Lot 37, Block 70, District Lot 185, Plan 92
Your File No. 10658-79**

On April 7, 2015, your request for a file research letter was received by this department. Receipt No. 778365 for the fee of \$399.00 is enclosed.

Requests for Fire Department information should be directed to the Fire Prevention Division at #201-456 West Broadway, Vancouver, BC, V5Y 1R3. For fee information contact our Call Centre at 3-1-1 or 604.873.7000.

The property legally described above is shown as of this date to be located in the RM-5B (Multiple Dwelling) District. For District Schedules, Official Development Plans or CD-1 By-laws, visit www.vancouver.ca/bylaws (search for Zoning and Development By-law).

This property is located in the Vancouver DCL area that requires a Development Cost Levy (DCL) be applied on new development prior to the issuance of a Building Permit. DCL exemptions/waivers are as follows: alterations to existing buildings where the total floor area is not increased, social housing (subject to conditions), secured market rental housing (subject to conditions), small residential units of 312 square feet or less, churches exempt from taxation and additions of less than 500 square feet to buildings containing fewer than four residential units (and no other use).

There is no original Occupancy Permit on record as this building was constructed prior to the commencement of the Occupancy Permit Program in July, 1977.

Our files show the approved occupancy of the building is a hotel containing 23 dwelling units as follows:

basement	- two dwelling units;
first and second floors	- ten dwelling units per floor; and
penthouse	- one dwelling unit.

*originally built
as apt. bldg in
1956. changed to
hotel in 1976 per
DP71465.*

The 2015 Business License issued is that of a hotel (23 dwelling units) at a fee of \$1,608.00.

For further License information, contact our Call Centre at 3-1-1 or 604.873.7000.

As of this date, there are no outstanding orders or notices filed by this department with regard to the premises described above under the Zoning and Development, Building (includes plumbing), Electrical, Standards of Maintenance, Untidy, Sign and Parking By-laws or the Safety Standards Act and Natural Gas and Propane Installation Code.

There are no established building lines or landscape setbacks affecting this property.

For information regarding any proposed regulations or contemplated changes that may affect the property with respect to rezoning, contact the Rezoning Centre at 604.873.7038.

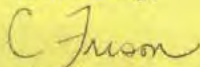
Our files indicate that this building currently has no heritage status.

Neither the City of Vancouver, nor the party signing below warrants or guarantees the accuracy or completeness of the above information. The information is provided on the following conditions:

- (a) that neither the City nor the party signing below shall be liable for any damage or expense should, for any reason including negligence on the part of the City or the party signing below, the information be inaccurate, incomplete or misleading; and
- (b) that should any or all of the information be inaccurate, incomplete or misleading, for any reason including negligence on the part of the City or the party signing below, the City shall, as against any person or corporation who may rely on the contents of this letter, be able to assert and enforce its full legal rights as if this letter had not been signed and as if any and all persons and corporations who may rely on the contents of this letter had not relied on the contents of this letter.

I trust this is the information you require.

Yours truly,



C. Frison for
Chief Building Official and
Director, Building Code and Policy

/rt

Encl.

Passes Checked

RT



Energy Checklist for Alterations to Existing Buildings (90.1-2010 & Energy Upgrade Trigger)

Building Address :	1847	PENDRELL STREET	Building Permit Application No.:	BU 46 80 15
Tenancy Address :				

This form is to be completed digitally. For ease of use, drop boxes and pop-up instructions are included.

IMPORTANT - Submission Format and Process:

Effective January 11, 2016, this Alterations checklist is to be completed and submitted at the Permit application stage. Submit as hard copy and later in digital format via email to the appropriate account (see Intro tab). Include all relevant documents pertaining to scope of work. Subject line to include project address then building permit application number (BU# or DB#).

Space Use, Area & Performance Information		Indicate all that apply:		Major Reno		
Primary Use & Area:	Residential (Multifamily)	1,404	100%	TI Space(s)	Non-residential Cond'd Space Area (m ²):	8.6
Secondary Use & Area:					Residential Conditioned Space Area (m ²):	1,395.0
Tertiary Use & Area:					Semiheated Space Area (m ²):	0.0
Total Area (m ²):	Residential (Multifamily)	1,404			Is public access via an outdoor entrance?	Yes
					Is existing outdoor entrance being modified?	No
Neighbourhood Energy (N/E) Systems						
If within a Neighbourhood Energy area, indicate which system:				NE Map	N/A	
Base Building's N/E status:				Ti's thermal energy requirement:	N/A	

VBBL - Part 10 Energy - ASHRAE 90.1 - 2010 Deliverables		Are Reg'd Professionals involved with this project?		Yes			
Prescriptive Option - Deliverables (Required):							
Sect 5) Building Envelope		Info	No	ph5 architecture Henning Knoetzele	Applicability:	N/A	
<input type="checkbox"/> N/A	Building Envelope Compliance Form (Part I)	<input type="checkbox"/> N/A	Energy Statements on Drawings		Dwg #:	N/A	
<input type="checkbox"/> N/A	Building Envelope Compliance Form (Part II)	<input type="checkbox"/> N/A	Complies with 5.1.3 Envelope Alterations of 90.1				
or, <input type="checkbox"/> N/A	Building Envelope Energy Performance Comparison Calculator						
Sect 6) HVAC		Info	No	ph5 architecture Henning Knoetzele	Applicability:	N/A	
<input type="checkbox"/> N/A	HVAC Simplified Approach	<input type="checkbox"/> N/A	Energy Statements on Drawings		Dwg #:	N/A	
or both of the following:			<input type="checkbox"/> N/A	Complies with 6.1.1.2 Additions to Existing Buildings			
<input type="checkbox"/> N/A	Mandatory Provisions	<input type="checkbox"/> N/A	Complies with 6.1.1.3 Alterations to HVAC in EB				
<input type="checkbox"/> N/A	Prescriptive Requirements	Source of Ventilation design:		N/A			
Sect 7) Service Water Heating		Info	No	ph5 architecture Henning Knoetzele	Applicability:	N/A	
<input checked="" type="checkbox"/> X	Service Water Heating Compliance Forms	<input type="checkbox"/> N/A	Energy Statements on Drawings		Dwg #:	N/A	
<input type="checkbox"/> N/A	Electric/Gas Water Heating System is Allowed	<input type="checkbox"/> N/A	Complies with 7.1.1.3 Alterations to Existing Buildings				
Sect 8) Power			No	ph5 architecture Henning Knoetzele	Applicability:	N/A	
Sect 9) Lighting		Info	No	ph5 architecture Henning Knoetzele	Applicability:	N/A	
<input checked="" type="checkbox"/> X	Lighting Compliance Forms (pdf)	<input type="checkbox"/> N/A	Energy Statements on Drawings		Dwg #:	N/A	
or the following:			<input checked="" type="checkbox"/> X	Drawing: Reflected Ceiling Plan		Dwg #:	A203
<input type="checkbox"/> N/A	Lighting Compliance Doc v1.01 (excel)	<input type="checkbox"/> N/A	Complies with 9.1.2 Lighting Alterations				

VBBL - Part 11 Existing Buildings - Energy Upgrade Mechanism		Exemption:		None		
Building Status:	TIPs Eligible?	No	BOMA BEST?	No	90.1-2007 or better?	No
Categories of Alterations		Path Options				
Rehabilitation - Major Renovation (E4)		E4 - Retrofit Path: 1 @ L4				
Dominant Option:		E4 - Retrofit Path: 1 @ L4				
Options Chosen and Incorporated into Project Drawings (indicate drawing numbers)						
L4 - SWH - Upgrade all SWH Equipment Efficiency (per 7.4.2 of ASHRAE 90.1 - 2010)					Dwg #:	A201
Other:					Dwg #:	

Service Water Heating Compliance Documentation

Project Name: Oceanside Apartments			
Project Address: 1847 Pendrell Street		Date: 17 May 2016	
Designer of Record: Henning Knoetzele	Email:	Telephone: 604 605 1556	
Contact Person: Henning Knoetzele	Email:	Telephone:	
City: Vancouver BC		henning@ph5architecture.ca	

Mandatory Provisions Checklist

- ★ Load calculations have been provided for sizing of systems and equipment (7.4.1).
- ☐ Equipment efficiencies meet or exceed the requirements of Table 7.8 (7.4.2).
 - ☐ Circulating systems are fully insulated (per Table 6.8.3) and have automatic pump controls (7.4.3 and 7.4.4.2).
 - ☐ Non-circulating systems have insulated heat traps and outlet piping insulated (per Table 6.8.3) for 8 ft (2.44 m) from the storage tank (7.4.6).
 - ☐ Tanks with remote heaters have circulation pump controls (7.4.4.4).
 - ☐ All water heating systems have temperature controls that are adjustable down to 120°F (48.9°C) or lower (7.4.4.1).
 - ☐ Systems designed with pipe heating systems such as heat trace have temperature or time controls (7.4.4.2).
 - ☐ Public lavatories have outlet temperature controls that limit the discharge temperature to 110°F (43.3°C) (7.4.4.3).
 - ☐ Pool heaters have readily accessible controls and gas-fired heaters do not have standing pilot lights (7.4.5.1).
 - ☐ Heated swimming pools have vapor retardant covers (7.4.5.2).
 - ☐ Pool heaters and circulation pumps have time switches (7.4.5.3)

Equipment Efficiency Worksheet (7.4.1)

System Tag	Equipment Type (From Table 7.8)	Sub-Category or Rating Condition (From Table 7.8)	Input Rating (Btu/h or kW)	Volume (gal or l)	Energy Factor or Ef Rated ≥ Required	Standby Loss Specified ≤ Nameplate
HWT-1	GAS WATER HEATER	1902 Btu/h/gal	156,000 Btu/h	82 G	80% 80%	≤ 1059 Btu/h
HWT-2	"	"	"	"	" ≥ "	≤ "
					≥	≤
					≥	≤

Combination Space and Water Heating Worksheet (7.5.1)

System Tag	Standby Loss Method	or Energy Use Exception (attach calculations)	or Size Exception
	Equipment ≤ Requirement	Equipment < Requirement	Equipment < Requirement
	≤	<	< 150,000 Btu/h (44 kW)
	≤	<	< 150,000 Btu/h (44 kW)
	≤	<	< 150,000 Btu/h (44 kW)
	≤	<	< 150,000 Btu/h (44 kW)

Lighting Compliance Documentation

Page 1

Project Name: Oceanside Apartments		
Project Address: 1847 Pendrell Street		Date: 17 March 2016
Designer of Record: Henning Knoetzele	Email:	Telephone: 604 605 155
Contact Person: henning@ph5architecture.ca	Email:	Telephone:
City:	Exterior Lighting Zone:	

Mandatory Provisions Checklist

- ☒ Lighting Control (9.4.1)
 - ☐ Automatic lighting shutoff controls are provided based on either a scheduling device or an occupant sensor (9.4.1.1)
 - ☐ Each enclosed space has its own control including bilevel or occupancy based where required (9.4.1.2)
 - ☐ Controls for parking garages, including bilevel, transition and perimeter control as required (9.4.1.3)
 - ☐ Automatic daylighting controls for primary sidelighted areas (9.4.1.4)
 - ☐ Automatic daylighting controls for toplighting (9.4.1.5)
 - ☐ Additional controls for display/accent, case, guest room, task, nonvisual and demonstration lighting applications (9.4.1.6)
 - ☐ Exterior lighting controls including automatic shutoff and bilevel as required (9.4.1.7)
- ☒ Exit signs do not exceed 5 W per face (9.4.2)
- ☐ Exterior lighting power (9.4.3) — See worksheet
- ☒ Functional testing completed on specified controls (9.4.4)

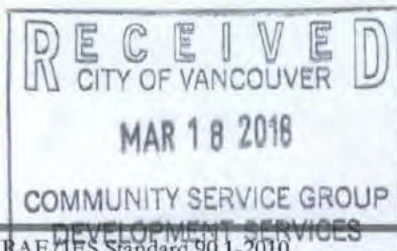
BU 4 680 15

Interior Lighting Power Allowance (Building Area Method – 9.5)

Building ID	Building Type (9.5.1)	Lighting Power Density, W/ft ² (W/m ²)	Building Area, ft ² (m ²)	Lighting Power Allowance (W)
	Multi Family	0.6	4008	2405
Total				2405

Interior Lighting Power Allowance (Space-by-Space Method – 9.6)

Space ID	Building Type/Space Type (9.6.1)	Lighting Power Density, W/ft ² (W/m ²)	Room Cavity Ratio	Space Area, ft ² (m ²)	Lighting Power Allowance (W)
Subtotal					
Controls Allowance (9.6.2c)					
Total					



ANSI/ASHRAE/IES Standard 90.1-2010

Lighting Compliance Documentation

Page 2

Project Name: Oceanside Apartments

Contact Person: henning@ph5architecture.ca

Email:

Telephone:

Interior Connected Lighting Power

ID	Luminaire Description (including number of lamps per fixture, watts per lamp, type of ballast, type of fixture)	Type						Number of Luminaires	Watts/ Luminaire	Total Watts
		Incandescent	Fluorescent	HID	Line-Voltage Track	Low-Voltage Track	Other			
	Illumina BS100 2x28 T5	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	11	56	616
	DALS CFLED 150	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	21	30	630
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
Total										1246

Additional Interior Lighting Power Allowance—Control Credits

Space ID	Space Name	Control Type (Table 9.6.2)	Control Factor (Table 9.6.2)	Installed Watts (W)	Additional Allowance (W)
Total					

Additional Interior Lighting Power Allowance – Decorative and Display

Space ID	Space Name	Type		Area, ft ² (m ²)	Unit Allowance, W/ft ² (W/m ²)	Allowance (W)	Lumin- aire ID's	Installed Power (W)
		Decorative	Display Lighting					
		<input type="radio"/>	<input type="radio"/>					
		<input type="radio"/>	<input type="radio"/>					
		<input type="radio"/>	<input type="radio"/>					
		<input type="radio"/>	<input type="radio"/>					
		<input type="radio"/>	<input type="radio"/>					
		<input type="radio"/>	<input type="radio"/>					
		<input type="radio"/>	<input type="radio"/>					
		<input type="radio"/>	<input type="radio"/>					

BU468015 OVERTIME PROCESSING APPROVAL

BU/DB # BU468015 DATE: 10 March 2016
ADDRESS: 1847 Pendrell Street

I wish to have my Building Permit Application for the above-referenced project processed on an overtime basis, for which I am prepared to pay an additional fee based on the actual overtime hours worked.

The payment of the extra Building Permit fee for overtime processing does not create any contractual relationship between the City and the applicant, and the holder expressly acknowledges and agrees that issuance of a permit is not a representation or warranty that the work described therein complies with relevant City By-laws, and further expressly acknowledges and agrees that compliance with relevant City By-laws and other laws is the Owner's responsibility.

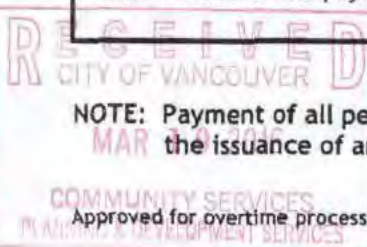
I also understand that overtime processing will be done by the Processing Centre - Building Department only, therefore this application will be processed sooner than it would be if processed by the Department on a regular basis. A rationale must be given below to justify the reason for overtime.

All overtime approvals are based on an estimated cost which must be prepaid prior to the start of the review process. Overtime projects are processed depending on availability of staff.

Rationale: to meet the property tax assessment deadline
in May 15th 2016. at which point construction
has to be substantially completed

Print Name Henning Knudsen Relationship to Project Architect
Signature [Signature] Address 204 309 West Cordova
Tel # 604 605 1556 Cell # _____ Email henning@ms5architect.com

Estimate of overtime hours required to process this application	<u>6</u> hrs.
Overtime hourly rate @ \$245.00	<u>\$1500</u>
100% of overtime rate payable upon application	



NOTE: Payment of all permit fees and special processing fees must be made, in full, prior to the issuance of any Building Permit.

Approved for overtime processing ☐

Deputy Chief Building Official, Planning & Development Services

ENNOVA

STRUCTURAL
ENGINEERS INC.

May 3, 2016

BU468015

Mr. Henning Work
ph5 Architecture
204-309 West Cordova Street
Vancouver, B.C., V6B 1E5

Re: 1847 Pendrell Street, Vancouver, B.C.

Dear Mr. Work:

We are writing to confirm that we have conducted an on-site review of the existing building at 1847 Pendrell Street on April 29, 2016. During our site visit, we specifically reviewed the two sets of exit stairs in the building.

Based on our on-site observations, we concluded that the existing building as is meets the S2/N3 upgrade requirements as outlined in VBBL 2014. We trust this is acceptable with the city.

Sincerely,
Ennova Structural Engineers Inc.

Per:



Tim Lam, P. Eng., Struct. Eng.
Principal



T. 604.255.7670
info@ennova.net

213-3823 Henning Dr.
Burnaby, B.C.
Canada V5C 6P3

2016-3744

25th Floor
700 W Georgia St

Vancouver, BC
Canada V7Y 1B3

Tel 604 684 9151
Fax 604 661 9349

www.farris.com

Reply Attention of: James R. Matthews
Direct Dial Number: (604) 661-9365
Email Address: jmatthews@farris.com

Our File No.: 14252-0008-0000

February 19, 2015

DELIVERED BY COURIER

City of Vancouver
306 – 456 West Broadway
Vancouver, B.C.
V5Y 1R3

**Attention: Fire and Rescue Services
Fire Prevention Division**

Dear Sirs/Mesdames:

**Re: Nimira Holdings Ltd. ("Nimira")
1847 Pendrell Street, Vancouver, B.C. (the "Property")**

We are solicitors acting on behalf of a Mr. Brad Telfer and Mr. Burk Telfer, the principals of the potential purchaser in a transaction regarding the above-noted property who is involved in a transaction regarding the above-noted property. Attached is an authorization signed by Nimira in favour of our clients.

Would you please advise us if your records indicate any outstanding or pending orders with respect to fire safety by-laws or fire code requirements with respect to the Property.

Please note that we do NOT require an inspection of the Property.

Enclosed is our cheque in the amount of \$100 representing the applicable fee.

As the completion of this transaction is expected to take place shortly, your early attention to this matter would be greatly appreciated. Please telephone Marianne MacLean at 604-684-9151 ex.235 when your reply is available so that we can arrange to have it picked up by courier.

Thank you for your assistance.

Yours truly,

FARRIS, VAUGHAN, WILLS & MURPHY LLP

Per:

James R. Matthews

VANCOUVER FIRE & RESCUE SERVICES FIRE PREVENTION DIVISION	
TF	FH
FPI: <u>Belczyk, A</u>	
JRM/mem/encl.	LETTER # <u>1</u>
ENTERED BY: <u>MARCH 4/15</u>	

Receipt R15122

14252|2110726_1|JMATTHEWS

FARRIS, VAUGHAN, WILLS & MURPHY LLP

Barristers • Solicitors

Vancouver | Kelowna | Victoria

Authorization Form

February 19th, 2015

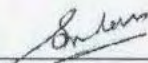
Vancouver City Hall
453 W 12th Ave.
Vancouver BC

To Whom it May Concern:

RE: 1847 Pendrell Street, Vancouver

This letter is your authorization to permit Brad Telfer and Burk Telfer to view and make copies of any plans you have and/or other files for the above captioned property.

Nimira Holdings Ltd.

Per: 

Authorized Signatory



FIRE AND RESCUE SERVICES
FIRE PREVENTION DIVISION

March 5, 2015

Farris, Vaughan, Wills & Murphy LLP
#2500 – 700 West Georgia Street
Vancouver BC, V7Y 1B3

Dear Sir/Madam:

RE: 1847 Pendrell Street

A search of our records (or inspection if required), was conducted by a Fire Inspector at the above-mentioned address on March 4, 2015. There were no violations noted at that time.

Neither the City of Vancouver, nor the party signing below warrants or guarantees the accuracy or completeness of the above information. The information is provided on the following conditions:

- (a) that neither the City nor the party signing below shall be liable for any damage or expense should for any reason including negligence on the part of the City or the party signing below, the information be inaccurate, incomplete or misleading; and
- (b) that should any or all of the information be inaccurate, incomplete or misleading, for any reason including negligence on the part of the City or the party signing below, the City shall, as against any person or corporation who may rely on the contents of this letter, be able to assert and enforce its full legal rights as if this letter had not been signed and as if any and all persons and corporations who may rely on the contents of this letter had not relied on the contents of this letter.

****Please ensure that any future requests submitted to our office include contact name(s) and number(s) necessary for the Fire Inspector to gain access to the building if required. This can include the building owner, manager, and caretaker.**

If you require any additional written documentation, following a re-inspection with respect to any outstanding violations, there will be an additional fee charged of \$100.00 (plus GST).

If you have any further questions, please contact our office.

Sincerely,

Jocelan Bayler
Fire Prevention Division
604.873.7035

BU468015



Building Code Upgrade Triggers

April 5, 2016

Revision 1: April 15, 2016 City Comments

Revision 2: May 3, 2016 Smoke Alarms to be Installed in all Dwelling Units

S160211

BU468015



Prepared for:

Bradian Holdings Inc.
3858 West 11th Avenue
Vancouver, BC V6R 2K5

Project Address:

Oceanside Apartments
1847 Pendrell Street
Vancouver, BC V6G 1T3



CAMPORA ENGINEERING

Certified Professional, Building Code &
Fire Protection Engineering

2479 Kingsway, Vancouver, BC V5R 5G8

T: 604-800-9822 / F: 604-757-9679

E: sfchui@camphora.ca / enorrill@camphora.ca

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BUILDING CODE UPGRADE TRIGGERS

BUILDING CODE SUMMARY: VBBL 2014 / Part 3

Project Name:	Oceanside Apartments
Civic Address:	1847 Pendrell Street
Legal Description:	LOT 37 BLOCK 70 PLAN VAP92 DISTRICT LOT 185 NEW WESTMINSTER DISTRICT
Building Area:	557 m ²
Building Height:	4 Storeys, no basement
Building Occupancy:	Group C, Group F3
Fire Alarm System:	No
Sprinklered:	No
Streets Faced:	1, Pendrell Street
Construction:	Combustible
Rev. 1: Classification:	<u>VBBL 2014 3.2.2.50 and 3.2.2.81</u> NBC 1977 3.2.2.26. and 3.2.2.47 (4 th Storey penthouse is an existing non-conformity.)
Floor FRR	45 min. rating for floors and ceiling

The building is located on the northeast side of Pendrell Street. The building consists of parking garage, bike storage rooms, and storage rooms on the main floor with residential units on the main, second, third and fourth (penthouse) floor.

PROPOSED SCOPE OF WORK

The work proposed are:

- Rev. 1:
1. Based on most recent city approved drawings, conversion of existing floor space from a Laundry Room to new bedroom for Unit #2 and new Unit #3. Actual work involves conversion of existing floor space from Laundry Room to new bedroom for Unit #3.
 2. Modifications to the Laundry Room, Storage Rooms and Bike Storage Rooms on the main floor.
 3. Addition of guardrail to Unit #301 (penthouse unit) deck.
 4. Provide private stair from Unit #301 to 3rd floor public corridor by separating existing Exit Stair #1.

3.1.2 BUILDING CLASSIFICATION

3.1.2.1. CLASSIFICATION BY OCCUPANCY

GROUP C:160211 Residential occupancy (Rental Apartment)
GROUP F3: Low-hazard industrial occupancy (Parkade)



BUILDING CODE UPGRADE TRIGGERS

3.1.17 OCCUPANT LOAD

Suite	Type Of Use	Area [m ²] or Number of Bedrooms	Occupant Load Factor [m ² /Person] or 2 Persons per Bedroom	Occupant Load [Persons]
24 One Bedroom Dwelling Units	Suites (C)	1 bedroom each	2 per bedroom	48
Service Rooms	Storage (F3)	< 46.00	46.00	1
TOTAL				49

3.2.2 BUILDING SIZE & CONSTRUCTION:

3.2.2.6 MULTIPLE MAJOR OCCUPANCIES

Existing Group C Residential and Group F3 Low Hazard Industrial. No change to major occupancies.

3.2.2.10. STREETS

Building faces 1 street. (Pendrell Street)

NBC 1977 3.2.2.26. GROUP C, UP TO 3 STOREYS

- MAXIMUM BUILDING AREA 6,000 sq. ft. [3 storey] (Actual – 5,995.7 sq. ft.)
- UNSPRINKLERED (EXISTING)
- CONSTRUCTION: combustible or non-combustible.
- FLOOR ASSEMBLIES: 45 min
- MEZZANINES: 45 min or NC (N/A – no mezzanine proposed)
- LOADBEARING WALLS, COLUMNS & ARCHES: 45 min

NBC 1977 3.2.2.47. GROUP F3, UP TO 4 STOREYS

- MAXIMUM BUILDING AREA 12,000 sq. ft. [4 storey] (Actual – 5,995.7 sq. ft.)
- UNSPRINKLERED (EXISTING)
- CONSTRUCTION: combustible or non-combustible.
- FLOOR ASSEMBLIES: 45 min or NC
- MEZZANINES: 45 min or NC (N/A – no mezzanine proposed)
- ROOF ASSEMBLIES: 45 min or NC
- LOADBEARING WALLS, COLUMNS & ARCHES: 45 min or NC (Same as supported assembly)

3.2.3 SPATIAL SEPARATION AND EXPOSURE PROTECTION

No changes are proposed for the exposing building facades.

3.2.3.13. Protection of Exit Facilities

The existing exterior exit stair at the west of the building is exposed to the 2nd floor windows above. A fire rated canopy is proposed to protect the exterior exit stair. A

BUILDING CODE UPGRADE TRIGGERS

3'-0" exit path will be provided from this exit door leading to Pendrell Street such that there are paths of exit travel in two directions.

3.2.4 FIRE ALARM & DETECTION SYSTEMS

Rev. 1:

Rev. 2:

An existing rudimentary fire alarm system is provided with fire detectors and pull stations connected to fire alarm gongs. The existing fire alarm system does not have an annunciator panel, and the system is not monitored. Hard-wired smoke alarms conforming to CAN/ULC-S531 "Smoke Alarms," will be installed in all dwelling units throughout the building. Additional existing alarms and detectors within the identified project areas only will be upgraded to the current code as specified in design upgrade level F2 in Part 11.

3.2.5 PROVISIONS FOR FIRE FIGHTING

3.2.5.4. Fire department access route required / provided – **Pendrell Street.**

Existing building with no sprinkler or standpipe systems installed. The design upgrade level of F2 does not require installation of sprinkler or standpipe systems. See Part 11 requirements below.

3.2.7. LIGHTING AND EMERGENCY POWER SYSTEMS

- 3.2.7.1. Minimum lighting requirements: all exits, corridors providing access to exit.
- 3.2.7.3. Emergency lighting:
Exits, service rooms, principal routes providing access to exits.
- 3.2.7.4. Emergency power for lighting:
 - Battery packs; min. 30 minutes.

3.2.8. MEZZANINES AND OPENINGS THROUGH FLOOR ASSEMBLIES

Not applicable; no mezzanines or openings proposed.

3.3. SAFETY WITHIN FLOOR AREAS

- 3.3.1.1.(2). 45-minute fire separation for public corridor.
- 3.3.1.5. Single egress doorway permitted from dwelling units and from storage/service rooms in unsprinklered building where maximum area of room is 200 m² and maximum travel distance to egress door is 15 m.

BUILDING CODE UPGRADE TRIGGERS

- 3.3.5.6. Minimum 90 minute fire separation required between storage garage and other occupancies.

3.4 EXITS

- 3.4.2.1. Minimum 2 exits required from all floor areas greater than 200 sq.m. for Group F2 occupancy and travel distance more than 25 m.
3.4.2.3 Distance Between Exits – Minimum one half the maximum diagonal
3.4.2.5. Maximum travel distance shall not exceed 45 m (147' 8").
3.4.2.6. Min. 1 exit door at all entrances.
3.4.3.2. Exit width calculations:

FLOOR LEVEL	EXIT FACILITY	AGGRGATE EXIT WIDTH [MM]	UNIT EXIT WIDTH [MM/P]	EXIT CAPACITY [PERSON]	
				PROVIDED	REQUIRED
Main Floor	Exterior Exit Stair	1067	8	133	274
	Egress Doorway	864	6.1	141	
3 rd Floor	Exit Stairs	1956 [2 Exits Stairs]	9.2 ¹	212	22

- 3.4.4.1. Minimum 45 min fire separation at all exits.
3.4.4.2. Exit Stair #1 exits through lobby. Minimum 45 min fire separation and 15 m travel distance.

3.5. VERTICAL TRANSPORTATION

Not applicable, no changes are proposed.

3.6. SERVICE FACILITIES

Not applicable, no changes are proposed.

3.7. HEALTH REQUIREMENTS

At least one water closet provided in each dwelling unit.

3.8. ACCESSIBILITY

- 3.8.2.1 Per Category A3 on Accessible upgrades triggered by major renovation, the Project Area is to meet accessibility provisions of the VBBL for:
- *Door clearances, door hardware, accessible washrooms, and areas of refuge.*
 - Dwelling Units not served by an elevator do not require accessible door clearances or door hardware per 3.8.2.27.(4).

¹ Existing risers do not conform to minimum run of 280 mm run. Refer to Alternative Solution #1 To Permit the Use of Existing Non-Conforming Stairs in Existing Building.

BUILDING CODE UPGRADE TRIGGERS

- Group C apartment buildings are not required to be accessible per 3.8.2.1.(1).(d), therefore the requirement for areas of refuge in 3.8.3.19 do not apply.
 - *Existing level of accessibility must be maintained throughout the project area. No additional accessibility enhancements are required.*
- The Public Areas are to meet accessibility provisions of the VBBL for:
- Door clearances, door hardware, areas of refuge, washrooms, ramps, and elevators.
 - Group C apartment buildings are not required to be accessible per 3.8.2.1.(1).(d), therefore the requirement for areas of refuge in 3.8.3.19 do not apply.
 - No public washrooms.
 - No ramps with slope over 1 in 20.
 - No elevator.

Rev. 1: New dwelling unit, Unit #3, must conform to 3.8.5, as summarized below.

Entrance Doors

- Minimum 3'-0" wide (865 mm clear width).
- Door viewers at 42" (1067 mm) and 60" (1524 mm) above the floor.
- Beveled threshold not more than ½" (13 mm).
- Lever handles.

Interior Doors and Corridors

- Minimum 2'-10" wide (800 mm clear width) doors.
- Beveled threshold not more than ½" (13 mm) at doorways.
- Lever handles on doors.
- Minimum corridor width of 3'-0" (900 mm.)

Kitchens

- Lever-type faucets for kitchen sinks
- All waste pipes running from under-sink "P" traps to drain stacks shall be installed no higher than 1'-0" (305 mm) above the finished floor.

Bathrooms

- All bath and shower controls shall be easily accessible from an open floor space or offset.
- Lever-type faucets for washbasins.
- One bathroom designed to facilitate future installation of low barrier shower.
- One bathroom to have minimum 2'-6" x 4'-0" (750 mm x 1200 mm) clear floor space in front of the washbasin, toilet or shower.
- Wall assemblies to include reinforcement adjacent to the toilet, bathtub and shower to accommodate the future installation of grab bars.

Outlet, Switches and Controls

- Electrical, telephone, cable and data outlets to be located between 1'-6" (450 mm) and 4'-0" (1200 mm) above the finished floor.
- Safety device controls, electrical switches, thermostats and intercoms to be located no more than 4'-0" above the finished floor.

BUILDING CODE UPGRADE TRIGGERS

Living Room Windows

- The requirement for window in a living room with no sill higher than 800 mm above the finished floor will not be provided. The proposed project is an existing building with no changes to the building envelope proposed.

11.1. EXISTING BUILDINGS

- 11.1.1.2.(1) Part 11 applies to the alteration, rehabilitation, renovation, repair, addition or change of major occupancy of an existing building

11.2.1.1.(1) Upgrade Objectives

- a) all unsafe conditions shall be corrected to an acceptable level,
- b) all new materials and construction work shall comply with the Vancouver Building By-law,
- c) the building shall be upgraded to an acceptable level of fire, life and health safety, structural safety, non-structural safety, accessibility for persons with disabilities, and energy efficiency,
- d) any significant extension of the design life of an existing building beyond its original design life shall require upgrading to an acceptable level,
- e) an alteration to an individual suite within an existing building will not trigger upgrades within any other suites except where the alteration creates non-conformity with the By-law within such other suites, and
- f) the level of life safety and building performance shall not be decreased below the existing level.

- 11.2.1.2.(3) Where an alteration does not involve an addition or a change in major occupancy, further upgrading to an existing building is not a requirement of the VBBL provided:

- a) (..)
- b) all unsafe conditions are corrected to the satisfaction of the Chief Building Official, and
- c) all new work is in compliance with VBBL 2014.

- 11.2.1.3.(2) Where the alteration in Sentence (1) involves the addition of existing floor space to an existing dwelling unit, and that converted space is greater than 50 per cent of the floor area of the original dwelling unit, the altered dwelling unit shall be considered as a new dwelling unit and the building shall be sprinklered in conformance with Table 11.2.1.3.

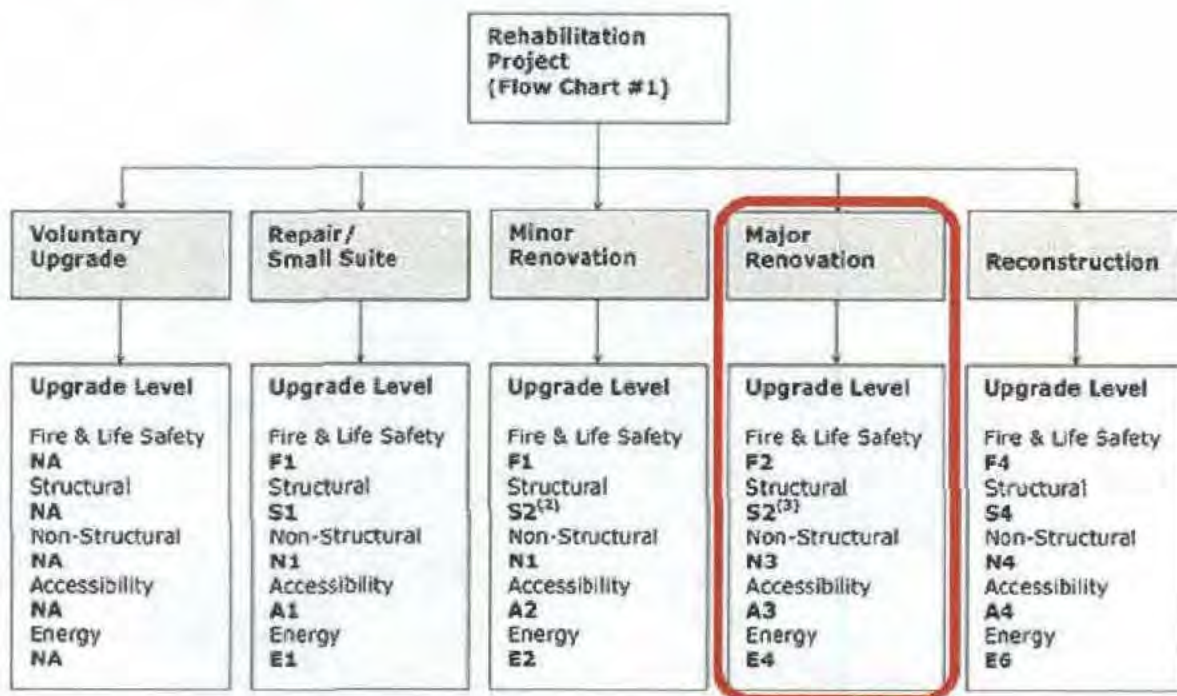
BUILDING CODE UPGRADE TRIGGERS

Table 11.2.1.3. Sprinkler Installation Determination Where Dwelling Units are Added					
Existing Dwelling Units	New DUs ⁽¹⁾ Added Over Any 5 year Period ⁽²⁾				
	1	2-3	4-5	6	>6
>20	-	-	-	-	Spr R

Rev. 1: As only one dwelling unit is being added in an existing building with 23 existing dwelling units a sprinkler system is not required to be installed.

A-11.2.1.2. EXISTING BUILDING UPGRADE MECHANISM MODEL

FLOW CHART NO. 1



(3) Notwithstanding the upgrade levels in Flow Chart #1, where a major renovation involves an entire building and the renovation includes the removal of all interior wall cladding (peripheral and interior) then the structural seismic upgrade level shall be S3.

Major Renovation — Major renovations means work within multiple tenant spaces which may include re-configuration of the entire interior space, which may include interconnected floor spaces, and exterior alterations that will create more than one new tenant space; however, where the renovation includes a change of major occupancy classification or a new mezzanine, this work would not be considered as a major renovation. New mezzanines are considered to be additions. If the renovation includes other categories of work or project types such as a

BUILDING CODE UPGRADE TRIGGERS

change of major occupancy classification or an addition (mezzanine) then the most restrictive upgrade levels from all project types would be applied.

Required Upgrade Level

The above upgrade triggers and the resulting upgrade levels are summarized in Table 11.1.

Table 11.1 Required Upgrade Levels

Category of Work Rehabilitation	Scope of Work	Upgrade Levels				
Major Renovation	Interior renovation main floor and in Unit #301	F2	S2	N3	A3	E4
Design Upgrade Level		F2	S2	N3	A3	E4

Table 11.2.1.2.B, Design Upgrade Levels for Fire, Life and Health Safety (F), Structural Safety (S), Non-Structural Safety (N), and Accessibility (A)

All upgrade levels include the acceptable solutions of the prior level(s). i.e., if the proposed work requires structural upgrade to category S2, the objective statement and acceptable solution in category S1 must also be met. The required upgrade levels are tabulated in the following Table 11.2.1.2.B & C.

Table 11.2.1.2.B & C			
Type of Upgrade	Category	Objective Statement	Acceptable Solution
Fire & Life Safety	F2	Existing building to meet the fire & life safety requirements of the Building By-law within the project area and have conforming exits leading from the project area to an acceptable open space.	Project Area — Alarms and detectors (only where existing devices are provided), emergency lights, access to exit, exits, exit signs, and exit lights. Public Area (leading from project area to an acceptable open space) — emergency lights, exit signs, access to exit, exits, and flame spread ratings.
	F1	Exiting to be reviewed to ensure that the exits do not present an unsafe condition.	Project Area — Exits to be upgraded with respect to number, capacity, and fire separations only.
Structural	S2	Limited structural upgrade required in order to provide minimum protection to building occupants during a seismic event within the project area.	Project Area — Non-structural elements and falling hazards must be restrained to resist lateral loads due to earthquakes within the project area.
	S1	Proposed work must not have an adverse effect on the structural capacity of the existing structure.	Entire Building — Proposed work must not reduce the structural integrity of the existing building.

BUILDING CODE UPGRADE TRIGGERS

Table 11.2.1.2.B & C			
Type of Upgrade	Category	Objective Statement	Acceptable Solution
Non-Structural	N3	Building exits and to acceptable open space to be reviewed to ensure safety from overhead falling hazards.	Entire Building Exits — Restrain interior partition walls. Restrain all ceiling supporting frames, T-bars assemblies, ceiling gypsum wall boards, all overhead mechanical ducts, and equipment, overhead electrical conduits and lights. Restrain falling hazards from cladding, veneer, parapets, canopies and ornaments over exit and extended to 5 m on either side of exit.
	N2	Project area and means of egress to be reviewed to ensure safety from overhead falling hazards.	Project Area and Means of Egress — Restrain interior partition walls. Restrain all ceiling supporting frames, T-bars assemblies, ceiling gypsum wall boards, all overhead mechanical ducts, and equipment, overhead electrical conduits and lights. Restrain cladding veneer, parapets, canopies and ornaments over exit and extended to 5 m on either side of exit.
	N1	Project area to be reviewed to ensure safety from overhead falling hazards.	Project Area — Restrain all ceiling supporting frames, T-bars assemblies, ceiling gypsum wall boards, all overhead mechanical ducts, and equipment, overhead electrical conduits and lights
Accessibility	A3	The existing building shall be upgraded to an acceptable level in order to ensure complete access within the project area as well as access to the remainder of the building.	Project Area — Door clearances, door hardware, accessible washrooms, and areas of refuge. Public Area — Door clearances, door hardware, areas of refuge, washrooms, ramps, and elevators.
	A2	A limited level of upgrade shall be provided within the project area to ensure access for persons with disabilities.	Project Area — door clearances, door hardware, and areas of refuge.
	A1	The proposed work must not adversely affect the existing accessibility level of the building.	Project Area — Existing level of accessibility must be maintained throughout the project area. No additional accessibility enhancements are required.

BUILDING CODE UPGRADE TRIGGERS

Table 11.2.1.2.B & C			
Type of Upgrade	Category	Objective Statement	Acceptable Solution
Energy	E4	Review and improve energy performance of an integrated energy efficiency system. Limit the probability that, as a result of the renovation of a building the use of energy will be inefficient	Solution Location: Project Area Solution: Select 1-L4 in Table A-11.2.1.2.D Service Water Heating (1) is proposed.

Table 11.2.1.2.D, Alternative Acceptable Solutions for Energy Efficiency

Table 11.2.1.2.D		
L Level	Sections	Alternative Acceptable Solution Options
L4	Envelope	1) Reduce air leakage of entire Building Envelope (per 5.4.3 of ASHRAE 90.1 - 2010); reduce air leakage of all Fenestration & Doors (per 5.4.3.2 of ASHRAE 90.1 - 2010) <ul style="list-style-type: none"> • Reduce air leakage of all Loading Dock Doors (per 5.4.3.3 of ASHRAE 90.1 - 2010) • Reduce air leakage of all Vestibules (per 5.4.3.4 of ASHRAE 90.1 - 2010)
		2) For single retail/tenant spaces < 500 sq.m.) Perform an Air Leakage / Blower test and remediate
		3) Upgrade all Roof Insulation (per 5.5.3.1 of ASHRAE 90.1 - 2010)
		4) Upgrade all Above-Grade Wall Insulation (per 5.5.3.2 of ASHRAE 90.1 - 2010)
		5) For single retail/tenant spaces < 500 sq.m.) Replace storefront window(s) to meet the By-law.
		6) Reduce total vertical Fenestration/Glazing Area to 40% of gross wall area (per 5.5.4.2.1 of ASHRAE 90.1 - 2010)
		7) Upgrade all Fenestration/Glazing Performance (per 5.5.4.3 and 5.5.4.4 of ASHRAE 90.1 - 2010)
		8) Inspect and remediate roof systems including membrane, parapets, scuppers, drains, gutters, downspouts and drains.
	HVAC	1) Upgrade all Zone Thermostatic Controls (per 6.4.3 & 6.5.2.1 of ASHRAE 90.1 - 2010) <ul style="list-style-type: none"> • Upgrade Dead Band settings (per 6.4.3.1.2 of ASHRAE 90.1 - 2010) • Upgrade Set-point Overlap Restrictions (per 6.4.3.2 of ASHRAE 90.1 - 2010) • Upgrade Off-Hour Controls (per 6.4.3.3 of ASHRAE 90.1 - 2010) • Upgrade Ventilation System Controls (per 6.4.3.4 of ASHRAE 90.1 - 2010) • Upgrade Heat Pump Auxiliary Heat Controls (per 6.4.3.5 of ASHRAE 90.1 - 2010) • Upgrade Freeze Protection and Snow/Ice Melting Systems (per 6.4.3.8 of ASHRAE 90.1 - 2010) • Upgrade Ventilation Controls For High-Occupancy Areas (per 6.4.3.9 of ASHRAE 90.1 - 2010) • Upgrade Single Zone VAV Controls (per 6.4.3.10 of ASHRAE 90.1 - 2010) • Upgrade Heat and Cool Limitation (per 6.5.2.1 of ASHRAE 90.1 - 2010)
		2) Upgrade HVAC to incorporate Economizers (per 6.5.1 of ASHRAE 90.1 - 2010)
		3) Upgrade Heat Rejection Equipment (per 6.5.5 of ASHRAE 90.1 - 2010)

BUILDING CODE UPGRADE TRIGGERS

Table 11.2.1.2.D		
L Level	Sections	Alternative Acceptable Solution Options
	HVAC (Cont'd)	4) Upgrade to Air and Service Water Heating Heat Recovery systems (per 6.5.6 of ASHRAE 90.1 - 2010) <ul style="list-style-type: none"> Incorporate Exhaust Air Recovery systems (per 6.5.6.1 of ASHRAE 90.1 - 2010) Incorporate a Service Water Heating Recovery system (per 6.5.6.2 of ASHRAE 90.1 - 2010)
		5) Upgrade entire Radiant Heating system (per 6.5.8 of ASHRAE 90.1 - 2010)
		6) (Re-)Commission all systems (per 6.7.2.4 of ASHRAE 90.1 - 2010)
	SWH	1) Upgrade all Service Water Heating Equipment Efficiency (per 7.4.2 of ASHRAE 90.1 - 2010)
	Lighting	1) Lighting Control (per 9.4.1 of ASHRAE 90.1 - 2010) <ul style="list-style-type: none"> Upgrade to incorporate Automatic Lighting Shutoff (per 9.4.1.1 of ASHRAE 90.1 - 2010) Upgrade to incorporate Space Control systems (per 9.4.1.2 of ASHRAE 90.1 - 2010) Upgrade to control Parking Garage Lighting (per 9.4.1.3 of ASHRAE 90.1 - 2010) Upgrade all Automatic Daylighting Controls for Primary Sidelighted Areas (per 9.4.1.4 of ASHRAE 90.1 - 2010) Upgrade all Automatic Daylighting Controls for Toplighting (per 9.4.1.5 of ASHRAE 90.1 - 2010) Upgrade to incorporate Additional Controls for specialized lighting (per 9.4.1.6 of ASHRAE 90.1 - 2010) Exterior Lighting Control (per 9.4.1.7 of ASHRAE 90.1 - 2010)

BUILDING CODE UPGRADE TRIGGERS

SUMMARY

In conclusion, this Building Code Upgrade Triggers report illustrates the method by which this building complies with the minimum life safety requirements prescribed by the Vancouver Building By-law 2014.

This report was prepared by Camphora Engineering for the account of Client. The material in it reflects the existing fire and life safety condition of the building to our best judgment in light of the information available to us at the time of preparation. Any use that a third party makes of this report, or any reliance on or decisions to be made based on it are the responsibility of such third parties. Camphora Engineering accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Prepared by:

CAMPHORA ENGINEERING



Eric Morrill, B.Sc.
Building Code Technician



Susana D. Chui, M.Eng., P.Eng., P.E., C.P.
Fire Protection Engineer, Principal

This report is to remain at all times the exclusive property of Camphora Engineering and is privileged and confidential. Reproduction, distribution, or copying of this report in whole or in part is strictly prohibited without the written consent of this office. The material in this report reflects Camphora Engineering's best judgment in light of the information available at the time of preparation. Any use that a third party makes of this report, or any reliance on or decisions to be made based on it are the responsibility of such third parties. Camphora Engineering accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

M:\2016\S160211_1847Pendrell\205.3-EC\1st Submittal_20160330\S160211_20160329_BCUT_1847Pendrell.docx

PLEASE REFER TO:

Mr. G. Mortensen
at 604.871.6418

March 10, 2015

Farris, Vaughan, Wills & Murphy LLP
Barristers & Solicitors
25th Floor - 700 W. Georgia Street
Vancouver, BC V7Y 1B3

Attention: James R. Matthews

Dear Sir:

RE: 1847 Pendrell Street
Lot 37, Block 70, District Lot 185, Plan 92
Your File No. 14252-0008-0000

On February 27, 2015, your request for a file research letter was received by this department. Receipt No. 776386 for the fee of \$399.00 is enclosed.

Information on environmental concerns is not included in our file research fee. For environmental information an additional fee of \$202.00 is required.

Requests for Fire Department information should be directed to the Fire Prevention Division at #201-456 West Broadway, Vancouver, BC, V5Y 1R3. For fee information contact our Call Centre at 3-1-1 or 604.873.7000.

The property legally described above is shown as of this date to be located in the RM-5B (Multiple Dwelling) District. For District Schedules, Official Development Plans or CD-1 By-laws, visit www.vancouver.ca/bylaws (search for Zoning and Development By-law).

This property is located in the Vancouver DCL area that requires a Development Cost Levy (DCL) be applied on new development prior to the issuance of a Building Permit. DCL exemptions/waivers are as follows: alterations to existing buildings where the total floor area is not increased, social housing (subject to conditions), secured market rental housing (subject to conditions), small residential units of 312 square feet or less, churches exempt from taxation and additions of less than 500 square feet to buildings containing fewer than four residential units (and no other use).

There is no original Occupancy Permit on record as this building was constructed prior to the commencement of the Occupancy Permit Program in July, 1977.

Our files show the approved occupancy of the building is a hotel containing 23 dwelling units as follows:

Basement	- 2 dwelling units;
1 st storey	- 10 dwelling units;
2 nd storey	- 10 dwelling units;
Penthouse	- 1 dwelling unit.

** Originally built as apartment in 1956.
Changed to residential hotel in 1976
per DP 71465, and has been licensed
as hotel. Use conforms to
RM-5B Zone (existing before Sept. 26/89)*

The 2015 Business License issued is for that of a hotel (23 dwelling units), at a fee of \$1,608.00. For further License information, contact our Call Centre at 3-1-1 or 604.873.7000.

For information regarding the placement of the building on this property and whether the setbacks comply with the Zoning and Development By-law, please forward a copy of a recent survey plan with an additional fee of \$399.00.

As of this date, there are no outstanding orders or notices filed by this department with regard to the premises described above under the Zoning and Development, Building (includes plumbing), Electrical, Standards of Maintenance, Untidy, Sign and Parking By-laws or the Safety Standards Act and Natural Gas and Propane Installation Code.

There are no established building lines or landscape setbacks affecting this property.

For information regarding any proposed regulations or contemplated changes that may affect the property with respect to rezoning, contact the Rezoning Centre at 604.873.7038.

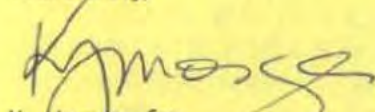
Our files indicate that this building currently has no heritage status.

Neither the City of Vancouver, nor the party signing below warrants or guarantees the accuracy or completeness of the above information. The information is provided on the following conditions:

- (a) that neither the City nor the party signing below shall be liable for any damage or expense should, for any reason including negligence on the part of the City or the party signing below, the information be inaccurate, incomplete or misleading; and
- (b) that should any or all of the information be inaccurate, incomplete or misleading, for any reason including negligence on the part of the City or the party signing below, the City shall, as against any person or corporation who may rely on the contents of this letter, be able to assert and enforce its full legal rights as if this letter had not been signed and as if any and all persons and corporations who may rely on the contents of this letter had not relied on the contents of this letter.

I trust this is the information you require.

Yours truly,



K. Morgan for
Chief Building Official and
Director, Building Code and Policy

/gm

Encl.

** Sewers separated as per
PL419989 & IR# 253401
in 2001.*



CITY OF
VANCOUVER

DE 419781
PLANNING AND DEVELOPMENT SERVICES
Mailing Address:
453 West 12th Avenue, Vancouver BC V5Y 1V4
tel: 604.873.7611

Development and / or
Building Application Form

To help expedite submission of your application, please fill out BOTH sides of this information sheet prior to attending the Application Preview counter located in the Development and Building Services Centre, Ground Floor, 515 West 10th Avenue (West Annex, City Hall).

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

Address: 1847 Pendrell Street Specifics: _____

Floor Level: _____ Suite No: _____

Legal Description:

Lot(s) 37 Block(s) 70 District Lot(s) 185 NW Plan Number(s) VAP92

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: Peeroj Thakre, architect aibc

Mailing Address: 204-309 West Cordova Street

City: Vancouver Postal Code: V6B 1E5

E-mail Address: peeroj@ph5architecture.ca

Phone Number: 604-605-1556 Fax Number: _____

Company Name: ph5 architecture inc

Business License Account Number: #15-134077

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
10 ☐ Cert. No: _____
98 ☐ Civic Department
98 ☐ Other

Note: Contractors/design professionals/consultants **MUST** have a valid Business License 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: Bradian Holdings inc.

Address: s.22(1) City: s.22(1)

Postal Code: s.22(1) Phone Number: s.22(1) (Brad Telfer)

Is the owner aware of this application? ☒ Yes ☐ 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: Henning Knoetzele email: henning@ph5architecture.ca

Address: 204-309 West Cordova Street City: Vancouver

Postal Code: V6B 1E5 Phone Number: 604-605-1556

Please continue application on reverse

OCT 20 2025
COMMUNITY SERVICES
PLANNING & DEVELOPMENT SERVICES

<p>This application is to: (Check applicable boxes)</p> <p>001 <input type="checkbox"/> Construct a new building(s)</p> <p>002 <input type="checkbox"/> Add to an existing building</p> <p>003 <input type="checkbox"/> Alter the interior/exterior</p> <p>004 <input type="checkbox"/> Add to a building and alter the existing portion</p> <p>005 <input type="checkbox"/> Add to a building and change the use</p> <p>006 <input type="checkbox"/> Add to the building, alter existing portion and change use</p> <p>007 <input checked="" type="checkbox"/> Interior/exterior alterations and change of use</p> <p>008 <input type="checkbox"/> Enclose an area of an existing building (balcony enclosures)</p> <p>011 <input type="checkbox"/> Project/Site Permit</p> <p>014 <input type="checkbox"/> Change of use</p> <p>015 <input type="checkbox"/> Retain use</p> <p>016 <input type="checkbox"/> Alter grade (raise or lower grade)</p> <p>022 <input type="checkbox"/> Alterations to legalize a suite</p> <p>023 <input type="checkbox"/> Alterations for a new suite</p> <p>026 <input type="checkbox"/> Demolish</p> <p style="margin-left: 20px;"> <input type="checkbox"/> Commercial <input type="checkbox"/> Fire damaged building <input type="checkbox"/> Non-rental one-family dwelling <input type="checkbox"/> Heritage building <input type="checkbox"/> Residential rental building </p> <p>028 <input type="checkbox"/> Temporary tents</p> <p>030 <input type="checkbox"/> Construct a garage/carport</p> <p>031 <input type="checkbox"/> Add/alter/demo garage/carport</p> <p>038 <input type="checkbox"/> Construct partial - framing, etc.</p> <p>040 <input type="checkbox"/> Excavate - valid for project address et al.</p> <p>041 <input type="checkbox"/> Move building from another site</p> <p>042 <input type="checkbox"/> Move building on the same site</p> <p>043 <input type="checkbox"/> Install a pool, fence, tennis court, boat ramp, sign, or similar</p> <p>044 <input type="checkbox"/> Upgrade seismic and/or sprinkler</p> <p>045 <input type="checkbox"/> Mechanical kitchen exhaust, roof top unit, satellite dish</p> <p>046 <input type="checkbox"/> Prefabricated structure placed on site</p> <p>047 <input type="checkbox"/> Fire damage repair</p> <p>048 <input type="checkbox"/> Flood damage repair</p> <p>050 <input type="checkbox"/> Landscape only</p> <p>053 <input type="checkbox"/> Building envelope repair</p>	<p>Is this a new tenant? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>What is the existing use? <u>Hotel</u></p> <p>What is the proposed use? <u>Rental apartment</u></p> <p>How many storeys? <u>3 + penthouse</u></p> <p>How many levels of underground parking? <u>0</u></p> <p>How many <u>new</u> rooftop units? <u>0</u></p> <p>Describe work to be done:</p> <p>(Complete carefully, Your application will be based on your written description.)</p> <p><u>Change of use from Group C, Hotel back to</u></p> <p><u>Group C Rental Apartment. Building was</u></p> <p><u>originally built as a rental apartment</u></p> <p><u>Scope of proposed work includes upgrades</u></p> <p><u>to exiting, provision of resident storage lockers</u></p> <p><u>laundry room and bicycle parking. No exterior</u></p> <p><u>alterations are proposed. No in-suite alterations</u></p> <p><u>are proposed.</u></p>
--	---

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

\$ 35,000

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>23</u>	<u>24</u>
Total number of housekeeping units:	<u>0</u>	<u>0</u>
Total number of sleeping units:	<u>23</u>	<u>24</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

Office Use Only Invoice # _____

BU _____

DE _____

Office Use Only

BU (WWOP?) _____

DE _____

DT _____

BG _____ f/m _____

ENV, PROT, Site Profile _____

SUBTOTAL _____

SP _____

TOTAL _____

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 26 DAY OF October 20 15

Peter J. Ferrari
Direct Line 604.844.5554
email: pferrari@guildyule.com

March 31, 2015

City of Vancouver
Licences and Inspections
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Attention: File Research

Dear Sirs/Mesdames:

Re: 1847 Pendrell Street, Vancouver, BC, PID: 015-735-940 (the "Property")
Our File No. 10658-79



We are the lawyers for a lender to the proposed purchaser of the Property.

Please provide us with the following information about the Property:

1. particulars of the existing zoning or development bylaws and uses permitted under the bylaws. Please provide us with a current copy of the relevant portion of the zoning or development bylaw and invoice us for the copying costs;
2. whether any amendments to the applicable bylaws and regulations of the municipality have been tabled or if any proposals for such amendments have come to your attention;
3. whether the current use and development of the Property as an "all-suite hotel", including the construction and siting of all improvements on the Property, fully complies with the applicable zoning or development bylaws and regulations of City of Vancouver, including the yard setback requirements;
4. whether any zoning or development bylaws or regulations would limit or restrict any presently permitted uses or make them non-conforming;
5. whether a City of Vancouver "official community plan" includes the Property and, if so, whether the current use of the Property conforms with the plan;
6. whether there are any outstanding land use contracts, development agreements, phased development agreements, development permits, or building permits and, if so, whether the Property is in compliance with them;
7. whether any notices have been sent to the owner of the Property about:

- a. defects in the construction or operations of the buildings or any part of the buildings;
 - b. any outstanding work orders, or notices of violations or deficiencies on file with your department affecting the Property;
 - c. non-compliance with any development permit, building permit, zoning, building, or land use bylaw, and, if so, whether any such notice remains outstanding;
8. if any infractions or non-compliances are on record to the Property, please advise us as to whether City of Vancouver intends to take any action against those infractions or non-compliances;
 9. whether a demolition order has been issued;
 10. whether any Board of Variance orders have been issued; and
 11. the dates of the last fire warden's electrical safety inspection and health department's inspection of the Property, and whether the buildings and other improvements on the Property comply with all of the requirements of the fire department's electrical safety department and the health department.

We enclose a cheque for \$399.00 for your fee.

We emphasize the confidential nature of the proposed transaction, and request that all inquiries be made in the least obtrusive manner possible.

Your early attention to this matter would be greatly appreciated. Please telephone Lyndi Moore of our office when your reply is available so that we can arrange to have it picked up by courier.

Thank you for your assistance.

Yours truly,

GUILD YULE LLP

Per:



Peter J. Ferrari

Encl.

PJF:lm

Building Permit Data Sheet (2014 VBBL) (excluding 1 & 2 Family Dwellings)

Property Address :	1847 Pendrell Street	Building Permit Application No.:	BU 468015
Specific Address :			

Project Description (include whether scope of work is shell only) :
The project involves a major renovation to the existing residential building at 1847 Pendrell Street. The renovation involves the expansion of one ground floor unit, modifications of common spaces, addition of a guard rail on the deck of the 4th floor suite, and improvement to the existing exits. The existing building is not equipped with a fire alarm system and it is not sprinklered.

When professional design is required, the Building Permit Data Sheet is to be completed by the Coordinating Registered Professional, or Certified Professional, and submitted with the building permit application(s).

Governing Code (Part 3 or Part 9) :	Part 3	Major Occupancy Classification	C	F3									
City of Vancouver Building By-Law Edition :	2014												

Constr'n Article	Floor	Mezz	Roof	Construction	Provided
3.2.2.50	1h	1h	N/A	C or NC	Combustible
3.2.2.81	45 or NC	45 or NC	See VBBL	C or NC	Combustible
National Building Code of Canada 1977					
3.2.2.26	45	45	0	C or NC	Combustible
3.2.2.47	45	45	45	C or NC	Combustible

(4th storey penthouse is an existing non-conformity.)

Space / Room	Use	Subsid'y to
Storage Rooms	F2	C
Service Room	F3	C

Building Area (sq.m.) :	557
For Tenant Improvements only - Suite Area (sq.m.) :	
Number of Streets :	Existing 1
Grade Elevation (m) :	No Change
Building Height - Storeys Above Grade :	4
- Storeys Below Grade :	0
Occupant Load (Suite Occupant Load - if applicable) :	49

Are either 3.1.2.6 or 9.10.2.3 applied?	N/A
Is storage garage a separate building?	No
Firewall Fire-Resistance Rating (FRR) :	N/A
Number of mezzanines :	0
Are any floors interconnected?	No
Fire suppression standard required :	None
Standpipe system class required :	None
Fire pump provided?	N/A
Fire alarm system type :	Single Stage
Is a fire alarm annunciator provided?	No
Central station monitoring :	No
Is an emergency generator provided?	No
Emergency Power Supply Duration (hrs):	30 min.
Is commercial kitchen exhaust pre-shafted?	N/A
Importance Category (4.1.2.1) :	Normal

Spatial Separation Summary (show most restrictive of various faces)				
Elev.	Exposing Building Faces (Min Required)			Location of Calculations
	Construction Type	Cladding Type	FRR	
Existing Building. No Change to Unprotected Openings.				

Design Upgrade Levels (Existing Buildings only)				
Fire/Life/Health Safety	Structural	NonStructural	Accessibility	Energy
F2	S2	N3	A3	E4

Site Classification (Table 4.1.8.4.A)	N/A
Geotechnical conditions :	N/A
Are any Alternative Solutions required?	Yes

Additional Project Notes / Explanations:

Prepared By :	
Company Name :	Camphora Engineering
Company Address :	2479 Kingsway, Vancouver, BC V5R 5G8
Name :	Richard Lau
Title :	Building Code Engineer, Associate
Phone :	604-800-9822
Fax :	604-757-9679
Email :	rlau@camphora.ca



November 25, 2015

Ms. Peeroj Thakre
PH5 Architecture Inc.
#204 - 309 West Cordova Street
Vancouver, BC
V6B 1E5

Dear Ms. Thakre:

RE: 1847 Pendrell Street
Development Application Number DE419781

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,



Joe Bosnjak
Project Coordinator
joe.bosnjak@vancouver.ca
Phone: 604.873.7755

JB/sg

Attachment

11-1200-30-DOC/2015/354760

DEVELOPMENT APPLICATION NO. DE419781

1847 Pendrell Street

November 25, 2015

ph5 Architects Inc. has applied to the City of Vancouver for permission to change the use of the existing hotel to a Multiple Conversion Dwelling containing 23 dwelling units, with seven surface parking spaces, having vehicular access from the lane.

The scope of proposed work includes the following:

- alterations to interior of existing building; and
- no exterior alterations.

As a neighbour, we welcome your written comments (letter or e-mail: joe.bosnjak@vancouver.ca) on the above-noted aspects on, or before December 10, 2015.

For more information regarding this proposal, please visit our website at: vancouver.ca/devapps
If you do not have web access, please contact Joe Bosnjak, Project Co-ordinator at 604.873.7755

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For more information regarding this proposal, please visit our website at: vancouver.ca/devapps
If you do not have web access, please contact Joe Bosnjak, Project Co-ordinator at 604.873.7755

November 25, 2015

Dear Sir and/or Madam:

RE: 1847 Pendrell Street
Development Application Number DE419781

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 ph5 Architect Inc. to change the use of the existing hotel to a Multiple Conversion Dwelling containing 23 dwelling units, with seven surface parking spaces, having vehicular access from the lane, at the above-noted address.

Under the site's existing RM-5B zoning, the application is "conditional" so it may be permitted; however, it requires the decision of the Director of Planning.

As a neighbour, we welcome your written comments (letter or e-mail) on the above-noted aspects on, or before December 10, 2015, 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, a Glossary of key technical terms and a brief explanation of the application process is posted on our website at: 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, Development and Building Services Centre, 1st Floor at 515 West 10th Avenue, 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 Development and Building Services Centre (1st Floor, 515 West 10th Avenue) 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,

A handwritten signature in black ink, appearing to be 'JB' with a large loop and a horizontal stroke.

Joe Bosnjak
Project Coordinator
joe.bosnjak@vancouver.ca
Phone: 604.873.7755

JB/sg

11-1200-30-DOC/2015/354758

RENTAL PROPERTY APPLICATION

DATE: Feb 25/16

BUSINESS LOCATION: 1847 PENDRELL VANCOUVER BC V6G 1T2
building # street name (unit #) city province postal code

MAILING ADDRESS: s.22(1)
(Only if different from the above address)

TYPE OF BUSINESS:

Please select (✓) the type of rental property and indicate the # of rental units below.

(✓)		# of dwelling units	# of swimming pools	# of housekeeping units	# of sleeping units
	Apartment House				
	Apartment House Strata				
	Duplex				
	Laneway Housing				
✓	Multiple Dwelling	<u>23</u>			
	One Family Dwelling				
	Pre -1956 Dwelling				
✓	Residential/Commercial				
	Secondary Suite				

BUSINESS/PROPERTY OWNER(S) INFORMATION:

Please present one form of current photo identification upon application. If a representative is applying for the business licence, a letter of authorization is required upon application.

1. BRADLEY TELFER 2. _____
First & Last Name First & Last Name

3. _____ 4. _____
First & Last Name First & Last Name

Business Phone Number: s.22(1) Cellular Phone Number: s.22(1)

Home Phone Number: _____

INCORPORATED OR LIMITED COMPANY NAME: (If Incorporated or Limited, a copy of the certificate is required to process the licence or a service charge will be applied to verify company registration.)

1028062 BC LTD Certificate Number BC 1028062

APPLICANT STATEMENT

I/We the undersigned confirm as the business owner(s)/agent for the owner(s) that the above-noted information is correct and agrees to comply with ALL relevant provisions of the License By-law No. 4450 and other applicable City By-laws. It is also understood that the business owner(s) is/are responsible for the overall management of the business including staff while representing the owner's business. Further, failure to meet these obligations may result in the business licence being suspended or reported to City Council for possible revocation.

Bradley Telfer BRADLEY TELFER Feb 25/16
Signature Print Last Name Date
☒ Owner ☐ Representative

FEE: There will be a non-refundable application fee of \$52.00 plus a licence fee set out in Schedule A of License By-Law No. 4450. ** Please include the non-refundable application fee of \$52.00 when submitting your application.

LICENCE DEPARTMENT USE ONLY

CLASSIFICATION: APARTMENT HOUSE Licence Number: 16-193218

☐ Letter of Authorization sent to DOMINO

November 18, 2015

Ms. Peeroj Thakre
PH5 Architecture Inc.
#204 - 309 West Cordova Street
Vancouver, BC V6B 1E5

Dear Ms. Thakre:

RE: 1847 Pendrell Street
Development Application Number DE419781

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

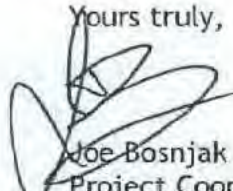
- one 4'0" x 8'0" sign facing Pendrell Street.

The sign must be completed and erected on the site on, or before December 2, 2015, 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 December 2, 2015, 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 postcard to be sent to neighbouring property owners. Please advise us of any errors or omissions prior to November 30, 2015.

Yours truly,



Joe Bosnjak
Project Coordinator
joe.bosnjak@vancouver.ca
Phone: 604.873.7755

JB/sg

Attachments

11-1200-30-DOC/2015/354751
City of Vancouver, Planning and Development Services
Development Services Division, Development Review Branch
453 West 12th Avenue
Vancouver, British Columbia V5Y 1V4 Canada
tel: 604.873.7611 fax: 604.873.7100
website: vancouver.ca



DEVELOPMENT APPLICATION NO. DE419781

1847 Pendrell Street

XX.XX.XXXX

PH5 Architects Inc. has applied to the City of Vancouver for permission to change the use of the existing hotel to a Multiple Conversion Dwelling containing 23 dwelling units, with seven surface parking spaces, having vehicular access from the lane.

The scope of proposed work includes the following:

- alterations to interior of existing building; and
- no exterior alterations.

As a neighbour, we welcome your written comments (letter or e-mail: joe.bosnjak@vancouver.ca) on the above-noted aspects on, or before _____.

For more information regarding this proposal, please visit our website at: vancouver.ca/devapps
If you do not have web access, please contact Joe Bosnjak, Project Co-ordinator at 604.873.7755

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The scope of proposed work includes the following:

- alterations to interior of existing building; and
- no exterior alterations.

- 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 on website: vancouver.ca/devapps or at:

Project Coordinator's Office
1st Floor, West Annex, City Hall, Phone 604.873.7755

25th Floor	Vancouver, BC	Tel 604 684 9151	www.farris.com
700 W Georgia St	Canada V7Y 1B3	Fax 604 661 9349	

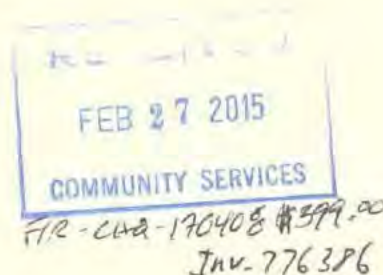
Reply Attention of: James R. Matthews
 Direct Dial Number: (604) 661-9365
 Email Address: jmatthews@farris.com

Our File No.: 14252-0008-0000

February 19, 2015

DELIVERED BY COURIER

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



**Attention: Licences and Inspections Planning Department
 By-law Compliance Division**

Dear Sirs/Mesdames:

**Re: Nimira Holdings Ltd. ("Nimira")
1847 Pendrell Street, Vancouver, B.C. (the "Property")**

We are solicitors acting on behalf of Mr. Brad Telfer and Mr. Burk Telfer, the principals of the potential purchaser in a transaction regarding the above-noted property. Attached is an authorization signed by Nimira in favour of our clients.

Would you please provide us with the following information about the Property:

1. Particulars of the existing zoning or development bylaws and uses permitted under the bylaws. Please provide us with a current copy of the relevant portion of the zoning or development bylaw and invoice us for the copying costs.
2. Whether any amendments to the applicable bylaws and regulations of the municipality have been tabled or if any proposals for such amendments have come to your attention.
3. Whether the current use and development of the Property, including the construction and siting of all improvements on the Property, fully complies with the applicable zoning or development bylaws and regulations of the City of Vancouver, including the yard setback requirements.
4. Whether any zoning or development bylaws or regulations would limit or restrict any presently permitted uses or make them non-conforming.
5. Whether a City of Vancouver "official plan" includes the Property and, if so, whether the current use of the Property conforms with the plan.

FARRIS, VAUGHAN, WILLS & MURPHY LLP

Barristers & Solicitors Vancouver | Kelowna | Victoria

14252|2110645_IJMATTHEWS

February 19, 2015

- 2 -

6. Whether there are any outstanding land use contracts, development agreements, development permits, or building permits and, if so, whether the Property is in compliance with them.
7. Whether all necessary permits and licenses for the current use and development of the Property have been obtained and are in good standing.
8. Whether all necessary occupancy certificates have been issued.
9. Whether any notices have been sent to the owner of the Property about:
 - (a) defects in the construction or operations of the buildings or any part of the buildings;
 - (b) any outstanding work orders, or notices of violations or deficiencies on file with your department affecting the Property;
 - (c) non-compliance with any development permit, building permit, zoning, building, or land use bylaws;and, if so, whether any such notice remains outstanding.
10. If any infractions or non-compliances are on record to the Property, please advise us as to whether the City of Vancouver intends to take any action against those infractions or non-compliances.
11. Whether the Property has been designated as a protected heritage site under the *Heritage Conservations Act* or has been designated as an agricultural land reserve under provincial legislation.
12. Whether you have any record of **contamination** in or on the Property or any record of non-compliance with the provincial *Environmental Management Act* or applicable bylaws and regulations of the City of Vancouver.
13. Whether a demolition order has been issued.
14. Whether any Board of Variance orders have been issued.

Please let us know if there is any outstanding orders for the Property and if there is a fee applicable for this request.

We do NOT require any physical inspection of the Property.

Enclosed is our cheque in the amount of \$399.00 representing the applicable fee.

February 19, 2015

- 3 -

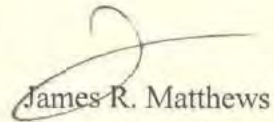
As the completion of this transaction is expected to take place shortly, your early attention to this matter would be greatly appreciated. Please telephone Marianne MacLean at 604-684-9151 ex.235 when your reply is available so that we can arrange to have it picked up by courier.

Thank you for your assistance.

Yours truly,

FARRIS, VAUGHAN, WILLS & MURPHY LLP

Per:


James R. Matthews

JRM/mem/encl.

Authorization Form

February 19th, 2015

Vancouver City Hall
453 W 12th Ave.
Vancouver BC

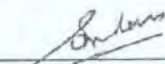
To Whom it May Concern:

RE: 1847 Pendrell Street, Vancouver

This letter is your authorization to permit Brad Telfer and Burk Telfer to view and make copies of any plans you have and/or other files for the above captioned property.

Nimira Holdings Ltd.

Per: _____


Authorized Signatory

February 16, 2016

Ms. Peeroj Thakre
PH5 Architecture Inc.
#204 - 309 West Cordova Street
Vancouver, BC
V6B 1E5

Dear Ms. Thakre:

**RE: 1847 Pendrell Street
Development Application Number DE419781**

On behalf of the Director of Planning, your application has been approved to change the use of the existing hotel to a Multiple Conversion Dwelling containing 24 dwelling units.

A permit may be issued upon the completion of the revisions and conditions noted below under items 1.0 to 1.2 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 Joe Bosnjak at 604.873.7755, 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 Conditions to be met prior to the issuance of the Development Permit:

Development Review Branch conditions:

- 1.1 execute a Housing Agreement to secure the designated 24 rental residential units in this development as rental for the life of the building or 60 years, whichever is longer, and to include registered covenants in respect of all such units prohibiting stratification, separate sales and rental for a term of less than one month at a time, and subject to such other terms and conditions as are satisfactory to the Director of Legal Services, the Managing Director of Social Development; and

(Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to Section 565.2 of the Vancouver Charter. Consideration of securing by housing agreement all dwelling units as rental would also be respected.)

Engineering Services conditions:

- 1.2 enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of Shared Vehicle(s) and the provision and maintenance of Shared Vehicle Parking Space(s) for use *exclusively by such* Shared Vehicle(s), [with such parking spaces to be in addition to the minimum parking spaces required by the Parking Bylaw], on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, all according to the accepted Shared Vehicle strategy, including the following:
 - i. provide Shared Vehicle(s) to the development for a minimum period of 3 years;
 - ii. enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicle(s);
 - iii. provide and maintain the Shared Vehicle Parking Space(s) for use exclusively by such shared vehicles;
 - iv. make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space(s);
 - v. provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle;
 - vi. registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions; and
 - vii. provision of a letter of commitment from a car share company indicating their willingness to supply the required car share vehicles on the site at building occupancy.

2.0 Conditions of the Development Permit:

- 2.1 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.
- 2.2 The site shall be maintained in a neat and tidy condition.

- 2.3 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604.675.3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the Health Acts necessitate changes to this permit and/or approved plans the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.

3.0 Notes to Applicant:

- 3.1 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 June 30, 2016, this Development Application may stand refused.
- 3.2 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.
- 3.3 The following comments are based on the preliminary drawings prepared by PH5 Architecture dated October 22, 2015, for the proposed development permit. This is a preliminary review in order to identify issues which do not comply with the 2014 Vancouver Building Bylaw.

- **i. Fire protection, structural capacity, and accessibility of the existing building are required to be upgraded per Part 11 of the VBBL. This is considered to be a Major Renovation with corresponding level of upgrade of F2, S2, N3, E4 and A3
- ii. Proper existing drawings will be required at BU stage.
- iii. Suites are required to be separated by a 1hr FRR, as per 3.3.4.2
- iv. Bike storage is required to be accessible.
- v. Door D111 appears to open onto a ramp. This is not permitted.
- vi. Storage area appears to open directly into exit lobby. This is not permitted.
- vii. Penthouse level requires two exits.

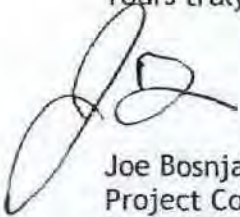
The applicant may wish to retain the services of a qualified Building Code Consultant in case of difficulty in understanding the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building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

- 3.4 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.

- 3.5 All Building permit applications submitted on or after January 2, 2015, will be reviewed for compliance to the 2014 Vancouver Building By-law. Submission of most Building Permit applications now requires an appointment. When your Building Permit application is ready, please phone 604.873.7611 to book an appointment for an application intake with the Project Coordinator who will manage your application. Only full and complete applications will be accepted. If you need advice in preparing your application, you may book an enquiry appointment (604.873.7611), or walk into our Development and Building Services Centre (1st Floor, 515 West 10th Avenue).

Yours truly,



Joe Bosnjak
Project Coordinator
joe.bosnjak@vancouver.ca
Phone: 604.873.7755

JB/sg

cc: Central Property File
Terry Wilson, Engineering Services
John Grottenberg, Planning and Development Services
Dan Garrison, Housing Policy

- (2) The measurement shall be taken between the face of the door leaf and the stop of the frame.
- (3) For new swinging door assemblies, the measurement shall be taken with the door leaf open 90 degrees.
- (4) For any existing door assembly, the measurement shall be taken with the door leaf in the fully open position.
- (5) Projections of not more than 4 in. (100 mm) into the door opening width on the hinge side shall not be considered reductions in clear width, provided that such projections are for purposes of accommodating panic hardware or fire exit hardware and are located not less than 34 in. (865 mm), and not more than 48 in. (1220 mm), above the floor.
- (6) Projections exceeding 6 ft 8 in. (2030 mm) above the floor shall not be considered reductions in clear width.

7.2.1.2.1.2 Other than Swinging Door Assemblies. For other than swinging door assemblies, clear width shall be measured as follows:

- (1) The measurement shall be taken at the narrowest point in the door opening.
- (2) The measurement shall be taken as the door opening width when the door leaf is in the fully open position.
- (3) Projections exceeding 6 ft 8 in. (2030 mm) above the floor shall not be considered reductions in clear width.

7.2.1.2.2* Measurement of Egress Capacity Width.

7.2.1.2.2.1 Swinging Door Assemblies. For swinging door assemblies, egress capacity width shall be measured as follows:

- (1) The measurement shall be taken at the narrowest point in the door opening.
- (2) The measurement shall be taken between the face of the door leaf and the stop of the frame.
- (3) For new swinging doors assemblies, the measurement shall be taken with the door leaf open 90 degrees.
- (4) For any existing door assembly, the measurement shall be taken with the door leaf in the fully open position.
- (5) Projections not more than 3½ in. (90 mm) at each side of the door openings at a height of not more than 38 in. (965 mm) shall not be considered reductions in egress capacity width.
- (6) Projections exceeding 6 ft 8 in. (2030 mm) above the floor shall not be considered reductions in egress capacity width.

7.2.1.2.2.2 Other than Swinging Door Assemblies. For other than swinging door assemblies, egress capacity width shall be measured as follows:

- (1) The measurement shall be taken at the narrowest point in the door opening.
- (2) The measurement shall be taken as the door opening width when the door leaf is in the fully open position.
- (3) Projections not more than 3½ in. (90 mm) at each side of the door openings at a height of not more than 38 in. (965 mm) shall not be considered reductions in egress capacity width.
- (4) Projections exceeding 6 ft 8 in. (2030 mm) above the floor shall not be considered reductions in egress capacity width.

7.2.1.2.3 Minimum Door Leaf Width.

7.2.1.2.3.1 For purposes of determining minimum door opening width, the clear width in accordance with 7.2.1.2.1 shall be used, unless door leaf width is specified.

7.2.1.2.3.2 Door openings in means of egress shall be not less than 32 in. (810 mm) in clear width, except under any of the following conditions:

- (1) Where a pair of door leaves is provided, one door leaf shall provide not less than a 32 in. (810 mm) clear width opening.
- (2) Exit access door assemblies serving a room not exceeding 70 ft² (6.5 m²) and not required to be accessible to persons with severe mobility impairments shall be not less than 24 in. (610 mm) in door leaf width.
- (3) Door openings serving a building or portion thereof not required to be accessible to persons with severe mobility impairments shall be permitted to be 28 in. (710 mm) in door leaf width.
- (4) In existing buildings, the existing door leaf width shall be not less than 28 in. (710 mm).
- (5) Door openings in detention and correctional occupancies, as otherwise provided in Chapters 22 and 23, shall not be required to comply with 7.2.1.2.3.
- (6) Interior door openings in dwelling units as otherwise provided in Chapter 24 shall not be required to comply with 7.2.1.2.3.
- (7) A power-operated door leaf located within a two-leaf opening shall be exempt from the minimum 32 in. (810 mm) single-leaf requirement in accordance with 7.2.1.9.1.5.
- (8) Revolving door assemblies, as provided in 7.2.1.10, shall be exempt from the minimum 32 in. (810 mm) width requirement.
- (9)*Where a single door opening is provided for discharge from a stairway required to be a minimum of 56 in. (1420 mm) wide in accordance with 7.2.2.2.1.2(B), and such door assembly serves as the sole means of exit discharge from such stairway, the clear width of the door opening, measured in accordance with 7.2.1.2.2, shall be not less than two-thirds the required width of the stairway.

7.2.1.3 Floor Level.

7.2.1.3.1 The elevation of the floor surfaces on both sides of a door opening shall not vary by more than ½ in. (13 mm), unless otherwise permitted by 7.2.1.3.5 or 7.2.1.3.6.

7.2.1.3.2 The elevation of the floor surfaces required by 7.2.1.3.1 shall be maintained on both sides of the door openings for a distance not less than the width of the widest leaf.

7.2.1.3.3 Thresholds at door openings shall not exceed ½ in. (13 mm) in height.

7.2.1.3.4 Raised thresholds and floor level changes in excess of ¼ in. (6.3 mm) at door openings shall be beveled with a slope not steeper than 1 in 2.

7.2.1.3.5 In existing buildings, where the door opening discharges to the outside or to an exterior balcony or exterior exit access, the floor level outside the door opening shall be permitted to be one step lower than that of the inside, but shall be not more than 8 in. (205 mm) lower.

7.2.1.3.6 In existing buildings, a door assembly at the top of a stair shall be permitted to open directly at a stair, provided that the door leaf does not swing over the stair and that the door opening serves an area with an occupant load of fewer than 50 persons.

7.2.1.4 Swing and Force to Open.

7.2.1.4.1* Swinging-Type Door Assembly Requirement. Any door assembly in a means of egress shall be of the side-hinged

or pivoted-swinging type, and shall be installed to be capable of swinging from any position to the full required width of the opening in which it is installed, unless otherwise specified as follows:

- (1) Door assemblies in dwelling units, as provided in Chapter 24, shall be permitted.
- (2) Door assemblies in residential board and care occupancies, as provided in Chapters 32 and 33, shall be permitted.
- (3) Where permitted in Chapters 11 through 43, horizontal-sliding or vertical-rolling security grilles or door assemblies that are part of the required means of egress shall be permitted, provided that all of the following criteria are met:
 - (a) Such grilles or door assemblies shall remain secured in the fully open position during the period of occupancy by the general public.
 - (b) On or adjacent to the grille or door opening, there shall be a readily visible, durable sign in letters not less than 1 in. (25 mm) high on a contrasting background that reads as follows: THIS DOOR TO REMAIN OPEN WHEN THE BUILDING IS OCCUPIED.
 - (c) Door leaves or grilles shall not be brought to the closed position when the space is occupied.
 - (d) Door leaves or grilles shall be operable from within the space without the use of any special knowledge or effort.
 - (e) Where two or more means of egress are required, not more than half of the means of egress shall be equipped with horizontal-sliding or vertical-rolling grilles or door assemblies.
- (4) Horizontal-sliding door assemblies shall be permitted under any of the following conditions:
 - (a) Horizontal-sliding door assemblies in detention and correctional occupancies, as provided in Chapters 22 and 23, shall be permitted.
 - (b) Horizontal-sliding door assemblies complying with 7.2.1.14 shall be permitted.
 - (c) Unless prohibited by Chapters 11 through 43, horizontal-sliding door assemblies serving a room or area with an occupant load of fewer than 10 shall be permitted, provided that all of the following criteria are met:
 - i. The area served by the door assembly has no high hazard contents.
 - ii. The door assembly is readily operable from either side without special knowledge or effort.
 - iii. The force required to operate the door assembly in the direction of door leaf travel is not more than 30 lbf (133 N) to set the door leaf in motion and is not more than 15 lbf (67 N) to close the door assembly or open it to the minimum required width.
 - iv. The door assembly complies with any required fire protection rating, and, where rated, is self-closing or automatic-closing by means of smoke detection in accordance with 7.2.1.8 and is installed in accordance with NFPA 80, *Standard for Fire Doors and Other Opening Protectives*.
 - v. Corridor door assemblies required to be self-latching have a latch or other mechanism that ensures that the door leaf will not rebound into a partially open position if forcefully closed.

(d) Where private garages, business areas, industrial areas, and storage areas with an occupant load not exceeding 10 contain only low or ordinary hazard contents, door openings to such areas and private garages shall be permitted to be horizontal-sliding door assemblies.

- (5) Where private garages, business areas, industrial areas, and storage areas with an occupant load not exceeding 10 contain only low or ordinary hazard contents, door openings to such areas and private garages shall be permitted to be vertical-rolling door assemblies.
- (6) Revolving door assemblies complying with 7.2.1.10 shall be permitted.
- (7) Existing fusible link-operated horizontal-sliding or vertical-rolling fire door assemblies shall be permitted to be used as provided in Chapters 39, 40, and 42.

7.2.1.4.2 Door Leaf Swing Direction. Door leaves required to be of the side-hinged or pivoted-swinging type shall swing in the direction of egress travel under any of the following conditions:

- (1) Where serving a room or area with an occupant load of 50 or more, except under any of the following conditions:
 - (a) Door leaves in horizontal exits shall not be required to swing in the direction of egress travel where permitted by 7.2.4.3.8.1 or 7.2.4.3.8.2.
 - (b) Door leaves in smoke barriers shall not be required to swing in the direction of egress travel in existing health care occupancies, as provided in Chapter 19.
- (2) Where the door assembly is used in an exit enclosure, unless the door opening serves an individual living unit that opens directly into an exit enclosure
- (3) Where the door opening serves a high hazard contents area

7.2.1.4.3 Door Leaf Encroachment.

7.2.1.4.3.1* During its swing, any door leaf in a means of egress shall leave not less than one-half of the required width of an aisle, a corridor, a passageway, or a landing unobstructed and shall project not more than 7 in. (180 mm) into the required width of an aisle, a corridor, a passageway, or a landing, when fully open, unless both of the following conditions are met:

- (1) The door opening provides access to a stair in an existing building.
- (2) The door opening meets the requirement that limits projection to not more than 7 in. (180 mm) into the required width of the stair landing when the door leaf is fully open.

7.2.1.4.3.2 Surface-mounted latch release hardware on the door leaf shall be exempt from being included in the maximum 7 in. (180 mm) projection requirement of 7.2.1.4.3.1, provided that both of the following criteria are met:

- (1) The hardware is mounted to the side of the door leaf that faces the aisle, corridor, passageway, or landing when the door leaf is in the open position.
- (2) The hardware is mounted not less than 34 in. (865 mm), and not more than 48 in. (1220 mm), above the floor.

7.2.1.4.4 Screen Door Assemblies and Storm Door Assemblies. Screen door assemblies and storm door assemblies used in a means of egress shall be subject to the requirements for direction of swing that are applicable to other door assemblies used in a means of egress.

7.2.1.4.5 Door Leaf Operating Forces.

7.2.1.4.5.1 The forces required to fully open any door leaf manually in a means of egress shall not exceed 15 lbf (67 N) to

- (5) The door assembly complies with the fire protection rating, if required, and, where rated, is self-closing or automatic-closing by means of smoke detection in accordance with 7.2.1.8 and is installed in accordance with NFPA 80, *Standard for Fire Doors and Other Opening Protectives*.

7.2.1.15 Inspection of Door Openings.

7.2.1.15.1* Where required by Chapters 11 through 43, the following door assemblies shall be inspected and tested not less than annually in accordance with 7.2.1.15.2 through 7.2.1.15.8:

- (1) Door leaves equipped with panic hardware or fire exit hardware in accordance with 7.2.1.7
- (2) Door assemblies in exit enclosures
- (3) Electrically controlled egress doors
- (4) Door assemblies with special locking arrangements subject to 7.2.1.6

7.2.1.15.2 Fire-rated door assemblies shall be inspected and tested in accordance with NFPA 80, *Standard for Fire Doors and Other Opening Protectives*. Smoke door assemblies shall be inspected and tested in accordance with NFPA 105, *Standard for Smoke Door Assemblies and Other Opening Protectives*.

7.2.1.15.3 The inspection and testing interval for fire-rated and nonrated door assemblies shall be permitted to exceed 12 months under a written performance-based program in accordance with 5.2.2 of NFPA 80, *Standard for Fire Doors and Other Opening Protectives*.

7.2.1.15.4 A written record of the inspections and testing shall be signed and kept for inspection by the authority having jurisdiction.

7.2.1.15.5 Functional testing of door assemblies shall be performed by individuals who can demonstrate knowledge and understanding of the operating components of the type of door being subjected to testing.

7.2.1.15.6 Door assemblies shall be visually inspected from both sides of the opening to assess the overall condition of the assembly.

7.2.1.15.7 As a minimum, the following items shall be verified:

- (1) Floor space on both sides of the openings is clear of obstructions, and door leaves open fully and close freely.
- (2) Forces required to set door leaves in motion and move to the fully open position do not exceed the requirements in 7.2.1.4.5.
- (3) Latching and locking devices comply with 7.2.1.5.
- (4) Releasing hardware devices are installed in accordance with 7.2.1.5.10.1.
- (5) Door leaves of paired openings are installed in accordance with 7.2.1.5.11.
- (6) Door closers are adjusted properly to control the closing speed of door leaves in accordance with accessibility requirements.
- (7) Projection of door leaves into the path of egress does not exceed the encroachment permitted by 7.2.1.4.3.
- (8) Powered door openings operate in accordance with 7.2.1.9.
- (9) Signage required by 7.2.1.4.1(3), 7.2.1.5.5, 7.2.1.6, and 7.2.1.9 is intact and legible.
- (10) Door openings with special locking arrangements function in accordance with 7.2.1.6
- (11) Security devices that impede egress are not installed on openings, as required by 7.2.1.5.12.

7.2.1.15.8 Door openings not in proper operating condition shall be repaired or replaced without delay.

7.2.2 Stairs.

7.2.2.1 General.

7.2.2.1.1 Stairs used as a component in the means of egress shall conform to the general requirements of Section 7.1 and to the special requirements of 7.2.2, unless otherwise specified in 7.2.2.1.2.

7.2.2.1.2 The requirement of 7.2.2.1.1 shall not apply to the following:

- (1) Aisle stairs in assembly occupancies, as provided in Chapters 12 and 13
- (2) Approved existing noncomplying stairs

7.2.2.2 Dimensional Criteria.

7.2.2.2.1 Standard Stairs.

7.2.2.2.1.1 Stairs shall meet the following criteria:

- (1) New stairs shall be in accordance with Table 7.2.2.2.1.1(a) and 7.2.2.2.1.2.
- (2)* Existing stairs shall be permitted to remain in use, provided that they meet the requirements for existing stairs shown in Table 7.2.2.2.1.1(b).
- (3) Approved existing stairs shall be permitted to be rebuilt in accordance with the following:
 - (a) Dimensional criteria of Table 7.2.2.2.1.1(b)
 - (b) Other stair requirements of 7.2.2
- (4) The requirements for new and existing stairs shall not apply to stairs located in industrial equipment access areas where otherwise provided in 40.2.5.2.

7.2.2.2.1.2 Minimum New Stair Width.

(A) Where the total occupant load of all stories served by the stair is fewer than 50, the minimum width clear of all obstructions, except projections not more than 4½ in. (114 mm) at or below handrail height on each side, shall be 36 in. (915 mm).

(B)* Where stairs serve occupant loads exceeding that permitted by 7.2.2.2.1.2(A), the minimum width clear of all obstructions, except projections not more than 4½ in. (114 mm) at or below handrail height on each side, shall be in accordance with Table 7.2.2.2.1.2(B) and the requirements of 7.2.2.2.1.2(C), 7.2.2.2.1.2(D), 7.2.2.2.1.2(E), and 7.2.2.2.1.2(F).

Table 7.2.2.2.1.1(a) New Stairs

Feature	Dimensional Criteria	
	ft/in.	mm
Minimum width	See 7.2.2.2.1.2.	
Maximum height of risers	7 in.	180
Minimum height of risers	4 in.	100
Minimum tread depth	11 in.	280
Minimum headroom	6 ft 8 in.	2030
Maximum height between landings	12 ft	3660
Landing	See 7.2.1.3, 7.2.1.4.3.1, and 7.2.2.3.2.	

Table 7.2.2.2.1.1(b) Existing Stairs

Feature	Dimensional Criteria	
	ft/in.	mm
Minimum width clear of all obstructions, except projections not more than 4½ in. (114 mm) at or below handrail height on each side	36 in.	915
Maximum height of risers	8 in.	205
Minimum tread depth	9 in.	230
Minimum headroom	6 ft 8 in.	2030
Maximum height between landings	12 ft	3660
Landing	See 7.2.1.3 and 7.2.1.4.3.1.	

Table 7.2.2.2.1.2(B) New Stair Width

Total Cumulative Occupant Load Assigned to the Stair	Width	
	in.	mm
<2000 persons	44	1120
≥2000 persons	56	1420

(C) The total cumulative occupant load assigned to a particular stair shall be that stair's prorated share of the total occupant load, as stipulated in 7.2.2.2.1.2(D) and 7.2.2.2.1.2(E), calculated in proportion to the stair width.

(D) For downward egress travel, stair width shall be based on the total number of occupants from stories above the level where the width is measured.

(E) For upward egress travel, stair width shall be based on the total number of occupants from stories below the level where the width is measured.

(F) The clear width of door openings discharging from stairways required to be a minimum of 56 in. (1420 mm) wide in accordance with 7.2.2.2.1.2(B) shall be in accordance with 7.2.1.2.3.2(9).

7.2.2.2.2 Curved Stairs.

7.2.2.2.2.1 New curved stairs shall be permitted as a component in a means of egress, provided that the depth of tread is not less than 11 in. (280 mm) at a point 12 in. (305 mm) from the narrower end of the tread and the smallest radius is not less than twice the stair width.

7.2.2.2.2.2 Existing curved stairs shall be permitted as a component in a means of egress, provided that the depth of tread is not less than 10 in. (255 mm) at a point 12 in. (305 mm) from the narrower end of the tread and the smallest radius is not less than twice the stair width.

7.2.2.2.3 Spiral Stairs.

7.2.2.2.3.1 Where specifically permitted for individual occupancies by Chapters 11 through 43, spiral stairs shall be permitted as a component in a means of egress in accordance with 7.2.2.2.3.2 through 7.2.2.2.3.4.

7.2.2.2.3.2 Spiral stairs shall be permitted, provided that all of the following criteria are met:

- (1) Riser heights shall not exceed 7 in. (180 mm).
- (2) The stairway shall have a tread depth of not less than 11 in. (280 mm) for a portion of the stairway width sufficient to provide egress capacity for the occupant load served in accordance with 7.3.3.1.
- (3) At the outer side of the stairway, an additional 10½ in. (265 mm) of width shall be provided clear to the other handrail, and this width shall not be included as part of the required egress capacity.
- (4) Handrails complying with 7.2.2.4 shall be provided on both sides of the spiral stairway.
- (5) The inner handrail shall be located within 24 in. (610 mm), measured horizontally, of the point where a tread depth of not less than 11 in. (280 mm) is provided.
- (6) The turn of the stairway shall be such that the outer handrail is at the right side of descending users.

7.2.2.2.3.3 Where the occupant load served does not exceed three, spiral stairs shall be permitted, provided that all of the following criteria are met:

- (1) The clear width of the stairs shall be not less than 26 in. (660 mm).
- (2) The height of risers shall not exceed 9½ in. (240 mm).
- (3) The headroom shall be not less than 6 ft 6 in. (1980 mm).
- (4) Treads shall have a depth not less than 7½ in. (190 mm) at a point 12 in. (305 mm) from the narrower edge.
- (5) All treads shall be identical.
- (6) Handrails shall be provided on both sides of the stairway.

7.2.2.2.3.4 Where the occupant load served does not exceed five, existing spiral stairs shall be permitted, provided that the requirements of 7.2.2.2.3.3(1) through (5) are met.

7.2.2.2.4* Winders.

7.2.2.2.4.1 Where specified in Chapters 11 through 43, winders shall be permitted in stairs, provided that they meet the requirements of 7.2.2.2.4.2 and 7.2.2.2.4.3.

7.2.2.2.4.2 New winders shall have a tread depth of not less than 6 in. (150 mm) and a tread depth of not less than 11 in. (280 mm) at a point 12 in. (305 mm) from the narrowest edge.

7.2.2.2.4.3 Existing winders shall be permitted to be continued in use, provided that they have a tread depth of not less than 6 in. (150 mm) and a tread depth of not less than 9 in. (230 mm) at a point 12 in. (305 mm) from the narrowest edge.

7.2.2.3 Stair Details.

7.2.2.3.1 Construction.

7.2.2.3.1.1 All stairs serving as required means of egress shall be of permanent fixed construction, unless they are stairs serving seating that is designed to be repositioned in accordance with Chapters 12 and 13.

7.2.2.3.1.2 Each stair, platform, and landing, not including handrails and existing stairs, in buildings required in this Code to be of Type I or Type II construction shall be of noncombustible material throughout.

7.2.2.3.2 Landings.

7.2.2.3.2.1 Stairs shall have landings at door openings, except as permitted in 7.2.2.3.2.5.

- (2) Each level of discharge shall discharge directly outside at the finished ground level or discharge directly outside and provide access to the finished ground level by outside stairs or outside ramps.
- (3) The interior exit discharge shall lead to a free and unobstructed way to the exterior of the building, and such way shall be readily visible and identifiable from the point of discharge from the exit.
- (4) The interior exit discharge shall be protected by one of the following methods:
 - (a) The level of discharge shall be protected throughout by an approved automatic sprinkler system in accordance with Section 9.7, or the portion of the level of discharge used for interior exit discharge shall be protected by an approved automatic sprinkler system in accordance with Section 9.7 and shall be separated from the nonsprinklered portion of the floor by fire barriers with a fire resistance rating meeting the requirements for the enclosure of exits. (See 7.1.3.2.1.)
 - (b) The interior exit discharge area shall be in a vestibule or foyer that meets all of the following criteria:
 - i. The depth from the exterior of the building shall be not more than 10 ft (3050 mm), and the length shall be not more than 30 ft (9.1 m).
 - ii. The foyer shall be separated from the remainder of the level of discharge by construction providing protection not less than the equivalent of wired glass in steel frames or 45 minutes fire-resistive construction.
 - iii. The foyer shall serve only as means of egress and shall include an exit directly to the outside.
- (5) The entire area on the level of discharge shall be separated from areas below by construction having a fire resistance rating not less than that required for the exit enclosure, unless otherwise provided in 7.7.2(6).
- (6) Levels below the level of discharge in an atrium shall be permitted to be open to the level of discharge where such level of discharge is protected in accordance with 8.6.7.

7.7.3 Arrangement and Marking of Exit Discharge.

7.7.3.1 Where more than one exit discharge is required, exit discharges shall be arranged to meet the remoteness criteria of 7.5.1.3.

7.7.3.2 The exit discharge shall be arranged and marked to make clear the direction of egress travel from the exit discharge to a public way.

7.7.3.3 Stairs and ramps shall be arranged so as to make clear the direction of egress travel from the exit discharge to a public way.

7.7.3.4* Stairs and ramps that continue more than one-half story beyond the level of discharge shall be provided with an approved means to prevent or dissuade occupants from traveling past the level of discharge during emergency building evacuation.

7.7.4 Components of Exit Discharge. Doors, stairs, ramps, corridors, exit passageways, bridges, balconies, escalators, moving walks, and other components of an exit discharge shall comply with the detailed requirements of this chapter for such components.

7.7.5 Signs. See 7.2.2.5.4.

7.7.6 Discharge to Roofs. Where approved by the authority having jurisdiction, exits shall be permitted to discharge to

roofs or other sections of the building or an adjoining building where all of the following criteria are met:

- (1) The roof/ceiling assembly construction has a fire resistance rating not less than that required for the exit enclosure.
- (2) A continuous and safe means of egress from the roof is available.

7.8 Illumination of Means of Egress.

7.8.1 General.

7.8.1.1* Illumination of means of egress shall be provided in accordance with Section 7.8 for every building and structure where required in Chapters 11 through 43. For the purposes of this requirement, exit access shall include only designated stairs, aisles, corridors, ramps, escalators, and passageways leading to an exit. For the purposes of this requirement, exit discharge shall include only designated stairs, aisles, corridors, ramps, escalators, walkways, and exit passageways leading to a public way.

7.8.1.2 Illumination of means of egress shall be continuous during the time that the conditions of occupancy require that the means of egress be available for use, unless otherwise provided in 7.8.1.2.2.

7.8.1.2.1 Artificial lighting shall be employed at such locations and for such periods of time as are necessary to maintain the illumination to the minimum criteria values herein specified.

7.8.1.2.2 Unless prohibited by Chapters 11 through 43, automatic, motion sensor-type lighting switches shall be permitted within the means of egress, provided that the switch controllers comply with all of the following:

- (1) The switch controllers are listed.
- (2) The switch controllers are equipped for fail-safe operation and evaluated for this purpose.
- (3) The illumination timers are set for a minimum 15-minute duration.
- (4) The motion sensor is activated by any occupant movement in the area served by the lighting units.
- (5) The switch controller is activated by activation of the building fire alarm system, if provided.

7.8.1.2.3* Energy-saving sensors, switches, timers, or controllers shall be approved and shall not compromise the continuity of illumination of the means of egress required by 7.8.1.2.

7.8.1.3* The floors and other walking surfaces within an exit and within the portions of the exit access and exit discharge designated in 7.8.1.1 shall be illuminated as follows:

- (1) During conditions of stair use, the minimum illumination for new stairs shall be at least 10 ft-candle (108 lux), measured at the walking surfaces.
- (2) The minimum illumination for floors and walking surfaces, other than new stairs during conditions of stair use, shall be to values of at least 1 ft-candle (10.8 lux), measured at the floor.
- (3) In assembly occupancies, the illumination of the walking surfaces of exit access shall be at least 0.2 ft-candle (2.2 lux) during periods of performances or projections involving directed light.
- (4)*The minimum illumination requirements shall not apply where operations or processes require low lighting levels.

7.8.1.4* Required illumination shall be arranged so that the failure of any single lighting unit does not result in an illumination level of less than 0.2 ft-candle (2.2 lux) in any designated area.

7.8.1.5 The equipment or units installed to meet the requirements of Section 7.10 also shall be permitted to serve the function of illumination of means of egress, provided that all requirements of Section 7.8 for such illumination are met.

7.8.2 Sources of Illumination.

7.8.2.1* Illumination of means of egress shall be from a source considered reliable by the authority having jurisdiction.

7.8.2.2 Battery-operated electric lights and other types of portable lamps or lanterns shall not be used for primary illumination of means of egress. Battery-operated electric lights shall be permitted to be used as an emergency source to the extent permitted under Section 7.9.

7.9 Emergency Lighting.

7.9.1 General.

7.9.1.1* Emergency lighting facilities for means of egress shall be provided in accordance with Section 7.9 for the following:

- (1) Buildings or structures where required in Chapters 11 through 43
- (2) Underground and limited access structures as addressed in Section 11.7
- (3) High-rise buildings as required by other sections of this Code
- (4) Doors equipped with delayed-egress locks
- (5) Stair shafts and vestibules of smokeproof enclosures, for which the following also apply:
 - (a) The stair shaft and vestibule shall be permitted to include a standby generator that is installed for the smokeproof enclosure mechanical ventilation equipment.
 - (b) The standby generator shall be permitted to be used for the stair shaft and vestibule emergency lighting power supply.
- (6) New access-controlled egress doors in accordance with 7.2.1.6.2

7.9.1.2 For the purposes of 7.9.1.1, exit access shall include only designated stairs, aisles, corridors, ramps, escalators, and passageways leading to an exit. For the purposes of 7.9.1.1, exit discharge shall include only designated stairs, ramps, aisles, walkways, and escalators leading to a public way.

7.9.1.3 Where maintenance of illumination depends on changing from one energy source to another, a delay of not more than 10 seconds shall be permitted.

7.9.2 Performance of System.

7.9.2.1* Emergency illumination shall be provided for a minimum of 1½ hours in the event of failure of normal lighting. Emergency lighting facilities shall be arranged to provide initial illumination that is not less than an average of 1 ft-candle (10.8 lux) and, at any point, not less than 0.1 ft-candle (1.1 lux), measured along the path of egress at floor level. Illumination levels shall be permitted to decline to not less than an average of 0.6 ft-candle (6.5 lux) and, at any point, not less than 0.06 ft-candle (0.65 lux) at the end of 1½ hours. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded.

7.9.2.2 New emergency power systems for emergency lighting shall be at least Type 10, Class 1.5, Level 1, in accordance with NFPA 110, *Standard for Emergency and Standby Power Systems*.

7.9.2.3* The emergency lighting system shall be arranged to provide the required illumination automatically in the event of any interruption of normal lighting due to any of the following:

- (1) Failure of a public utility or other outside electrical power supply
- (2) Opening of a circuit breaker or fuse
- (3) Manual act(s), including accidental opening of a switch controlling normal lighting facilities

7.9.2.4 Emergency generators providing power to emergency lighting systems shall be installed, tested, and maintained in accordance with NFPA 110, *Standard for Emergency and Standby Power Systems*. Stored electrical energy systems, where required in this Code, other than battery systems for emergency luminaires in accordance with 7.9.2.5, shall be installed and tested in accordance with NFPA 111, *Standard on Stored Electrical Energy Emergency and Standby Power Systems*.

7.9.2.5 Unit equipment and battery systems for emergency luminaires shall be listed to ANSI/UL 924, *Standard for Emergency Lighting and Power Equipment*.

7.9.2.6* Existing battery-operated emergency lights shall use only reliable types of rechargeable batteries provided with suitable facilities for maintaining them in properly charged condition. Batteries used in such lights or units shall be approved for their intended use and shall comply with NFPA 70, *National Electrical Code*.

7.9.2.7 The emergency lighting system shall be either continuously in operation or shall be capable of repeated automatic operation without manual intervention.

7.9.3 Periodic Testing of Emergency Lighting Equipment.

7.9.3.1 Required emergency lighting systems shall be tested in accordance with one of the three options offered by 7.9.3.1.1, 7.9.3.1.2, or 7.9.3.1.3.

7.9.3.1.1 Testing of required emergency lighting systems shall be permitted to be conducted as follows:

- (1) Functional testing shall be conducted monthly, with a minimum of 3 weeks and a maximum of 5 weeks between tests, for not less than 30 seconds, except as otherwise permitted by 7.9.3.1.1(2).
- (2)*The test interval shall be permitted to be extended beyond 30 days with the approval of the authority having jurisdiction.
- (3) Functional testing shall be conducted annually for a minimum of 1½ hours if the emergency lighting system is battery powered.
- (4) The emergency lighting equipment shall be fully operational for the duration of the tests required by 7.9.3.1.1(1) and (3).
- (5) Written records of visual inspections and tests shall be kept by the owner for inspection by the authority having jurisdiction.

7.9.3.1.2 Testing of required emergency lighting systems shall be permitted to be conducted as follows:

- (1) Self-testing/self-diagnostic battery-operated emergency lighting equipment shall be provided.
- (2) Not less than once every 30 days, self-testing/self-diagnostic battery-operated emergency lighting equipment shall automatically perform a test with a duration of a minimum of 30 seconds and a diagnostic routine.

- (3) Self-testing/self-diagnostic battery-operated emergency lighting equipment shall indicate failures by a status indicator.
- (4) A visual inspection shall be performed at intervals not exceeding 30 days.
- (5) Functional testing shall be conducted annually for a minimum of 1½ hours.
- (6) Self-testing/self-diagnostic battery-operated emergency lighting equipment shall be fully operational for the duration of the 1½-hour test.
- (7) Written records of visual inspections and tests shall be kept by the owner for inspection by the authority having jurisdiction.

7.9.3.1.3 Testing of required emergency lighting systems shall be permitted to be conducted as follows:

- (1) Computer-based, self-testing/self-diagnostic battery-operated emergency lighting equipment shall be provided.
- (2) Not less than once every 30 days, emergency lighting equipment shall automatically perform a test with a duration of a minimum of 30 seconds and a diagnostic routine.
- (3) The emergency lighting equipment shall automatically perform annually a test for a minimum of 1½ hours.
- (4) The emergency lighting equipment shall be fully operational for the duration of the tests required by 7.9.3.1.3(2) and (3).
- (5) The computer-based system shall be capable of providing a report of the history of tests and failures at all times.

7.10 Marking of Means of Egress.

7.10.1 General.

7.10.1.1 Where Required. Means of egress shall be marked in accordance with Section 7.10 where required in Chapters 11 through 43.

7.10.1.2 Exits.

7.10.1.2.1* Exits, other than main exterior exit doors that obviously and clearly are identifiable as exits, shall be marked by an approved sign that is readily visible from any direction of exit access.

7.10.1.2.2* Horizontal components of the egress path within an exit enclosure shall be marked by approved exit or directional exit signs where the continuation of the egress path is not obvious.

7.10.1.3 Exit Door Tactile Signage. Tactile signage shall be provided to meet all of the following criteria, unless otherwise provided in 7.10.1.4:

- (1) Tactile signage shall be located at each exit door requiring an exit sign.
- (2) Tactile signage shall read as follows: EXIT.
- (3) Tactile signage shall comply with ICC/ANSI A117.1, *American National Standard for Accessible and Usable Buildings and Facilities*.

7.10.1.4 Existing Exemption. The requirements of 7.10.1.3 shall not apply to existing buildings, provided that the occupancy classification does not change.

7.10.1.5 Exit Access.

7.10.1.5.1 Access to exits shall be marked by approved, readily visible signs in all cases where the exit or way to reach the exit is not readily apparent to the occupants.

7.10.1.5.2* New sign placement shall be such that no point in an exit access corridor is in excess of the rated viewing distance or 100 ft (30 m), whichever is less, from the nearest sign.

7.10.1.6* Floor Proximity Exit Signs. Where floor proximity exit signs are required in Chapters 11 through 43, such signs shall comply with 7.10.3, 7.10.4, 7.10.5, and 7.10.6 for externally illuminated signs and 7.10.7 for internally illuminated signs. Such signs shall be located near the floor level in addition to those signs required for doors or corridors. The bottom of the sign shall be not less than 6 in. (150 mm), but not more than 18 in. (455 mm), above the floor. For exit doors, the sign shall be mounted on the door or adjacent to the door, with the nearest edge of the sign within 4 in. (100 mm) of the door frame.

7.10.1.7* Floor Proximity Egress Path Marking. Where floor proximity egress path marking is required in Chapters 11 through 43, an approved floor proximity egress path marking system that is internally illuminated shall be installed within 18 in. (455 mm) of the floor. Floor proximity egress path marking systems shall be listed in accordance with ANSI/UL 1994, *Standard for Luminous Egress Path Marking Systems*. The system shall provide a visible delineation of the path of travel along the designated exit access and shall be essentially continuous, except as interrupted by doorways, hallways, corridors, or other such architectural features. The system shall operate continuously or at any time the building fire alarm system is activated. The activation, duration, and continuity of operation of the system shall be in accordance with 7.9.2. The system shall be maintained in accordance with the product manufacturing listing.

7.10.1.8* Visibility. Every sign required in Section 7.10 shall be located and of such size, distinctive color, and design that it is readily visible and shall provide contrast with decorations, interior finish, or other signs. No decorations, furnishings, or equipment that impairs visibility of a sign shall be permitted. No brightly illuminated sign (for other than exit purposes), display, or object in or near the line of vision of the required exit sign that could detract attention from the exit sign shall be permitted.

7.10.1.9 Mounting Location. The bottom of new egress markings shall be located at a vertical distance of not more than 6 ft 8 in. (2030 mm) above the top edge of the egress opening intended for designation by that marking. Egress markings shall be located at a horizontal distance of not more than the required width of the egress opening, as measured from the edge of the egress opening intended for designation by that marking to the nearest edge of the marking.

7.10.2 Directional Signs.

7.10.2.1* A sign complying with 7.10.3, with a directional indicator showing the direction of travel, shall be placed in every location where the direction of travel to reach the nearest exit is not apparent.

7.10.2.2 Directional exit signs shall be provided within horizontal components of the egress path within exit enclosures as required by 7.10.1.2.2.

7.10.3* Sign Legend.

7.10.3.1 Signs required by 7.10.1 and 7.10.2 shall read as follows in plainly legible letters, or other appropriate wording shall be used:

EXIT

- (2) The measurement shall be taken between the face of the door leaf and the stop of the frame.
- (3) For new swinging door assemblies, the measurement shall be taken with the door leaf open 90 degrees.
- (4) For any existing door assembly, the measurement shall be taken with the door leaf in the fully open position.
- (5) Projections of not more than 4 in. (100 mm) into the door opening width on the hinge side shall not be considered reductions in clear width, provided that such projections are for purposes of accommodating panic hardware or fire exit hardware and are located not less than 34 in. (865 mm), and not more than 48 in. (1220 mm), above the floor.
- (6) Projections exceeding 6 ft 8 in. (2030 mm) above the floor shall not be considered reductions in clear width.

7.2.1.2.1.2 Other than Swinging Door Assemblies. For other than swinging door assemblies, clear width shall be measured as follows:

- (1) The measurement shall be taken at the narrowest point in the door opening.
- (2) The measurement shall be taken as the door opening width when the door leaf is in the fully open position.
- (3) Projections exceeding 6 ft 8 in. (2030 mm) above the floor shall not be considered reductions in clear width.

7.2.1.2.2* Measurement of Egress Capacity Width.

7.2.1.2.2.1 Swinging Door Assemblies. For swinging door assemblies, egress capacity width shall be measured as follows:

- (1) The measurement shall be taken at the narrowest point in the door opening.
- (2) The measurement shall be taken between the face of the door leaf and the stop of the frame.
- (3) For new swinging doors assemblies, the measurement shall be taken with the door leaf open 90 degrees.
- (4) For any existing door assembly, the measurement shall be taken with the door leaf in the fully open position.
- (5) Projections not more than 3½ in. (90 mm) at each side of the door openings at a height of not more than 38 in. (965 mm) shall not be considered reductions in egress capacity width.
- (6) Projections exceeding 6 ft 8 in. (2030 mm) above the floor shall not be considered reductions in egress capacity width.

7.2.1.2.2.2 Other than Swinging Door Assemblies. For other than swinging door assemblies, egress capacity width shall be measured as follows:

- (1) The measurement shall be taken at the narrowest point in the door opening.
- (2) The measurement shall be taken as the door opening width when the door leaf is in the fully open position.
- (3) Projections not more than 3½ in. (90 mm) at each side of the door openings at a height of not more than 38 in. (965 mm) shall not be considered reductions in egress capacity width.
- (4) Projections exceeding 6 ft 8 in. (2030 mm) above the floor shall not be considered reductions in egress capacity width.

7.2.1.2.3 Minimum Door Leaf Width.

7.2.1.2.3.1 For purposes of determining minimum door opening width, the clear width in accordance with 7.2.1.2.1 shall be used, unless door leaf width is specified.

7.2.1.2.3.2 Door openings in means of egress shall be not less than 32 in. (810 mm) in clear width, except under any of the following conditions:

- (1) Where a pair of door leaves is provided, one door leaf shall provide not less than a 32 in. (810 mm) clear width opening.
- (2) Exit access door assemblies serving a room not exceeding 70 ft² (6.5 m²) and not required to be accessible to persons with severe mobility impairments shall be not less than 24 in. (610 mm) in door leaf width.
- (3) Door openings serving a building or portion thereof not required to be accessible to persons with severe mobility impairments shall be permitted to be 28 in. (710 mm) in door leaf width.
- (4) In existing buildings, the existing door leaf width shall be not less than 28 in. (710 mm).
- (5) Door openings in detention and correctional occupancies, as otherwise provided in Chapters 22 and 23, shall not be required to comply with 7.2.1.2.3.
- (6) Interior door openings in dwelling units as otherwise provided in Chapter 24 shall not be required to comply with 7.2.1.2.3.
- (7) A power-operated door leaf located within a two-leaf opening shall be exempt from the minimum 32 in. (810 mm) single-leaf requirement in accordance with 7.2.1.9.1.5.
- (8) Revolving door assemblies, as provided in 7.2.1.10, shall be exempt from the minimum 32 in. (810 mm) width requirement.
- (9)*Where a single door opening is provided for discharge from a stairway required to be a minimum of 56 in. (1420 mm) wide in accordance with 7.2.2.2.1.2(B), and such door assembly serves as the sole means of exit discharge from such stairway, the clear width of the door opening, measured in accordance with 7.2.1.2.2, shall be not less than two-thirds the required width of the stairway.

7.2.1.3 Floor Level.

7.2.1.3.1 The elevation of the floor surfaces on both sides of a door opening shall not vary by more than ½ in. (13 mm), unless otherwise permitted by 7.2.1.3.5 or 7.2.1.3.6.

7.2.1.3.2 The elevation of the floor surfaces required by 7.2.1.3.1 shall be maintained on both sides of the door openings for a distance not less than the width of the widest leaf.

7.2.1.3.3 Thresholds at door openings shall not exceed ½ in. (13 mm) in height.

7.2.1.3.4 Raised thresholds and floor level changes in excess of ¼ in. (6.3 mm) at door openings shall be beveled with a slope not steeper than 1 in 2.

7.2.1.3.5 In existing buildings, where the door opening discharges to the outside or to an exterior balcony or exterior exit access, the floor level outside the door opening shall be permitted to be one step lower than that of the inside, but shall be not more than 8 in. (205 mm) lower.

7.2.1.3.6 In existing buildings, a door assembly at the top of a stair shall be permitted to open directly at a stair, provided that the door leaf does not swing over the stair and that the door opening serves an area with an occupant load of fewer than 50 persons.

7.2.1.4 Swing and Force to Open.

7.2.1.4.1* Swinging-Type Door Assembly Requirement. Any door assembly in a means of egress shall be of the side-hinged

or pivoted-swinging type, and shall be installed to be capable of swinging from any position to the full required width of the opening in which it is installed, unless otherwise specified as follows:

- (1) Door assemblies in dwelling units, as provided in Chapter 24, shall be permitted.
- (2) Door assemblies in residential board and care occupancies, as provided in Chapters 32 and 33, shall be permitted.
- (3) Where permitted in Chapters 11 through 43, horizontal-sliding or vertical-rolling security grilles or door assemblies that are part of the required means of egress shall be permitted, provided that all of the following criteria are met:
 - (a) Such grilles or door assemblies shall remain secured in the fully open position during the period of occupancy by the general public.
 - (b) On or adjacent to the grille or door opening, there shall be a readily visible, durable sign in letters not less than 1 in. (25 mm) high on a contrasting background that reads as follows: **THIS DOOR TO REMAIN OPEN WHEN THE BUILDING IS OCCUPIED.**
 - (c) Door leaves or grilles shall not be brought to the closed position when the space is occupied.
 - (d) Door leaves or grilles shall be operable from within the space without the use of any special knowledge or effort.
 - (e) Where two or more means of egress are required, not more than half of the means of egress shall be equipped with horizontal-sliding or vertical-rolling grilles or door assemblies.
- (4) Horizontal-sliding door assemblies shall be permitted under any of the following conditions:
 - (a) Horizontal-sliding door assemblies in detention and correctional occupancies, as provided in Chapters 22 and 23, shall be permitted.
 - (b) Horizontal-sliding door assemblies complying with 7.2.1.14 shall be permitted.
 - (c) Unless prohibited by Chapters 11 through 43, horizontal-sliding door assemblies serving a room or area with an occupant load of fewer than 10 shall be permitted, provided that all of the following criteria are met:
 - i. The area served by the door assembly has no high hazard contents.
 - ii. The door assembly is readily operable from either side without special knowledge or effort.
 - iii. The force required to operate the door assembly in the direction of door leaf travel is not more than 30 lbf (133 N) to set the door leaf in motion and is not more than 15 lbf (67 N) to close the door assembly or open it to the minimum required width.
 - iv. The door assembly complies with any required fire protection rating, and, where rated, is self-closing or automatic-closing by means of smoke detection in accordance with 7.2.1.8 and is installed in accordance with NFPA 80, *Standard for Fire Doors and Other Opening Protectives*.
 - v. Corridor door assemblies required to be self-latching have a latch or other mechanism that ensures that the door leaf will not rebound into a partially open position if forcefully closed.

(d) Where private garages, business areas, industrial areas, and storage areas with an occupant load not exceeding 10 contain only low or ordinary hazard contents, door openings to such areas and private garages shall be permitted to be horizontal-sliding door assemblies.

- (5) Where private garages, business areas, industrial areas, and storage areas with an occupant load not exceeding 10 contain only low or ordinary hazard contents, door openings to such areas and private garages shall be permitted to be vertical-rolling door assemblies.
- (6) Revolving door assemblies complying with 7.2.1.10 shall be permitted.
- (7) Existing fusible link-operated horizontal-sliding or vertical-rolling fire door assemblies shall be permitted to be used as provided in Chapters 39, 40, and 42.

7.2.1.4.2 Door Leaf Swing Direction. Door leaves required to be of the side-hinged or pivoted-swinging type shall swing in the direction of egress travel under any of the following conditions:

- (1) Where serving a room or area with an occupant load of 50 or more, except under any of the following conditions:
 - (a) Door leaves in horizontal exits shall not be required to swing in the direction of egress travel where permitted by 7.2.4.3.8.1 or 7.2.4.3.8.2.
 - (b) Door leaves in smoke barriers shall not be required to swing in the direction of egress travel in existing health care occupancies, as provided in Chapter 19.
- (2) Where the door assembly is used in an exit enclosure, unless the door opening serves an individual living unit that opens directly into an exit enclosure
- (3) Where the door opening serves a high hazard contents area

7.2.1.4.3 Door Leaf Encroachment.

7.2.1.4.3.1* During its swing, any door leaf in a means of egress shall leave not less than one-half of the required width of an aisle, a corridor, a passageway, or a landing unobstructed and shall project not more than 7 in. (180 mm) into the required width of an aisle, a corridor, a passageway, or a landing, when fully open, unless both of the following conditions are met:

- (1) The door opening provides access to a stair in an existing building.
- (2) The door opening meets the requirement that limits projection to not more than 7 in. (180 mm) into the required width of the stair landing when the door leaf is fully open.

7.2.1.4.3.2 Surface-mounted latch release hardware on the door leaf shall be exempt from being included in the maximum 7 in. (180 mm) projection requirement of 7.2.1.4.3.1, provided that both of the following criteria are met:

- (1) The hardware is mounted to the side of the door leaf that faces the aisle, corridor, passageway, or landing when the door leaf is in the open position.
- (2) The hardware is mounted not less than 34 in. (865 mm), and not more than 48 in. (1220 mm), above the floor.

7.2.1.4.4 Screen Door Assemblies and Storm Door Assemblies. Screen door assemblies and storm door assemblies used in a means of egress shall be subject to the requirements for direction of swing that are applicable to other door assemblies used in a means of egress.

7.2.1.4.5 Door Leaf Operating Forces.

7.2.1.4.5.1 The forces required to fully open any door leaf manually in a means of egress shall not exceed 15 lbf (67 N) to

- (5) The door assembly complies with the fire protection rating, if required, and, where rated, is self-closing or automatic-closing by means of smoke detection in accordance with 7.2.1.8 and is installed in accordance with NFPA 80, *Standard for Fire Doors and Other Opening Protectives*.

7.2.1.15 Inspection of Door Openings.

7.2.1.15.1* Where required by Chapters 11 through 43, the following door assemblies shall be inspected and tested not less than annually in accordance with 7.2.1.15.2 through 7.2.1.15.8:

- (1) Door leaves equipped with panic hardware or fire exit hardware in accordance with 7.2.1.7
- (2) Door assemblies in exit enclosures
- (3) Electrically controlled egress doors
- (4) Door assemblies with special locking arrangements subject to 7.2.1.6

7.2.1.15.2 Fire-rated door assemblies shall be inspected and tested in accordance with NFPA 80, *Standard for Fire Doors and Other Opening Protectives*. Smoke door assemblies shall be inspected and tested in accordance with NFPA 105, *Standard for Smoke Door Assemblies and Other Opening Protectives*.

7.2.1.15.3 The inspection and testing interval for fire-rated and nonrated door assemblies shall be permitted to exceed 12 months under a written performance-based program in accordance with 5.2.2 of NFPA 80, *Standard for Fire Doors and Other Opening Protectives*.

7.2.1.15.4 A written record of the inspections and testing shall be signed and kept for inspection by the authority having jurisdiction.

7.2.1.15.5 Functional testing of door assemblies shall be performed by individuals who can demonstrate knowledge and understanding of the operating components of the type of door being subjected to testing.

7.2.1.15.6 Door assemblies shall be visually inspected from both sides of the opening to assess the overall condition of the assembly.

7.2.1.15.7 As a minimum, the following items shall be verified:

- (1) Floor space on both sides of the openings is clear of obstructions, and door leaves open fully and close freely.
- (2) Forces required to set door leaves in motion and move to the fully open position do not exceed the requirements in 7.2.1.4.5.
- (3) Latching and locking devices comply with 7.2.1.5.
- (4) Releasing hardware devices are installed in accordance with 7.2.1.5.10.1.
- (5) Door leaves of paired openings are installed in accordance with 7.2.1.5.11.
- (6) Door closers are adjusted properly to control the closing speed of door leaves in accordance with accessibility requirements.
- (7) Projection of door leaves into the path of egress does not exceed the encroachment permitted by 7.2.1.4.3.
- (8) Powered door openings operate in accordance with 7.2.1.9.
- (9) Signage required by 7.2.1.4.1(3), 7.2.1.5.5, 7.2.1.6, and 7.2.1.9 is intact and legible.
- (10) Door openings with special locking arrangements function in accordance with 7.2.1.6
- (11) Security devices that impede egress are not installed on openings, as required by 7.2.1.5.12.

7.2.1.15.8 Door openings not in proper operating condition shall be repaired or replaced without delay.

7.2.2 Stairs.

7.2.2.1 General.

7.2.2.1.1 Stairs used as a component in the means of egress shall conform to the general requirements of Section 7.1 and to the special requirements of 7.2.2, unless otherwise specified in 7.2.2.1.2.

7.2.2.1.2 The requirement of 7.2.2.1.1 shall not apply to the following:

- (1) Aisle stairs in assembly occupancies, as provided in Chapters 12 and 13
- (2) Approved existing noncomplying stairs

7.2.2.2 Dimensional Criteria.

7.2.2.2.1 Standard Stairs.

7.2.2.2.1.1 Stairs shall meet the following criteria:

- (1) New stairs shall be in accordance with Table 7.2.2.2.1.1(a) and 7.2.2.2.1.2.
- (2)* Existing stairs shall be permitted to remain in use, provided that they meet the requirements for existing stairs shown in Table 7.2.2.2.1.1(b).
- (3) Approved existing stairs shall be permitted to be rebuilt in accordance with the following:
 - (a) Dimensional criteria of Table 7.2.2.2.1.1(b)
 - (b) Other stair requirements of 7.2.2
- (4) The requirements for new and existing stairs shall not apply to stairs located in industrial equipment access areas where otherwise provided in 40.2.5.2.

7.2.2.2.1.2 Minimum New Stair Width.

(A) Where the total occupant load of all stories served by the stair is fewer than 50, the minimum width clear of all obstructions, except projections not more than 4½ in. (114 mm) at or below handrail height on each side, shall be 36 in. (915 mm).

(B)* Where stairs serve occupant loads exceeding that permitted by 7.2.2.2.1.2(A), the minimum width clear of all obstructions, except projections not more than 4½ in. (114 mm) at or below handrail height on each side, shall be in accordance with Table 7.2.2.2.1.2(B) and the requirements of 7.2.2.2.1.2(C), 7.2.2.2.1.2(D), 7.2.2.2.1.2(E), and 7.2.2.2.1.2(F).

Table 7.2.2.2.1.1(a) New Stairs

Feature	Dimensional Criteria	
	ft/in.	mm
Minimum width	See 7.2.2.2.1.2.	
Maximum height of risers	7 in.	180
Minimum height of risers	4 in.	100
Minimum tread depth	11 in.	280
Minimum headroom	6 ft 8 in.	2030
Maximum height between landings	12 ft	3660
Landing	See 7.2.1.3, 7.2.1.4.3.1, and 7.2.2.3.2.	

Table 7.2.2.2.1.1(b) Existing Stairs

Feature	Dimensional Criteria	
	ft/in.	mm
Minimum width clear of all obstructions, except projections not more than 4½ in. (114 mm) at or below handrail height on each side	36 in.	915
Maximum height of risers	8 in.	205
Minimum tread depth	9 in.	230
Minimum headroom	6 ft 8 in.	2030
Maximum height between landings	12 ft	3660
Landing	See 7.2.1.3 and 7.2.1.4.3.1.	

Table 7.2.2.2.1.2(B) New Stair Width

Total Cumulative Occupant Load Assigned to the Stair	Width	
	in.	mm
<2000 persons	44	1120
≥2000 persons	56	1420

(C) The total cumulative occupant load assigned to a particular stair shall be that stair's prorated share of the total occupant load, as stipulated in 7.2.2.2.1.2(D) and 7.2.2.2.1.2(E), calculated in proportion to the stair width.

(D) For downward egress travel, stair width shall be based on the total number of occupants from stories above the level where the width is measured.

(E) For upward egress travel, stair width shall be based on the total number of occupants from stories below the level where the width is measured.

(F) The clear width of door openings discharging from stairways required to be a minimum of 56 in. (1420 mm) wide in accordance with 7.2.2.2.1.2(B) shall be in accordance with 7.2.1.2.3.2(9).

7.2.2.2.2 Curved Stairs.

7.2.2.2.2.1 New curved stairs shall be permitted as a component in a means of egress, provided that the depth of tread is not less than 11 in. (280 mm) at a point 12 in. (305 mm) from the narrower end of the tread and the smallest radius is not less than twice the stair width.

7.2.2.2.2.2 Existing curved stairs shall be permitted as a component in a means of egress, provided that the depth of tread is not less than 10 in. (255 mm) at a point 12 in. (305 mm) from the narrower end of the tread and the smallest radius is not less than twice the stair width.

7.2.2.2.3 Spiral Stairs.

7.2.2.2.3.1 Where specifically permitted for individual occupancies by Chapters 11 through 43, spiral stairs shall be permitted as a component in a means of egress in accordance with 7.2.2.2.3.2 through 7.2.2.2.3.4.

7.2.2.2.3.2 Spiral stairs shall be permitted, provided that all of the following criteria are met:

- (1) Riser heights shall not exceed 7 in. (180 mm).
- (2) The stairway shall have a tread depth of not less than 11 in. (280 mm) for a portion of the stairway width sufficient to provide egress capacity for the occupant load served in accordance with 7.3.3.1.
- (3) At the outer side of the stairway, an additional 10½ in. (265 mm) of width shall be provided clear to the other handrail, and this width shall not be included as part of the required egress capacity.
- (4) Handrails complying with 7.2.2.4 shall be provided on both sides of the spiral stairway.
- (5) The inner handrail shall be located within 24 in. (610 mm), measured horizontally, of the point where a tread depth of not less than 11 in. (280 mm) is provided.
- (6) The turn of the stairway shall be such that the outer handrail is at the right side of descending users.

7.2.2.2.3.3 Where the occupant load served does not exceed three, spiral stairs shall be permitted, provided that all of the following criteria are met:

- (1) The clear width of the stairs shall be not less than 26 in. (660 mm).
- (2) The height of risers shall not exceed 9½ in. (240 mm).
- (3) The headroom shall be not less than 6 ft 6 in. (1980 mm).
- (4) Treads shall have a depth not less than 7½ in. (190 mm) at a point 12 in. (305 mm) from the narrower edge.
- (5) All treads shall be identical.
- (6) Handrails shall be provided on both sides of the stairway.

7.2.2.2.3.4 Where the occupant load served does not exceed five, existing spiral stairs shall be permitted, provided that the requirements of 7.2.2.2.3.3(1) through (5) are met.

7.2.2.2.4* Winders.

7.2.2.2.4.1 Where specified in Chapters 11 through 43, winders shall be permitted in stairs, provided that they meet the requirements of 7.2.2.2.4.2 and 7.2.2.2.4.3.

7.2.2.2.4.2 New winders shall have a tread depth of not less than 6 in. (150 mm) and a tread depth of not less than 11 in. (280 mm) at a point 12 in. (305 mm) from the narrowest edge.

7.2.2.2.4.3 Existing winders shall be permitted to be continued in use, provided that they have a tread depth of not less than 6 in. (150 mm) and a tread depth of not less than 9 in. (230 mm) at a point 12 in. (305 mm) from the narrowest edge.

7.2.2.3 Stair Details.

7.2.2.3.1 Construction.

7.2.2.3.1.1 All stairs serving as required means of egress shall be of permanent fixed construction, unless they are stairs serving seating that is designed to be repositioned in accordance with Chapters 12 and 13.

7.2.2.3.1.2 Each stair, platform, and landing, not including handrails and existing stairs, in buildings required in this Code to be of Type I or Type II construction shall be of noncombustible material throughout.

7.2.2.3.2 Landings.

7.2.2.3.2.1 Stairs shall have landings at door openings, except as permitted in 7.2.2.3.2.5.

- (2) Each level of discharge shall discharge directly outside at the finished ground level or discharge directly outside and provide access to the finished ground level by outside stairs or outside ramps.
- (3) The interior exit discharge shall lead to a free and unobstructed way to the exterior of the building, and such way shall be readily visible and identifiable from the point of discharge from the exit.
- (4) The interior exit discharge shall be protected by one of the following methods:
 - (a) The level of discharge shall be protected throughout by an approved automatic sprinkler system in accordance with Section 9.7, or the portion of the level of discharge used for interior exit discharge shall be protected by an approved automatic sprinkler system in accordance with Section 9.7 and shall be separated from the nonsprinklered portion of the floor by fire barriers with a fire resistance rating meeting the requirements for the enclosure of exits. (See 7.1.3.2.1.)
 - (b) The interior exit discharge area shall be in a vestibule or foyer that meets all of the following criteria:
 - i. The depth from the exterior of the building shall be not more than 10 ft (3050 mm), and the length shall be not more than 30 ft (9.1 m).
 - ii. The foyer shall be separated from the remainder of the level of discharge by construction providing protection not less than the equivalent of wired glass in steel frames or 45 minutes fire-resistive construction.
 - iii. The foyer shall serve only as means of egress and shall include an exit directly to the outside.
- (5) The entire area on the level of discharge shall be separated from areas below by construction having a fire resistance rating not less than that required for the exit enclosure, unless otherwise provided in 7.7.2(6).
- (6) Levels below the level of discharge in an atrium shall be permitted to be open to the level of discharge where such level of discharge is protected in accordance with 8.6.7.

7.7.3 Arrangement and Marking of Exit Discharge.

7.7.3.1 Where more than one exit discharge is required, exit discharges shall be arranged to meet the remoteness criteria of 7.5.1.3.

7.7.3.2 The exit discharge shall be arranged and marked to make clear the direction of egress travel from the exit discharge to a public way.

7.7.3.3 Stairs and ramps shall be arranged so as to make clear the direction of egress travel from the exit discharge to a public way.

7.7.3.4* Stairs and ramps that continue more than one-half story beyond the level of discharge shall be provided with an approved means to prevent or dissuade occupants from traveling past the level of discharge during emergency building evacuation.

7.7.4 Components of Exit Discharge. Doors, stairs, ramps, corridors, exit passageways, bridges, balconies, escalators, moving walks, and other components of an exit discharge shall comply with the detailed requirements of this chapter for such components.

7.7.5 Signs. See 7.2.2.5.4.

7.7.6 Discharge to Roofs. Where approved by the authority having jurisdiction, exits shall be permitted to discharge to

roofs or other sections of the building or an adjoining building where all of the following criteria are met:

- (1) The roof/ceiling assembly construction has a fire resistance rating not less than that required for the exit enclosure.
- (2) A continuous and safe means of egress from the roof is available.

7.8 Illumination of Means of Egress.

7.8.1 General.

7.8.1.1* Illumination of means of egress shall be provided in accordance with Section 7.8 for every building and structure where required in Chapters 11 through 43. For the purposes of this requirement, exit access shall include only designated stairs, aisles, corridors, ramps, escalators, and passageways leading to an exit. For the purposes of this requirement, exit discharge shall include only designated stairs, aisles, corridors, ramps, escalators, walkways, and exit passageways leading to a public way.

7.8.1.2 Illumination of means of egress shall be continuous during the time that the conditions of occupancy require that the means of egress be available for use, unless otherwise provided in 7.8.1.2.2.

7.8.1.2.1 Artificial lighting shall be employed at such locations and for such periods of time as are necessary to maintain the illumination to the minimum criteria values herein specified.

7.8.1.2.2 Unless prohibited by Chapters 11 through 43, automatic, motion sensor-type lighting switches shall be permitted within the means of egress, provided that the switch controllers comply with all of the following:

- (1) The switch controllers are listed.
- (2) The switch controllers are equipped for fail-safe operation and evaluated for this purpose.
- (3) The illumination timers are set for a minimum 15-minute duration.
- (4) The motion sensor is activated by any occupant movement in the area served by the lighting units.
- (5) The switch controller is activated by activation of the building fire alarm system, if provided.

7.8.1.2.3* Energy-saving sensors, switches, timers, or controllers shall be approved and shall not compromise the continuity of illumination of the means of egress required by 7.8.1.2.

7.8.1.3* The floors and other walking surfaces within an exit and within the portions of the exit access and exit discharge designated in 7.8.1.1 shall be illuminated as follows:

- (1) During conditions of stair use, the minimum illumination for new stairs shall be at least 10 ft-candle (108 lux), measured at the walking surfaces.
- (2) The minimum illumination for floors and walking surfaces, other than new stairs during conditions of stair use, shall be to values of at least 1 ft-candle (10.8 lux), measured at the floor.
- (3) In assembly occupancies, the illumination of the walking surfaces of exit access shall be at least 0.2 ft-candle (2.2 lux) during periods of performances or projections involving directed light.
- (4)*The minimum illumination requirements shall not apply where operations or processes require low lighting levels.

7.8.1.4* Required illumination shall be arranged so that the failure of any single lighting unit does not result in an illumination level of less than 0.2 ft-candle (2.2 lux) in any designated area.

7.8.1.5 The equipment or units installed to meet the requirements of Section 7.10 also shall be permitted to serve the function of illumination of means of egress, provided that all requirements of Section 7.8 for such illumination are met.

7.8.2 Sources of Illumination.

7.8.2.1* Illumination of means of egress shall be from a source considered reliable by the authority having jurisdiction.

7.8.2.2 Battery-operated electric lights and other types of portable lamps or lanterns shall not be used for primary illumination of means of egress. Battery-operated electric lights shall be permitted to be used as an emergency source to the extent permitted under Section 7.9.

7.9 Emergency Lighting.

7.9.1 General.

7.9.1.1* Emergency lighting facilities for means of egress shall be provided in accordance with Section 7.9 for the following:

- (1) Buildings or structures where required in Chapters 11 through 43
- (2) Underground and limited access structures as addressed in Section 11.7
- (3) High-rise buildings as required by other sections of this Code
- (4) Doors equipped with delayed-egress locks
- (5) Stair shafts and vestibules of smokeproof enclosures, for which the following also apply:
 - (a) The stair shaft and vestibule shall be permitted to include a standby generator that is installed for the smokeproof enclosure mechanical ventilation equipment.
 - (b) The standby generator shall be permitted to be used for the stair shaft and vestibule emergency lighting power supply.
- (6) New access-controlled egress doors in accordance with 7.2.1.6.2

7.9.1.2 For the purposes of 7.9.1.1, exit access shall include only designated stairs, aisles, corridors, ramps, escalators, and passageways leading to an exit. For the purposes of 7.9.1.1, exit discharge shall include only designated stairs, ramps, aisles, walkways, and escalators leading to a public way.

7.9.1.3 Where maintenance of illumination depends on changing from one energy source to another, a delay of not more than 10 seconds shall be permitted.

7.9.2 Performance of System.

7.9.2.1* Emergency illumination shall be provided for a minimum of 1½ hours in the event of failure of normal lighting. Emergency lighting facilities shall be arranged to provide initial illumination that is not less than an average of 1 ft-candle (10.8 lux) and, at any point, not less than 0.1 ft-candle (1.1 lux), measured along the path of egress at floor level. Illumination levels shall be permitted to decline to not less than an average of 0.6 ft-candle (6.5 lux) and, at any point, not less than 0.06 ft-candle (0.65 lux) at the end of 1½ hours. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded.

7.9.2.2 New emergency power systems for emergency lighting shall be at least Type 10, Class 1.5, Level 1, in accordance with NFPA 110, *Standard for Emergency and Standby Power Systems*.

7.9.2.3* The emergency lighting system shall be arranged to provide the required illumination automatically in the event of any interruption of normal lighting due to any of the following:

- (1) Failure of a public utility or other outside electrical power supply
- (2) Opening of a circuit breaker or fuse
- (3) Manual act(s), including accidental opening of a switch controlling normal lighting facilities

7.9.2.4 Emergency generators providing power to emergency lighting systems shall be installed, tested, and maintained in accordance with NFPA 110, *Standard for Emergency and Standby Power Systems*. Stored electrical energy systems, where required in this Code, other than battery systems for emergency luminaires in accordance with 7.9.2.5, shall be installed and tested in accordance with NFPA 111, *Standard on Stored Electrical Energy Emergency and Standby Power Systems*.

7.9.2.5 Unit equipment and battery systems for emergency luminaires shall be listed to ANSI/UL 924, *Standard for Emergency Lighting and Power Equipment*.

7.9.2.6* Existing battery-operated emergency lights shall use only reliable types of rechargeable batteries provided with suitable facilities for maintaining them in properly charged condition. Batteries used in such lights or units shall be approved for their intended use and shall comply with NFPA 70, *National Electrical Code*.

7.9.2.7 The emergency lighting system shall be either continuously in operation or shall be capable of repeated automatic operation without manual intervention.

7.9.3 Periodic Testing of Emergency Lighting Equipment.

7.9.3.1 Required emergency lighting systems shall be tested in accordance with one of the three options offered by 7.9.3.1.1, 7.9.3.1.2, or 7.9.3.1.3.

7.9.3.1.1 Testing of required emergency lighting systems shall be permitted to be conducted as follows:

- (1) Functional testing shall be conducted monthly, with a minimum of 3 weeks and a maximum of 5 weeks between tests, for not less than 30 seconds, except as otherwise permitted by 7.9.3.1.1(2).
- (2)*The test interval shall be permitted to be extended beyond 30 days with the approval of the authority having jurisdiction.
- (3) Functional testing shall be conducted annually for a minimum of 1½ hours if the emergency lighting system is battery powered.
- (4) The emergency lighting equipment shall be fully operational for the duration of the tests required by 7.9.3.1.1(1) and (3).
- (5) Written records of visual inspections and tests shall be kept by the owner for inspection by the authority having jurisdiction.

7.9.3.1.2 Testing of required emergency lighting systems shall be permitted to be conducted as follows:

- (1) Self-testing/self-diagnostic battery-operated emergency lighting equipment shall be provided.
- (2) Not less than once every 30 days, self-testing/self-diagnostic battery-operated emergency lighting equipment shall automatically perform a test with a duration of a minimum of 30 seconds and a diagnostic routine.

- (3) Self-testing/self-diagnostic battery-operated emergency lighting equipment shall indicate failures by a status indicator.
- (4) A visual inspection shall be performed at intervals not exceeding 30 days.
- (5) Functional testing shall be conducted annually for a minimum of 1½ hours.
- (6) Self-testing/self-diagnostic battery-operated emergency lighting equipment shall be fully operational for the duration of the 1½-hour test.
- (7) Written records of visual inspections and tests shall be kept by the owner for inspection by the authority having jurisdiction.

7.9.3.1.3 Testing of required emergency lighting systems shall be permitted to be conducted as follows:

- (1) Computer-based, self-testing/self-diagnostic battery-operated emergency lighting equipment shall be provided.
- (2) Not less than once every 30 days, emergency lighting equipment shall automatically perform a test with a duration of a minimum of 30 seconds and a diagnostic routine.
- (3) The emergency lighting equipment shall automatically perform annually a test for a minimum of 1½ hours.
- (4) The emergency lighting equipment shall be fully operational for the duration of the tests required by 7.9.3.1.3(2) and (3).
- (5) The computer-based system shall be capable of providing a report of the history of tests and failures at all times.

7.10 Marking of Means of Egress.

7.10.1 General.

7.10.1.1 Where Required. Means of egress shall be marked in accordance with Section 7.10 where required in Chapters 11 through 43.

7.10.1.2 Exits.

7.10.1.2.1* Exits, other than main exterior exit doors that obviously and clearly are identifiable as exits, shall be marked by an approved sign that is readily visible from any direction of exit access.

7.10.1.2.2* Horizontal components of the egress path within an exit enclosure shall be marked by approved exit or directional exit signs where the continuation of the egress path is not obvious.

7.10.1.3 Exit Door Tactile Signage. Tactile signage shall be provided to meet all of the following criteria, unless otherwise provided in 7.10.1.4:

- (1) Tactile signage shall be located at each exit door requiring an exit sign.
- (2) Tactile signage shall read as follows: EXIT.
- (3) Tactile signage shall comply with ICC/ANSI A117.1, *American National Standard for Accessible and Usable Buildings and Facilities*.

7.10.1.4 Existing Exemption. The requirements of 7.10.1.3 shall not apply to existing buildings, provided that the occupancy classification does not change.

7.10.1.5 Exit Access.

7.10.1.5.1 Access to exits shall be marked by approved, readily visible signs in all cases where the exit or way to reach the exit is not readily apparent to the occupants.

7.10.1.5.2* New sign placement shall be such that no point in an exit access corridor is in excess of the rated viewing distance or 100 ft (30 m), whichever is less, from the nearest sign.

7.10.1.6* Floor Proximity Exit Signs. Where floor proximity exit signs are required in Chapters 11 through 43, such signs shall comply with 7.10.3, 7.10.4, 7.10.5, and 7.10.6 for externally illuminated signs and 7.10.7 for internally illuminated signs. Such signs shall be located near the floor level in addition to those signs required for doors or corridors. The bottom of the sign shall be not less than 6 in. (150 mm), but not more than 18 in. (455 mm), above the floor. For exit doors, the sign shall be mounted on the door or adjacent to the door, with the nearest edge of the sign within 4 in. (100 mm) of the door frame.

7.10.1.7* Floor Proximity Egress Path Marking. Where floor proximity egress path marking is required in Chapters 11 through 43, an approved floor proximity egress path marking system that is internally illuminated shall be installed within 18 in. (455 mm) of the floor. Floor proximity egress path marking systems shall be listed in accordance with ANSI/UL 1994, *Standard for Luminous Egress Path Marking Systems*. The system shall provide a visible delineation of the path of travel along the designated exit access and shall be essentially continuous, except as interrupted by doorways, hallways, corridors, or other such architectural features. The system shall operate continuously or at any time the building fire alarm system is activated. The activation, duration, and continuity of operation of the system shall be in accordance with 7.9.2. The system shall be maintained in accordance with the product manufacturing listing.

7.10.1.8* Visibility. Every sign required in Section 7.10 shall be located and of such size, distinctive color, and design that it is readily visible and shall provide contrast with decorations, interior finish, or other signs. No decorations, furnishings, or equipment that impairs visibility of a sign shall be permitted. No brightly illuminated sign (for other than exit purposes), display, or object in or near the line of vision of the required exit sign that could detract attention from the exit sign shall be permitted.

7.10.1.9 Mounting Location. The bottom of new egress markings shall be located at a vertical distance of not more than 6 ft 8 in. (2030 mm) above the top edge of the egress opening intended for designation by that marking. Egress markings shall be located at a horizontal distance of not more than the required width of the egress opening, as measured from the edge of the egress opening intended for designation by that marking to the nearest edge of the marking.

7.10.2 Directional Signs.

7.10.2.1* A sign complying with 7.10.3, with a directional indicator showing the direction of travel, shall be placed in every location where the direction of travel to reach the nearest exit is not apparent.

7.10.2.2 Directional exit signs shall be provided within horizontal components of the egress path within exit enclosures as required by 7.10.1.2.2.

7.10.3* Sign Legend.

7.10.3.1 Signs required by 7.10.1 and 7.10.2 shall read as follows in plainly legible letters, or other appropriate wording shall be used:

EXIT

DEVELOPMENT REVIEW BRANCH

To: ☒ ASSISTANT DIRECTOR, DEVELOPMENT REVIEW BRANCH
☐ MANAGER, DEVELOPMENT REVIEW BRANCH
☐ MANAGER, DEVELOPMENT AND BUILDING SERVICES CENTER

☐ HERITAGE ALTERATION PERMIT

SIGNATURE/INITIALS

DATE

FROM: JOE BOSWICK

DATE: FEB 15, 2016

ADDRESS: 1847 PENROSE

DE#: 419781

TO: SUPPORT GROUP
INITIALS/DATE

TO: PROJECT COORDINATOR
INITIALS/DATE

JP - FEB 15/16

ADDITIONAL COMMENTS:

PRIVE TO - CHANGE OF USE

DE419781: DEVELOPMENT APPLICATION

Section

INTERNAL NOTES

NOTES

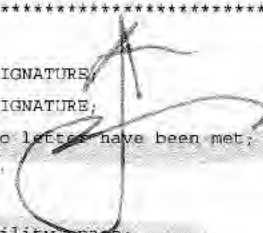
007 ***** PCT SUMMARY REPORT *****

NOTE TO APPROVAL AUTHORITY

RECOMMENDATION TO: J. Greer

ON: 2/15/15

BY: J. Bosnjak

SIGNATURE: 

DEALT WITH BY: P.C. MGR

ON:

BY: J. Greer

SIGNATURE:

RECOMMENDATION SUMMARY: I recommend APPROVAL as long as all conditions in the prior to letters have been met;

- 1) No exterior alterations;
- 2) Addition of one unit on main floor (used to be storage/laundry/etc...);
- 3) Parking plan OK'd by Engineering and Development services with the relaxation of 1 disability space;
- 4) Entry to parkade OK'd by staff based on applicant's response to our comments;
- 5) Applicant is OK with securing all units and not just the ones less than 400 sq. ft.
- 6) Less floor area is being proposed and therefore the existing non-conformity is not added too;
- 7) 6 units between 320 and 400 and 18 unit above 400;
- 8) West End Planners in favour of securing units and keepign as MCD;
- 9) No interior unit alterations so therefor no need to replace any tenants;
- 10) Confirmed with E Cho, that building Oceanside Apartement Hotel is a long term residential style hotel since 1969;

LANDSCAPE REVIEW APPLICABLE: YES or NO

COMPLETED ON: (date) BY: (name)

SIGNATURE:

HIGHLIGHTS CHECKLIST: YES or NO

COMPLETED ON: (date) BY: (name)

NOTE TO STAFF SERVICES

RENOTIFICATION REQ'D:

NO

DATE SENT:

STAMP PLANS:

NO

PRELIM APPROVAL:

PRIOR-TO: YES

REFUSAL:

APPROVAL:

APPROVAL WITH CONDITIONS: YES

COMMENTS:

NOTIFICATION SUMMARY

REQ'D: YES

LETTER: YES

SIGN: YES

DATE SENT: Nov. 25, 2015

EXPIRY DATE: Dec. 10, 2015

SIGN INSTALLATION CONFIRMED ON: Nov. 25, 2015

NOTIFIED: 480

OF RESPONSES: 3

OF OBJECTIONS:

IN FAVOUR:

PETITION(S):

OF RESPONSES FROM OUTSIDE OF THE NOTIFICATION AREA:

IN FAVOUR:

OF OBJECTIONS:

SUMMARY OF RESPONSES: All responses were enquiries and not against project just how to fix some issues, regarding parking in west end, staging areas, etc....

SUMMARY OF COMMENTS RCV'D FROM RECOGNIZED NEIGHBORHOOD GROUPS:

HISTORY

Existing Hotel buildign with 21 units;

TECHNICAL REVIEW

(A) RELAXATIONS:

(B) PARKING & LOADING & BICYCLE CALCULATION DETAILS:

(C) APPLICABLE SECTION 10 & 11 REGULATIONS:

(D) DEDICATION OF LAND:

(E) EXTERNAL DESIGN REGULATIONS:

(F) ACOUSTICS:

(G) ACCESS:

(H) AREA OF TRANSPARENCY:

(I) COVENANTS

GUIDELINES

APPLICABLE: YES or NO

TECHNICAL CALCULATION DETAILS:

MAJOR DESIGN ISSUE(S)

End of report

2016/02/15 09:05:20
PSA702.00 PSR702

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Permit Profile
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City of Vancouver
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DE419781: DEVELOPMENT APPLICATION

Section

PERMIT ADDRESS : 1847 PENDRELL ST Status: REVIEW
Specific address : Opened: OCT 26, 2015
Place name :

GENERAL

Addressing data :
Co-ordinate : 609-109-57-0000
Legal description: LOT 37 BLK 70 DL 185 PLAN 92

Project value : \$0 Purpose to : 006 ADD/ALT/US
Assessed value : \$3,370,000 Subtype :

Temporary bldg : to Temporary use: to

Complexity : 006 DWG USE MUL/INF/MCD GUID Sets of plans : 5 METRIC?
Signature on: A APPLICATION Nbr of bldgs : 1

Change of use from Hotel to Multiple Conversion Dwelling containing 24 dwelling units.

PROJECT DESCRIPTION

Scope of proposed work include upgrades to exiting, provision of storage lockers, laundry room and bike parking. No exterior alterations proposed. No in-suite alterations are proposed.

1 : PEEROJ THAKRE APPLICANT 04 DESIGN PROF CONTACTS
PH5 ARCHITECTURE INC
#204-309 W CORDOVA ST Bus lic acct: Tel: 604-605-1556
VANCOUVER BC V6B1E5 Certificate : Fax:

2 : BRADIAN HOLDINGS INC Contact 2 is: 01 PROPERTY OWNER

s.22(1) Bus lic acct: Tel: s.22(1)
Certificate : Fax:

3 : HENNING KNOETZEE Contact 3 is: 04 DESIGN PROF
PH5 ARCHITECTURE INC
#204 - 309 W CORDOVA ST Bus lic acct: Tel: 604-605-1556
VANCOUVER BC V6B1E5 Certificate : Fax:

Signed by : 1 DESIGN PROF Job Contact : 3 DESIGN PROF
Last invoice: 2 PROPERTY OWNER Mail to :

Use code	Use Specifics/location	Occ class	By-law (SF)	Existing (SF)	Proposed (SF)
D20 MULT CONV DWELLING		C		0.0	15017.0
S28 HOTEL		C		15062.0	0.0

USES

Item	Specifics/Remarks	By-law (I)	Existing (I)	Proposed (I)	UM
------	-------------------	------------	--------------	--------------	----

ITEMS

0002BUILDING TYPE 004 RESIDENTIAL

DE419781: DEVELOPMENT APPLICATION

Section

0003DWELLING TYPE 04 MULTIPLE/APARTMENT
0040PROCESSED THROUGH 32 PROC CTR -MGR DE
0041BY-LAW PROVISION C CONDITIONAL
0080ZONE ZO73RM-5B
0086DEV COST LEVY AREADE15DOWNTOWN/NORTH
0105SITE AREA (FT2/M2) 8646 SF
0122TOTAL FSR 15017 1.50 1.74 1.74 FSR
0125TOTAL FLOOR AREA EXIST NON-CONFORM 12969.0 15062.0 15017.0 SF
0160TOTAL PARKING 10 W/BONUS 10 5 SP
0161PARKING CAR SHARE 1 SP
0161PARKING 06 SMALL 2 SP
0161PARKING 08 HANDICAP 2 1 SP
0161PARKING 12 STANDARD 1 SP
0175BICYCLE 01 CLASS - A 30 30 SP
0175BICYCLE 02 CLASS - B 6 6 SP

Typ	Functn	Permit/Plan/Letter	Purpose	Permit address/remarks	RELATED DOCUMENTS
PER	DUE	BU	DUE AFTER ISSUE		

Date	Trx	Invoice	Fee	Calculation	FEES
entered	typ	number	code	based on	\$ Amount
2015102	FEE	789118	152 DEV SCHED 4 (B)	15044 SF	5,100.00
2015102	PAY	789118			5,100.00-

SUBJECT TO CONDITION

NOTES

- 005 The site shall be maintained in a neat and tidy condition.
- 801 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.
- 940 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health & Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 W Broadway. Should compliance with the Health Acts necessitate changes to this permit and/or approved plans the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.

CUSTOMER INFORMATION

- 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.
- 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.

INTERNAL NOTES

007 ~***** PCT SUMMARY REPORT *****~

DE419781: DEVELOPMENT APPLICATION

Section

INTERNAL NOTES

NOTE TO APPROVAL AUTHORITY

RECOMMENDATION TO: J. Greer

ON:

BY: J. Bosnjak

SIGNATURE;

DEALT WITH BY: P.C. MGR

ON:

BY: J. Greer

SIGNATURE;

RECOMMENDATION SUMMARY: I recommend APPROVAL as long as all conditions in the prior to letter have been met;

- 1) No exterior alterations;
- 2) Addition of one unit on main floor (used to be storage/laundry/etc...);
- 3) Parking plan OK'ed by Engineering and Development services with the relaxation of 1 disability space;
- 4) Entry to parkade OK'ed by staff based on applicant's response to our comments;
- 5) Applicant is OK with securing all units and not just the ones less than 400 sq. ft.
- 6) Less floor area is being proposed and therefor the existing non-conformity is not added too;
- 7) 6 units between 320 and 400 and 18 unit above 400;
- 8) West End Planners in favour of securing units and keepign as MCD;
- 9) No interior unit alterations so therefor no need to replace any tenants;
- 10) Confirmed with E Cho, that buidling Oceanside Apartement Hotel is a long term residential style hotel since 1969;

LANDSCAPE REVIEW APPLICABLE: YES or NO

COMPLETED ON: (date)

BY:

(name)

SIGNATURE:

HIGHLIGHTS CHECKLIST: YES or NO

COMPLETED ON: (date)

BY:

(name)

NOTE TO STAFF SERVICES

RENOTIFICATION REQ'D:

NO

DATE SENT:

STAMP PLANS:

NO

PRELIM APPROVAL:

PRIOR-TO: YES

REFUSAL:

APPROVAL:

APPROVAL WITH CONDITIONS: YES

COMMENTS:

NOTIFICATION SUMMARY

REQ'D: YES

LETTER: YES

SIGN: YES

DATE SENT: Nov. 25, 2015

EXPIRY DATE: Dec. 10, 2015

SIGN INSTALLATION CONFIRMED ON: Nov. 25, 2015

NOTIFIED: 480

OF RESPONSES: 3

OF OBJECTIONS:

IN FAVOUR:

PETITION(S):

OF RESPONSES FROM OUTSIDE OF THE NOTIFICATION AREA:

IN FAVOUR:

OF OBJECTIONS:

SUMMARY OF RESPONSES: All responses were enquiries and not against project just how to fix some issues, regarding parking in west end, staging areas, etc....

SUMMARY OF COMMENTS RECV'D FROM RECOGNIZED NEIGHBORHOOD GROUPS:

HISTORY

Existing Hotel buildign with 23 units;

TECHNICAL REVIEW

(A) RELAXATIONS:

(B) PARKING & LOADING & BICYCLE CALCULATION DETAILS:

(C) APPLICABLE SECTION 10 & 11 REGULATIONS:

(D) DEDICATION OF LAND:

(E) EXTERNAL DESIGN REGULATIONS:

(F) ACOUSTICS:

(G) ACCESS:

(H) AREA OF TRANSPARENCY:

(I) COVENANTS

GUIDELINES

APPLICABLE: YES or NO

TECHNICAL CALCULATION DETAILS:

MAJOR DESIGN ISSUE(S)

- 011 The following comments are based on the preliminary drawings prepared by PH5 Architecture dated October 22, 2015 for the proposed development permit. This is a preliminary review in order to identify issues which do not comply with the 2014

DE419781: DEVELOPMENT APPLICATION

Section

INTERNAL NOTES

Vancouver Building Bylaw.

**Fire protection, structural capacity, and accessibility of the existing building are required to be upgraded per Part 11 of the VBBL. This is considered to be a Major Renovation with corresponding level of upgrade of F2, S2, N3, E4 and A3. Proper existing drawings will be required at BU stage.

Suites are required to be separated by a 1hr FRR as per 3.3.4.2

Bike storage is required to be accessible.

Door D111 appears to open onto a ramp. This is not permitted.

Storage area appears to open directly into exit lobby. This is not permitted

Penthouse level requires two exits.

The applicant may wish to retain the services of a qualified Building Code Consultant in case of difficulty in understanding 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.

01 APPLICATION TAKEN BY J BOSNJAK
02 APPLICATION TYPED BY J BOSNJAK
03 PERMIT AUTHORIZED BY J GREER
04 APPLICATION REVIEWED BY J BOSNJAK
24 PROC CNTR BLDG REVIEW BY E HILDEBRANDT.
30 PROC CNTR DEV REVIEW BY J BOSNJAK
32 DEVELOPMENT PLANNER IS M LINEHAN
40 ENGINEERING CLEARANCE BY K CAVELL

PROCESSED BY

Req Review/Inspection for activity group	Dist rict	Department/branch responsible	Current status	Date open	Date complete
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ACTIVITIES

01 PERMIT GENERAL DEVELOPMENT SERVCS 02 REVIEW 15OCT26

15OCT26 J BOSNJAK 001 OPEN APPLICATION
15NOV02 S GOSAL 002 PRINT APPLICATION

APP AA PLAN REGISTRY PLAN REGISTRY 10 CLEARED 15NOV02 16JAN04

15NOV02 S GOSAL	117 REFER/SEND TO DEPT	CGHC HOUSING CENTRE	NT REFCOPY
15NOV02 S GOSAL	174 SEND PLANS TO	EN ENGINEERING DEPT	DW 1 SET
15NOV02 S GOSAL	117 REFER/SEND TO DEPT	CGBL PROC CENTRE - BLDG	DW 1 SET
15NOV02 S GOSAL	117 REFER/SEND TO DEPT	CGDP DEV PLANNER	DW 1 SET
15NOV02 S GOSAL	117 REFER/SEND TO DEPT	CGDE PROC CENTRE - DEV	
15NOV02 S GOSAL	060 OPEN GROUP	COMPLETE	
16JAN04 J BOSNJAK	069 REVIEW COMPLETE		
16JAN04 J BOSNJAK	176 RECEIVE PLANS FROM	EN ENGINEERING DEPT	

2016/02/15 09.05.20

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City of Vancouver

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for CGJMB

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Section

Req Review/Inspection for activity group	Dist rict	Department/branch responsible	Current status	Date open	Date complete	ACTIVITIES
APP AD ADDRESSING REVIEW		ADDRESSING	10 CLEARED	15OCT26	15NOV02	
15OCT26 J BOSNJAK		060 OPEN GROUP				
15NOV02 J LACHLAN		070 APPROVE FOR PERMIT				
APP TA TARGET DATES		DEVELOPMENT SERVCS	01 OPEN	15NOV02		
15NOV02 S GOSAL	200	TASK TARGET	PCT	PCT/DEV PL REVIEW	DT 16JAN05	
15NOV02 S GOSAL	200	TASK TARGET	PCM	PROCESS CTR MGR	DT 16JAN08	
15NOV02 S GOSAL	200	TASK TARGET	NAP	EARLY REVW/NEW APP	DT 15NOV19	
15NOV02 S GOSAL	060	OPEN GROUP				
15NOV19 J BOSNJAK	205	COMPLETED	NAP	EARLY REVW/NEW APP	DT 15NOV19	
16JAN05 J BOSNJAK	205	COMPLETED	PCT	PCT/DEV PL REVIEW	DT 16JAN05	
APP 06 PROC CNTR DEV REVW		PROC CENTRE - DEV	01 OPEN	15NOV02		
15NOV02 S GOSAL		060 OPEN GROUP				
APP 08 PROC CNTR BLDG RVW		PROC CENTRE - BLDG	10 CLEARED	15OCT26	15DEC18	
15OCT26 J BOSNJAK		060 OPEN GROUP				
15NOV03 M PENNER.	116	REFER/SEND TO		ML FOR ASSIGNMENT		
15NOV09 M PENNER.	991	NOTE		ASSIGNED TO ERV H	DT 16JAN05	
15DEC18 E HILDEBRANDT.	993	SEE INTERNAL NOTES				
15DEC18 E HILDEBRANDT.	069	REVIEW COMPLETE				
APP 19 DEV COST LEVY REVW DE15 BY-LAW ADMIN			01 OPEN	15OCT26		
15OCT26 J BOSNJAK		060 OPEN GROUP				
APP 20 DEV PLANNER REVIEW		PLANNING DEPT	10 CLEARED	15NOV02	16FEB12	
15NOV02 S GOSAL		060 OPEN GROUP				
16FEB12 J BOSNJAK		069 REVIEW COMPLETE				
APP 28 STUDY AREA REVIEW	ST66	PLANNING DEPT	12 NOT REQD	15OCT26	16JAN04	
15OCT26 J BOSNJAK		060 OPEN GROUP				
16JAN04 J BOSNJAK		072 GROUP NOT REQUIRED				

2016/02/15 09.05.20

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Permit Profile

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City of Vancouver

for CGJMB

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DE419781: DEVELOPMENT APPLICATION

Section

Req Review/Inspection for activity group	Dist rict	Department/branch responsible	Current status	Date open	Date complete	ACTIVITIES
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APP 30 ENGINEERING REVIEW		ENGINEERING DEPT	03 HOLDING	15NOV02		
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15NOV02 S GOSAL	060 OPEN GROUP					
-----------------	----------------	--	--	--	--	--

15NOV23 R C0	062 HOLD					
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APP 35 HOUSING & PROPERTY		HOUSING CENTRE	01 OPEN	15NOV02		
---------------------------	--	----------------	---------	---------	--	--

15NOV02 S GOSAL	060 OPEN GROUP					
-----------------	----------------	--	--	--	--	--

End of permit

End of report

ADDRESS: 1847 Pendrell St

DE Distribution List

DE 419781

Target Dates:

ER 2015 / 11 / 19 /
 PCM 2015 / 01 / 08 /
 PCT 2015 / 01 / 05 /
 TECH 2015 / / /

Special Instructions for PC:

Related to DE

Change of use from hotel to residential use

Zone:

RM-5B

COMMENTS DUE BY 2015 / / /

Check Box when applicable	PRISM Code		To		Documents Required	
	Action Code	Review Group			# Set of Plans	
<input checked="" type="checkbox"/>	CGDE	06	Project Coordinator	J Bosnjak	1	
<input checked="" type="checkbox"/>	CGDP	20	Development Planner	M Linehan	0	to be confirmed by PC
<input type="checkbox"/>	CGHE	25	Heritage Planner	.	0	
<input type="checkbox"/>	CGLA	27	Landscape Technician	.	0	
<input checked="" type="checkbox"/>	CGBL	08	Building Code Review	M Lam (for assignment)	1	Give # of plans if indicated in box
<input type="checkbox"/>			Engineering Services	Al Zacharias	0	
<input checked="" type="checkbox"/>	EN	30		Kevin Cavell	1	2 sets if new construction
<input type="checkbox"/>	CGPF	PF	Project Facilitator	.	0	
<input type="checkbox"/>			Fire Review	(other than 1 & 2 FD) Garry Ayre	0	
<input type="checkbox"/>	CGEP	EP	Environmental Protection	.	0	
<input type="checkbox"/>	EVC	ER	Environmental Contamination	James Smith	0	PC to email only. cc Linda Kwan (soils)
<input type="checkbox"/>	CGHC	35	Social Policy	.	0	Email only. cc Debbie Anderson Eng
<input type="checkbox"/>			Senior Childcare Licensing Officer (VCH)	Rika Lange	0	
<input type="checkbox"/>	PA	18	Park Board	Dave Hutch	0	
<input type="checkbox"/>	CGPU	63	Licensing	.	0	Reference Application Copy
<input type="checkbox"/>	PO	31	Police	.	0	PC to Email only
<input type="checkbox"/>	CC		Seniors Housing Advisory Committee of Council	City Clerks Office	0	
<input type="checkbox"/>	ADUR	91	Urban Design	Jane Bateman	0	
<input type="checkbox"/>	CGCE	SA	SRA Group c/o Housing Centre	Jesse Tarbotton	0	(shares plans with Hsg Ctr when there aren't enough)
<input type="checkbox"/>			Cultural Services	Diana Leung	0	PC to Email only
<input type="checkbox"/>			Downtown East Side Planning Group	Wesley Joe	0	PC to Email only
<input checked="" type="checkbox"/>	CGHC	35	Housing Policy & Projects	Edna Cho	0	PC to Email only
<input type="checkbox"/>	CGEL		Electrical	Bunsen Leung	0	Completed BC Hydro Letter
<input type="checkbox"/>						
<input type="checkbox"/>						

Special Delivery Instructions:

Processed Through Code:

32

CRT:

Sept 23 @ 2:30

MAJOR:

PRELIMINARY ☐COMPLETE ☐PRELIMINARY ☐COMPLETE ☒MINOR Amendment ☐

Bosnjak, Joe

Subject: ASSIGNED: Joe 1847 pendrell, Henning 604.605.1556 fc sep 9

Start: Wed 9/23/2015 2:30 PM
End: Wed 9/23/2015 3:30 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Appointment Intake Calendar - PC-D
Required Attendees: Bosnjak, Joe

Categories: Important

1)	a) Has this project been reviewed by Enquiry Centre staff? b) Describe the scope of work being done? c) Is this work for a new construction or for work on an existing building? d) If this is work on an existing building, what is the existing use of the tenant space?	a) no b) conversion from hotel to multiple dwe c) existing d) hotel use <i>Note: This information must be verified during</i>
2)	Are you requesting any relaxations?	no
3)	Have you consulted with a Development Planner on this project? If yes, who?	no
4)	Do you have all the documents and drawings specified in our DE submission checklist? <ul style="list-style-type: none">• Development permit application• Major development permit application checklist• Change of use (main application)• http://vancouver.ca/files/cov/rt-zones-all.pdf• http://vancouver.ca/files/cov/multiple-dwellings.pdf• http://vancouver.ca/files/cov/commercial-industrial-bldgs.pdf• http://vancouver.ca/files/cov/patio-permit-private-property.pdf	
5)	Phone Centre Staff Notes: PC-D notes: Rm-5b ✓ Use fee code 4(b) ✓ Check with Marie L or Patrick O. to see if they want any involvement in this as a formal planner assignment. Otherwise ✓ Charge summary ✓ Notify with site sign Will be sending to edna cho. Have no idea if this is a long term residential style hotel or not. If so, then will decide if a tenant relocation plan will be needed. Make sure you find out what type of hotel it is before s Also, decide if planners want this on a thursd design review. I've scheduled it for a thurs design review just in case, but if	

do PCM only. My guestimate is that it will need Thurs design review in any event.



1847 pendrell.pdf



DE 419781

(ALL)

PLANNING AND DEVELOPMENT SERVICES
Mailing Address:
453 West 12th Avenue, Vancouver BC V5Y 1V4
tel: 604.873.7611

Development and / or Building Application Form

To help expedite submission of your application, please fill out BOTH sides of this information sheet prior to attending the Application Preview counter located in the Development and Building Services Centre, Ground Floor, 515 West 10th Avenue (West Annex, City Hall).

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

Address: 1847 Pendrell Street Specifics: _____

Floor Level: _____ Suite No: _____

Legal Description:

Lot(s) 37 Block(s) 70 District Lot(s) 185 NW Plan Number(s) VAP92

Are you aware of the presence of any contaminated soils on the subject property? ☐ Yes ☒ NoAre 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 ☒ NoIs 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: Peeroj Thakre, architect aibc

Mailing Address: 204-309 West Cordova Street

City: Vancouver Postal Code: V6B 1E5

E-mail Address: peeroj@ph5architecture.ca

Phone Number: 604-605-1556 Fax Number: -

Company Name: ph5 architecture inc

Business License Account Number: #15-134077

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 License 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: Bradian Holdings inc.	
Address: s.22(1)	City: s.22(1)
Postal Code: s.22(1)	Phone Number: s.22(1) (Brad Telfer)
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: Henning Knoetzele email: henning@ph5architecture.ca	
Address: 204-309 West Cordova Street	City: Vancouver
Postal Code: V6B 1E5	Phone Number: 604-605-1556

Please continue application on reverse

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? Hotel

What is the proposed use? Rental apartment

How many storeys? 3 + penthouse

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.)

Change of use from Group C, Hotel back to

Group C Rental Apartment. Building was

originally built as a rental apartment

Scope of proposed work includes upgrades

to exiting, provision of resident storage lockers

laundry room and bicycle parking. No exterior

alterations are proposed. No in-suite alterations

are proposed.

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

\$ 35,000

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>23</u>	<u>24</u>
Total number of housekeeping units:	<u>0</u>	<u>0</u>
Total number of sleeping units:	<u>23</u>	<u>24</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

Office Use Only	Invoice #
BU _____	
DE _____	

Office Use Only

BU (WWOP?) _____

DE _____

DT _____

BG _____ f/m _____

ENV. PROT. Site Profile _____

SUBTOTAL _____

SP _____

TOTAL _____

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 26 DAY OF October 20 15 M. M. M. M. M.

DOC/2013/057653 (Revised October 2014)

SIGNATURE OF APPLICANT

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT
FORM B (Section 225)

Apr-01-2015 13:41:10.001

CA4316437 CA4316438

MORTGAGE - PART 1 Province of British Columbia

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Peter James
Felix Ferrari
LXA86F

Digitally signed by Peter James Felix Ferrari LXA86F
DN: c=CA, cn=Peter James Felix Ferrari LXA86F, o=Lawson, ou=Verity ID s
www.verity.com/LKUP.cfm?o=LXA86F
Date: 2015.04.01 13:05:29 -0700

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Peter J. Ferrari

Guild Yule LLP

2100 - 1075 West Georgia Street

Vancouver

BC V6E 3C9

Document Fees: \$156.20

STC Fees: \$11.03

Barrister and Solicitor

Tel: 604-688-1221

Client No. 11521 File: 10658-79

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

015-735-940

LOT 37 BLOCK 70 DISTRICT LOT 185 PLAN 92

STC?

YES ☒

3. BORROWER(S) (MORTGAGOR(S)): (including postal address(es) and postal code(s))

1028062 B.C. LTD.

2200 HSBC BUILDING 885 WEST GEORGIA STREET

VANCOUVER

BRITISH COLUMBIA

Incorporation No

BC1028062

V6C 3E8

CANADA

4. LENDER(S) (MORTGAGEE(S)): (including occupation(s), postal address(es) and postal code(s))

BANK OF MONTREAL

A CANADIAN CHARTERED BANK, SUITE 2200 - 4720 KINGSWAY

BURNABY

BRITISH COLUMBIA

CANADA

V5H 4N2



5. PAYMENT PROVISIONS:

(a) Principal Amount:

\$5,250,000.00

(b) Interest Rate:

2.25% per annum

(c) Interest Adjustment

Date:

Y M D
15 05 01

(d) Interest Calculation Period:

half yearly, not in advance

(e) Payment Dates:

1st day of each month

(f) First Payment

Date:

15 06 01

(g) Amount of each periodic payment:

\$22,869.64

(h) Interest Act (Canada) Statement.

The equivalent rate of interest calculated
half yearly not in advance
is 2.25 % per annum.

(i) Last Payment

Date:

16 05 01

(j) Assignment of Rents which the

applicant wants registered ?

YES ☒ NO ☐

If YES, page and paragraph number:

Page 11, paragraph F.1

(k) Place of payment:

Postal address in Item 4

(l) Balance Due

Date:

16 05 01

MORTGAGE - PART 1

PAGE 2 OF 2 PAGES

6. MORTGAGE contains floating charge on land ?
 YES ☐ NO ☒

7. MORTGAGE secures a current or running account ?
 YES ☐ NO ☒

8. INTEREST MORTGAGED:

Freehold ☒
 Other (specify) ☐

9. MORTGAGE TERMS:

Part 2 of this mortgage consists of (select one only):

- (a) Prescribed Standard Mortgage Terms ☐
 (b) Filed Standard Mortgage Terms ☒
 (c) Express Mortgage Terms ☐

D F Number: MT110097

(annexed to this mortgage as Part 2)

A selection of (a) or (b) includes any additional or modified terms referred to in item 10 or in a schedule annexed to this mortgage.

10. ADDITIONAL OR MODIFIED TERMS:

Non-Assumption - The Mortgagor shall not sell, assign or transfer the Mortgage or all or any part of the Indebtedness without the prior written consent of the Mortgagee. The Mortgage is not assumable by any person without the prior written consent of the Mortgagee.

Restriction on Secondary Financing - The Mortgagor will not, without the prior written consent of the Mortgagee, obtain secondary financing against or in respect of, or create or permit to exist any claims against or security interests in, the Mortgage Lands.

11. PRIOR ENCUMBRANCES PERMITTED BY LENDER:

Nil

12. EXECUTION(S): This mortgage charges the Borrower's interest in the land mortgaged as security for payment of all money due and performance of all obligations in accordance with the mortgage terms referred to in item 9 and the Borrower(s) and every other signatory agree(s) to be bound by, and acknowledge(s) receipt of a true copy of, those terms.

Officer Signature(s)

Samantha M.L. Prest

Barrister & Solicitor

Cassels Brock and Blackwell LLP
 2200 - 885 West Georgia Street
 Vancouver, B.C. V6C 3E8
 Phone: 604-691-6104
 BC Law Society No. 511365

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Execution Date

Y	M	D
15	04	01

Borrower(s) Signature(s)

1028062 B.C. LTD. by its authorized signatory:

Bradley Telfer
 President

BU

TITLE SEARCH PRINT

2015-10-26, 11:20:19

File Reference:

Requestor: Derek Townsend

Declared Value \$8195000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District

Land Title Office

VANCOUVER

VANCOUVER

Title Number

From Title Number

CA4316351

K87442

Application Entered

2015-04-07

Application Received

2015-04-01

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

1028062 B.C. LTD., INC.NO. BC1028062

2200 HSBC BUILDING 885 WEST GEORGIA STREET

VANCOUVER, BC

V6C 3E8

Taxation Authority

CITY OF VANCOUVER

Description of Land

Parcel Identifier:

015-735-940

Legal Description:

LOT 37 BLOCK 70 DISTRICT LOT 185 PLAN 92

Legal Notations

NONE

Charges, Liens and Interests

Nature:

MORTGAGE

Registration Number:

CA4316437

Registration Date and Time:

2015-04-01 13:41

Registered Owner:

BANK OF MONTREAL

Nature:

ASSIGNMENT OF RENTS

Registration Number:

CA4316438

Registration Date and Time:

2015-04-01 13:41

Registered Owner:

BANK OF MONTREAL



Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

TITLE SEARCH PRINT

File Reference:

Declared Value \$8195000

2015-10-26, 11:20:19

Requestor: Derek Townsend

Pending Applications

NONE

26 Oct, 2015

City of Vancouver
Vancouver BC

Attention: Joe Bosnjak

RE: 1847 Pendrell Street, Vancouver BC – Request for Parking Relaxation

Site Information:

Lot 37, Block 70, DL 185 Group1, NW Plan VAP92

Zone: RM 5B

Outline of Request

Relaxation of the number of off-street parking spaces required from 12 to 8 spaces in an existing parking area, and the allowance that all existing spaces are classified as "small car" spaces.

Rationale:

Two of the spaces in the existing parking area have been eliminated due to nonconformity, as they would require a car to back up more than 10m and do not allow vehicles to exit the parking area in a forward direction. This reduces the number of existing parking spaces from 10 to 8. The existing building currently includes no off-street bicycle parking complying with Section 6 of the parking bylaw. Therefore it is proposed that the area occupied by the existing non-conforming spaces is replaced with bicycle storage conforming to the parking bylaw, adding the required 30 class A bicycle parking stalls.

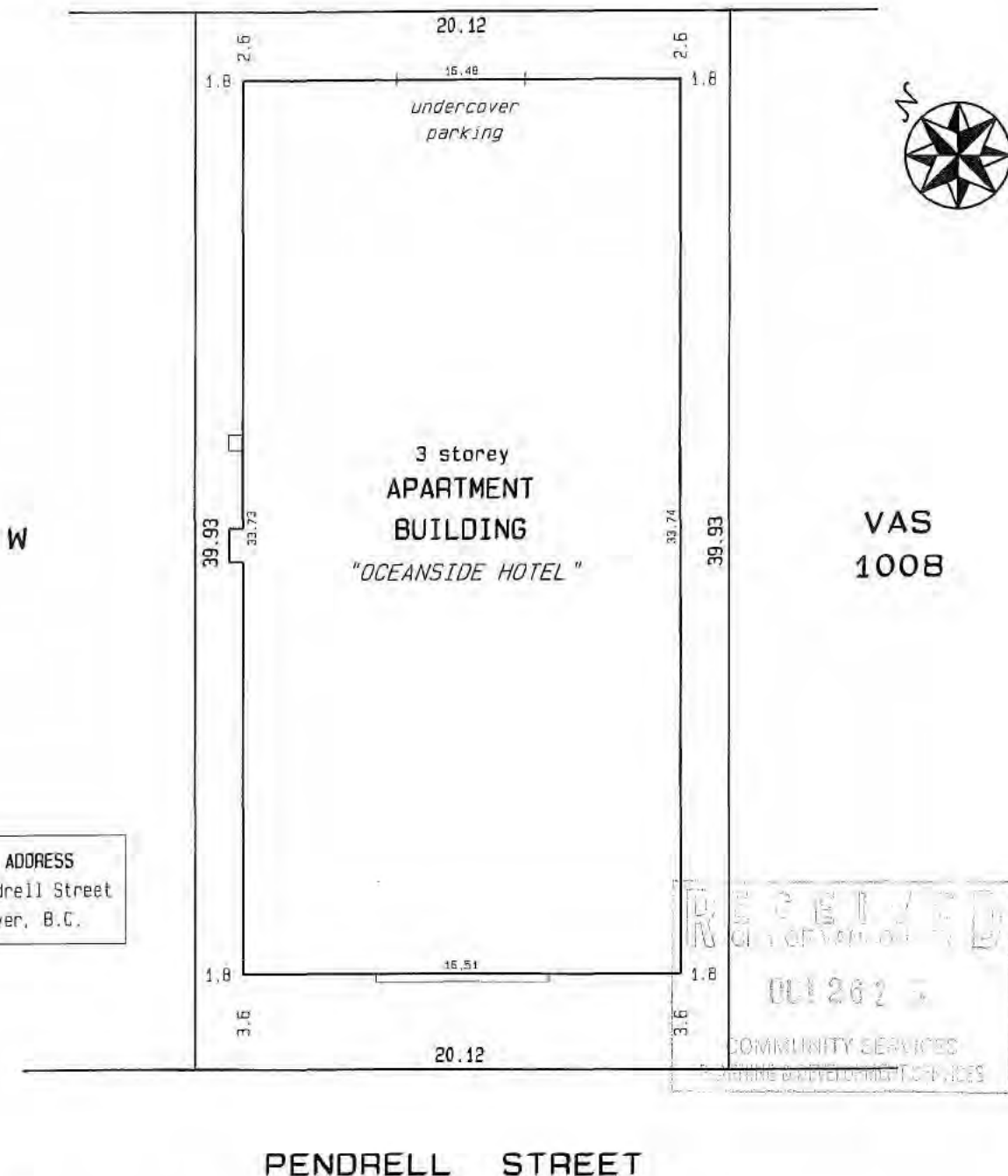
The existing building was not designed to accommodate a required 6.6m (21'8") maneuvering isle. The required maneuvering isle width can be achieved with a relaxation to allow for all 8 existing compliant spaces to be classified as "small car" spaces. This would achieve the required maneuvering isle width of 6.6m, with the exception of existing column encroachments that reduce this width to 6.1m (20') at one location.



**PLAN SHOWING THE LOCATION OF IMPROVEMENTS SITUATED UPON
LOT 37, BLOCK 70, DISTRICT LOT 185, PLAN 92.
CITY OF VANCOUVER.**

SCALE 1: 250 (METRIC)

LANE



**CERTIFIED CORRECT AS TO LOCATION
AND DIMENSION OF IMPROVEMENTS**

D. Prokopetz, ASCT, RSIS

DATED THIS 23rd DAY OF FEBRUARY, 2015.

NOTE: The location of features certified by this plan has been determined from existing survey monumentation and does not purport to be a location certified in relation to a boundary of land. We accept no responsibility for the unauthorized use or for any use of a copy not bearing an original embossed seal. Property line dimensions are according to Land Title Office records. This plan is not to be used for the re-establishment of property lines. This plan is to be used for mortgage purposes only.

Westcoast Surveys Ltd.

16264 80th Avenue

Surrey, B.C. V4N 0X3

tel 604-543-8665 fax 604-543-8610

faxdon@gmail.com fax 604-628-3853

Our File: 2-74-15



October 26, 2015

SUBJECT: 1847 Pendrell/DE419781

Attachment

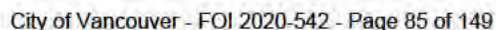
Review Group comments/clearances:

Project Team Meeting Required with Applicant? ☐ Yes ☐ No

Received by: _____ Date: _____



10th Anniversary Edition: 2005-2015
Canada's Top
100
Employers
2015



1847 Pendrell/DE419781

Change of use from Hotel to Multiple Conversion Dwelling.

Scope of proposed work includes upgrades to exiting, provision of storage lockers, laundry room and bike parking. No exterior alterations proposed. No in-suite alterations are proposed. Parking relaxation requested.

Note: Secure all units as rental.

Zone: RM-5B

Use: Multiple Conversion Dwelling with 24 units (Proposed);
Hotel (Existing 23 Units);

Site Area: 8,646 sq. ft.;

Frontage: N/A;

Height: No Change;

Front Yard and Setback: No Change;

Side Yards and Setback: No Change;

Rear Yard and Setback: No Change;

Floor Space Ratio (F.S.R.)

	Existing	Proposed
First	2,205 sq. ft.	2,160 sq. ft.
Second	5,996 sq. ft.	5,996 sq. ft.
Third	5,996 sq. ft.	5,996 sq. ft.
Roof	865 sq. ft.	865 sq. ft.
Total:	15,062 sq. ft.	15,017 sq. ft.

Max. FSR: 1.5 FSR/12,969 sq. ft.

Existing FSR Total: 1.74 FSR/15,062 sq. ft.

FSR Total: 1.74 FSR /15,017 sq. ft.

*Note on FSR: Proposal is non-conforming but is less than the existing FSR;
We will be calling this existing non-conforming floor area.

Site Coverage: No Change;

Horizontal Angle of Daylight: OK;

Acoustics: Waive??

External Design: OK;

Parking:

MC Required (4.3.6): 10 Spaces

Disability Parking Spaces: Required: 2 Space

Proposed: 10 Spaces w/Bonus (5 Spaces - 1 Stand/2 SC/1 HC/1 Carshare)

*Relaxation of 1 disability; OK per Eng/P&DS;

Bicycle: Required: 30 Class A & 6 Class B

Proposed: 30 Class A & 6 Class B

RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule

1 Intent

The intent of this Schedule is to permit a variety of residential developments and some compatible retail, office, service and institutional uses. Emphasis is placed on achieving development which is compatible with neighbouring development with respect to streetscape character, open spaces, view retention, sunlight access and privacy. The RM-5A, RM-5B, RM-5C and RM-5D Districts permit greater densities than RM-5.

The RM-5 District also encourages developments suited to families with children. The RM-5C District permits a greater range of uses. The RM-5D District supports the development of social housing.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with section 2.3 and the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts and shall be issued a permit.

2.2 Uses

2.2.A • Accessory Buildings customarily ancillary to any of the uses listed in this Section, provided that:

- (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
- (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than the width of the required side yard from a flanking street;
- (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 35 % of the rear yard to be provided, or 48 m², whichever is the lesser;
- (d) not more than 66% % of the width of the rear yard of any lot is occupied by accessory buildings;
- (e) no accessory building is closer than 3.7 m to any residential building;
- (f) no accessory building obstructs the daylight access prescribed in this Schedule.

- Accessory Uses customarily ancillary to any of the uses listed in this section, except hotel.

2.2.C [Cultural and Recreational]

- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

2.2.DW [Dwelling]

- Dwelling Units in conjunction with a neighbourhood grocery store, subject to the provisions of section 11.16 of this By-law, or with a Laundromat or Dry Cleaning Establishment existing as of September 26, 1989.

- Multiple Conversion Dwelling.
- Rooming House.

2.2.I [Institutional]

- Child Day Care Facility.
- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

2.2.R [Retail]

- Neighbourhood Grocery Store existing as of July 29, 1980, subject to the provisions of Section 11.16 of this By-law.

2.2.S [Service]

- Hotel existing as of September 26, 1989. *— F.R. 17*
- Laundromat or Dry Cleaning Establishment existing as of September 26, 1989.

2.3 Conditions of Use

2.3.1 All uses other than dwelling uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:

- (a) parking and loading facilities;
- (b) display of flowers, plants, fruits and vegetables; and
- (c) child day care facility.

2.3.2 • In the RM-5 District, a minimum of 20 % of total dwelling units within any multiple dwelling, except in the case of buildings designed solely for use as senior citizens' housing under the provisions of the National Housing Act or other similar use, shall:

- (a) contain 2 or more bedrooms;
- (b) possess private open space directly accessible from the unit and which is a minimum of 5.6 m² in area, and with a minimum dimension of 1.8 m; and
- (c) be located within three storeys of grade.

2.3.3 • In the RM-5 District, all multiple dwellings shall include an outdoor area with a minimum area of 37 m², in an appropriate location, that could be developed as a children's play area.

2.3.4 • In the RM-5D District, the maximum allowable floor space ratio for all permitted uses other than dwelling uses is 0.65.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Development Permit Board may approve for the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts any of the uses listed in section 3.2.1, including such conditions as it may decide, provided that it first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
- (b) the submission of any advisory group, property owner or tenant; and
- (c) the appropriateness of the use with respect to the items which are shown in italics following the use.

3.2.1 Uses

- 3.2.1.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
 - Accessory Uses customarily ancillary to hotel or any of the uses listed in this section.

3.2.1.C [Cultural and Recreational]

- Museum or Archives. *compatibility with nearby sites, parking, proximity to major streets, size of facility*

3.2.1.DW [Dwelling]

- Infill.
- Infill Multiple Dwelling, in accordance with section 5 of this schedule.
- Dwelling Units, in conjunction with any of the other uses set out in this Schedule.
- Multiple Dwelling, except as provided for in Section 5 of this schedule consisting of six or more dwelling units if:
 - (a) its development does not require the demolition or change of use or occupancy of one or more rental housing units;
 - (b) its development requires the demolition or change of use or occupancy of one or more rental housing units and the registered owner of the site enters into a housing agreement with the city, under section 565.2 of the Vancouver Charter, in which the registered owner agrees with the city to:
 - (i) include in the new development on the site that number of rental housing units which equals or exceeds the number of rental housing units requiring demolition or change of use or occupancy, and to give the city security for the continued operation of such replacement rental housing units including a section 219 covenant for registration against title to the site, which housing agreement and security must be on terms and conditions satisfactory to Council, or
 - (ii) provide rental housing units, or to contribute to the provision of rental housing units, in another manner or at another location, or to provide another form of affordable housing, and to give the city security for the continued operation of such replacement rental housing units or other form of affordable housing including a section 219 covenant for registration against title to the subject real property, which housing agreement and security must be on terms and conditions satisfactory to Council;

and, in this section, all references to the demolition or change of use or occupancy of one or more rental housing units are to include then existing rental housing units and rental housing units that, during the three years preceding the date of application for a development permit for a multiple dwelling, a person has demolished or in respect of which has changed the use or occupancy.
- Multiple Dwelling, in accordance with section 5 of this schedule.
- Multiple Dwelling, consisting of five or fewer dwelling units.
- One-Family Dwelling.
- One-Family Dwelling with Secondary Suite.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.
- Two-Family Dwelling.

3.2.1.I [Institutional]

- Ambulance Station. *compatibility with nearby sites, vehicular ingress and egress, proximity to major street*
- Church, subject to the provisions of section 11.7 of this By-law. *compatibility with nearby sites, parking, size of facility*
- Hospital, subject to the provisions of section 11.9 of this By-law. *compatibility with nearby sites, vehicular ingress and egress, category of facility*
- Public Authority Use essential in this District. *compatibility with nearby sites, proximity to major streets, vehicular ingress and egress*
- School - Elementary or Secondary, subject to the provisions of section 11.8 of this By-law. *compatibility with nearby sites, category of facility*
- Social Service Centre. *compatibility with nearby sites, category of facility*
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law. *compatibility with nearby sites*
- Group Residence, subject to the provisions of section 11.17 of this By-law. *compatibility with nearby sites*

3.2.1.O [Office]

- General Office, in a building which is protected by a heritage designation by-law. *compatibility with nearby sites, parking, traffic, noise, hours of operation*
- Health Care Office, in a building which is protected by a heritage designation by-law. *compatibility with nearby sites, parking, traffic, noise, hours of operation*
- Health Enhancement Centre, in a building which is protected by a heritage designation by-law. *compatibility with nearby sites, parking, traffic, noise, hours of operation*

3.2.1.R [Retail]

- Retail Store, in a building which is protected by a heritage designation by-law. *compatibility with nearby sites, parking, traffic, noise, hours of operation*
- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
- Public Bike Share.

3.2.1.S [Service]

- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law. *compatibility with nearby sites*
- Restaurant - Class 1, in a building which is protected by a heritage designation by-law. *compatibility with nearby sites, parking, traffic, noise, hours of operation*

3.2.1.U [Utility and Communication]

- Public Utility. *compatibility with nearby sites, category of facility*

3.2.2 Uses

Uses listed in this section may be permitted in the RM-5C and RM-5D districts subject to the provisions of this section.

3.2.2.C [Cultural and Recreational]

- Bowling Alley, only in the RM-5C district. *compatibility with nearby sites, parking, proximity to major streets, size of facility*
- Club, only in the RM-5C district. *compatibility with surrounding uses, parking, noise, hours of operation, pedestrian amenity, size of facility*
- Fitness Centre, only in the RM-5C district. *compatibility with surrounding uses, parking, noise, hours of operation, pedestrian amenity, size of facility*
- Theatre, only in the RM-5C district. *compatibility with nearby sites, traffic, hours of operation*

3.2.2.O [Office]

- Financial Institution, only in the RM-5C district. *parking, size of facility*
- General Office. *compatibility with nearby sites, parking, traffic, noise, hours of operation*
- Health Care Office. *compatibility with nearby sites, parking, traffic, noise, hours of operation*
- Health Enhancement Centre. *compatibility with nearby sites, parking, traffic, noise, hours of operation.*

3.2.2.R [Retail]

- Grocery or Drug Store, only in the RM-5C district. *parking, pedestrian amenity, size of facility*
- Retail Store. *compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*
- Small-scale Pharmacy, only in the RM-5C district subject to the provisions of section 11.22 of this By-law.

3.2.2.S [Service]

- Animal Clinic, only in the RM-5C district. *compatibility with nearby sites, noise, hours of operation*
- Barber Shop or Beauty Salon. *compatibility with surrounding uses, hours of operation; parking*
- Beauty and Wellness Centre, only in the RM-5C district, *only in the RM-5C District*
- Hotel, only in the RM-5C district. *traffic, compatibility with nearby sites*
- Laundromat or Dry Cleaning Establishment, only in the RM-5C district. *compatibility with surrounding uses, hours of operation, noise, parking*
- Photofinishing or Photography Studio. *parking*
- Print Shop, only in the RM-5C district. *compatibility with surrounding uses, hours of operation, parking*
- Restaurant - Class 1. *compatibility with nearby sites, parking, traffic, noise, hours of operation*
- School - Arts or Self Improvement, only in the RM-5C district. *parking, size of facility, noise, hours of operation*
- School - Business, only in the RM-5C district. *compatibility with nearby sites, category of facility, size of facility, hours of operation*
- School - Vocational or Trade, only in the RM-5C district. *parking, size of facility, noise, hours of operation*

3.3 Conditions of Use

- 3.3.1 All uses other than dwelling uses listed in this section shall be carried on wholly within a completely enclosed building, except for the following:
- (a) parking and loading facilities;
 - (b) the display of flowers, plants, fruits and vegetables;
 - (c) restaurant;
 - (d) farmers' market; and
 - (e) public bike share.
- 3.3.2 • In the RM-5 District, a minimum of 20 % of total dwelling units within any multiple dwelling, except in the case of buildings designed solely for use as senior citizens' housing under the provisions of the National Housing Act or other similar use, shall:
- (a) contain 2 or more bedrooms;
 - (b) possess private open space directly accessible from the unit and which is a minimum of 5.6 m² in area, and with a minimum dimension of 1.8 m; and
 - (c) be located within three storeys of grade.
- 3.3.3 • In the RM-5 District, all multiple dwellings shall include an outdoor area with a minimum area of 37 m², in an appropriate location, that could be developed as a children's play area.
- 3.3.4 • In the RM-5D District, the maximum allowable floor space ratio for all permitted uses, other than dwelling uses, is 0.65.

4 Regulations

All uses approved under sections 2 and 3 of this Schedule shall be subject to the following regulations:

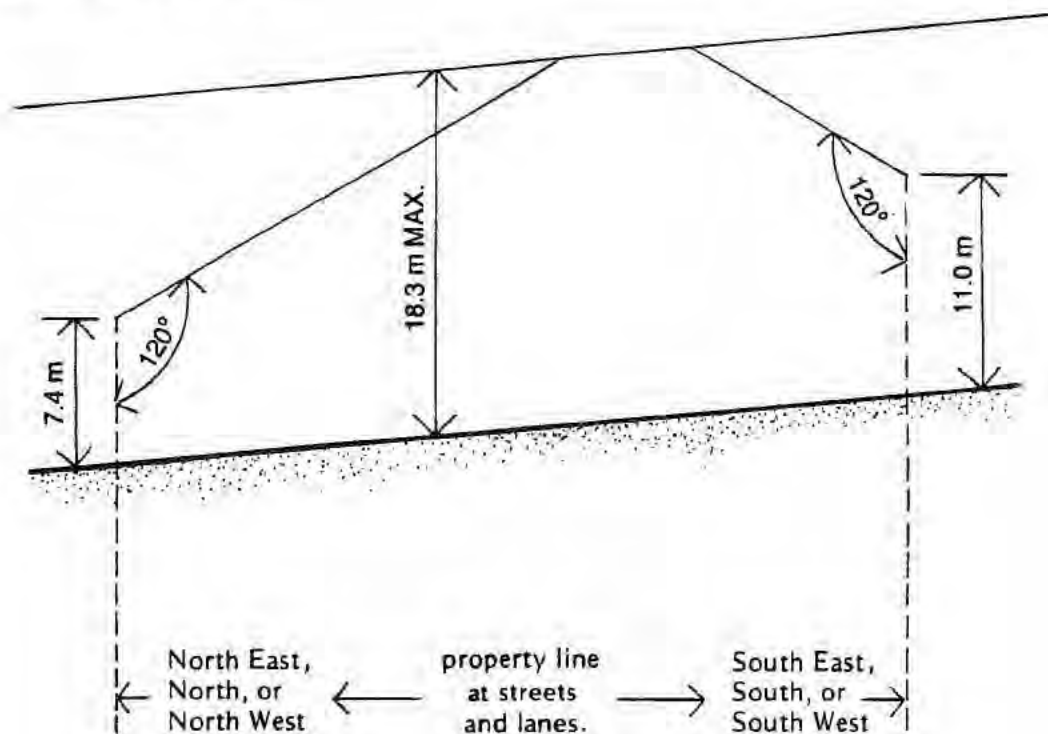
4.1 **Site Area** -- Not applicable. *B646*

4.2 **Frontage** -- Not applicable.

4.3 **Height**

- 4.3.1 The maximum height of a building shall not exceed 18.3 m, but no portion of the building shall extend above the envelope illustrated and described in Figure 1. Height shall be determined by a line parallel to a line joining the official established building grades at the property lines. Angles shall be measured from vertical lines at the property line.
- P/A*

Figure 1. Building Envelope



- 4.3.2 The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum height of a building to a height not exceeding 58.0 m provided that the livability and environmental quality of the surrounding neighbourhood is not unduly harmed, and provided that it first considers:
- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
 - (b) the submission of any advisory group, property owner or tenant; and
 - (c) the effects on public and private views, sunshine, privacy and open spaces.

4.4 Front Yard

- 4.4.1 A front yard with a minimum depth of 3.7 m shall be provided. *Do Change*
- 4.4.2 The Director of Planning or the Development Permit Board, as the case may be, may vary the depth of the required front yard, provided that it first considers all applicable policies and guidelines adopted by Council.
- 4.4.3 The Director of Planning or the Development Permit Board, as the case may be, may permit, provided that it first considers all applicable policies and guidelines adopted by Council, the projection of porches, entrance lobbies, and supported canopies up to 1.8 m into the required front yard and the projection of porte cocheres up to the front property line, provided that none of the foregoing exceed a width of 6.1 m.

4.5 Side Yards *no CHARGE*

- 4.5.1 A side yard with a minimum width of 2.1 m shall be provided on each side of the principal building.
- 4.5.2 In the case of a corner site, the exterior side yard shall not be regulated by section 4.5.1 above but shall be 20 % of the width of the site, except that it shall not be less than 3.0 m and need not be more than 6.0 m in width.
- 4.5.3 The Director of Planning or the Development Permit Board, as the case may be, may vary the side yard requirements, provided that it first considers all applicable policies and guidelines adopted by Council.

4.6 Rear Yard *no CHARGE*

- 4.6.1 A rear yard with a minimum depth of 2.1 m shall be provided.
- 4.6.2 The Director of Planning or the Development Permit Board, as the case may be, may vary the rear yard requirement, provided that it first considers all applicable policies and guidelines adopted by Council.

4.7 Floor Area and Density *IPS/LN*

- 4.7.1 Floor space ratio shall not exceed 1.00 except that:
- (a) the Director of Planning or the Development Permit Board may permit an increase in floor space ratio to 1.5 in the RM-5 district, 2.20 in the RM-5A, RM-5C and RM-5D districts, and 2.75 in the RM-5B district if the Director of Planning or the Development Permit Board first considers:
 - (i) the intent of this schedule,
 - (ii) all applicable Council policies and guidelines,
 - (iii) the submission of any advisory group, property owner or tenant,
 - (iv) the height, bulk, location and overall design of the development, and
 - (v) the effect of the development on nearby sites, street and public open spaces; and
 - (b) despite the provisions of subsection 4.7.1(a), the floor space ratio for sites located in the RM-5A, RM-5B, RM-5C and RM-5D districts which are 20.2 m or less in width shall not exceed:
 - (i) 2.0 on corner sites with a minimum site area of 800 m², and
 - (ii) 1.5 on all other sites. *20.12m*
- 4.7.2 The following shall be included in the computation of floor area:
- (a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
 - (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
 - (c) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.

4.7.3 The following shall be excluded in the computation of floor area:

- (a) open residential balconies, sun decks, porches and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, provided that the total area of all exclusions does not exceed 12% of the provided residential floor area;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for parking space shall not exceed 7.3 m in length;
- (d) amenity areas accessory to a residential use, including day care facilities, recreation facilities and meeting rooms provided that:
 - (i) in the case of day care facilities, the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and
 - (ii) the total area being excluded for amenity areas shall not exceed the lesser of 10 % of the permitted floor area or 1 000 m², with an additional 10 % of the permitted floor space or 500 m², whichever is lesser, for day care facilities where these are included;
- (e) areas of undeveloped floors which are located
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- (h) bicycle storage at or below base surface, provided that a secured and separate bicycle room shall be provided and equipped with bicycle racks adequate for the storage of a minimum of one bicycle for every four dwelling units; and
- (i) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of one % of permitted floor area.

4.7.4 Where a need for any public facility of a social, cultural or recreational nature has been demonstrated to the satisfaction of the Development Permit Board, the Board may increase for any one building, which includes one or more of such facilities, the maximum floor space ratio and may require that any such facility be preserved in the public domain by way of a registered agreement and operated by the City or its delegates.

In determining the increase in floor area that may be permitted, the Development Permit Board shall consider:

- (a) the construction cost of the facility;
- (b) any costs to the developer of continuing maintenance required for the facility;
- (c) the rental value of the increased floor area;
- (d) the value of any authorized relaxation of other restrictions;
- (e) the opinion of City Council; and
- (f) all applicable policies and guidelines adopted by Council.

4.7.5 The Director of Planning or the Development Permit Board may permit an increase in floor space ratio for a development which includes the restoration of an existing building, site, landmark or feature, if the existing building, site, landmark or feature is listed in the Vancouver Heritage Register, if Council first approves a heritage designation by-law, and if the Director of Planning or the Development Permit Board first considers:

- (a) all applicable Council policies and guidelines;
- (b) the cost and extent of the heritage restoration;
- (c) the value of the increased floor area; and
- (d) the impact of the development upon neighbourhood livability and environmental quality.

4.7.6 The Development Permit Board may permit an increase above the permitted floor space ratio to a maximum of 10% where the increase results from a transfer of heritage floor area, except that this provision shall not apply to a development where there has been an increase in floor space ratio pursuant to subsection 4.7.5.

In this section "heritage floor area" means floor area which may be transferred from a heritage site to another site, in accordance with Council policies and guidelines.

4.8 Site Coverage

4.8.1 The maximum site coverage for buildings shall be 50 % of the site area.

4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, cantilevered balconies and sun decks.

4.8.3 The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in site coverage, provided that it first considers all applicable policies and guidelines adopted by Council.

4.8.4 In the case of a sloping site where a structure is located in or beneath a yard, the structure shall be excluded from the site coverage calculation provided that it does not, except for required earth cover, permitted fences and similar items, project above the average elevation of the portions of the streets, lanes or sites located adjacent to such structure, and does not, in any event, project more than 1.0 m above the actual elevation of adjoining streets, lanes and sites.

4.9 (Reserved)

4.10 Horizontal Angle of Daylight

- 4.10.1 Each habitable room must have at least one window on an exterior wall of a building.
- 4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.
- 4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 6.1 m.
- 4.10.5 An obstruction referred to in section 4.10.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any adjoining site.
- 4.10.6 A habitable room referred to in section 4.10.1 does not mean:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

4.11 -

4.14 (Reserved)

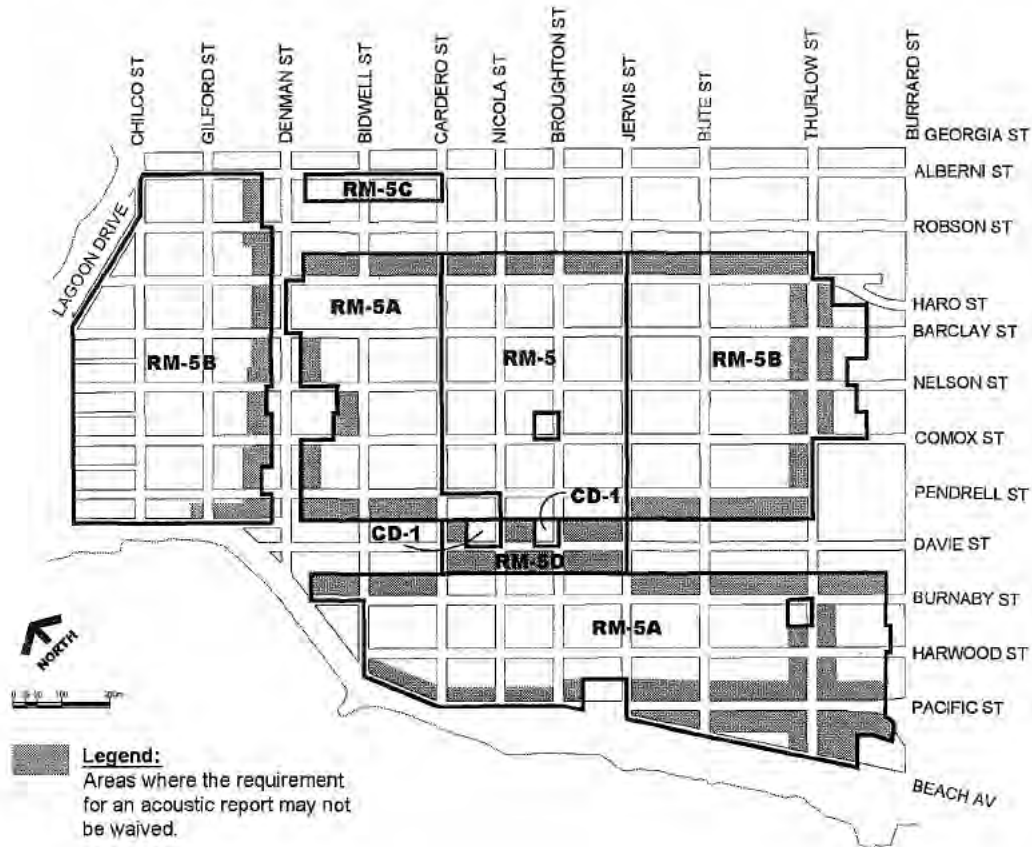
4.15 Acoustics

- 4.15.1 A development permit application for dwelling uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

- 4.15.2 The Director of Planning may waive the requirement for an acoustic report, except for those areas indicated on Map 1:

Map 1. Noise Mitigation



4.16 (Reserved)

4.17 External Design

- 4.17.1 All opening windows in residential units shall be located a minimum of 4.5 m from any lane measured in a straight line from the closest point of the window to the rear property line at grade.
- 4.17.2 A covered storage area shall be provided for garbage containers and shall be screened from view from adjacent sidewalks and dwelling units.
- 4.17.3 Mechanical equipment shall be enclosed and set back so as not to be visible from street level or may be architecturally treated by other means satisfactory to the Director of Planning. Duct work shall not be exposed.

5 Relaxation of Regulations

- 5.1** The Director of Planning or the Development Permit Board may relax the regulations in the RM-5D district regarding permitted floor space ratio for multiple dwelling, or for dwelling units, in conjunction with any of the other uses set out in this Schedule, if the Director of Planning or the Development Permit Board first considers the intent of the RM-5D district schedule, and all applicable Council policies and guidelines, and:
- (a) a minimum of 20% of the floor area included in the calculation of floor space ratio is used for social housing; and
 - (b) the floor space ratio does not exceed 7.0.
- 5.2** The Director of Planning or the Development Permit Board may relax the regulations in the RM-5D district regarding permitted height for multiple dwelling, or for dwelling units, in conjunction with any of the other uses set out in this Schedule, if the Director of Planning or the Development Permit Board first considers the intent of the RM-5D district schedule, and all applicable Council policies and guidelines, and:
- (a) a minimum of 20% of the floor area included in the calculation of floor space ratio is used for social housing; and
 - (b) the maximum height does not exceed 58 m.
- 5.3** The Director of Planning or the Development Permit Board may relax the regulations in sections 4.4, 4.5, 4.6, 4.7, 4.8, 4.10, and 4.17 of the RM-5, RM-5A and RM-5B districts for infill multiple dwelling, if the Director of Planning or the Development Permit Board first considers the intent of the RM-5, RM-5A and RM-5B districts schedule, and all applicable Council policies and guidelines, except that:
- (a) the infill multiple dwelling must be used for secured market rental housing;
 - (b) in an infill multiple dwelling with four or more dwelling units, at least 50% of the dwelling units must contain two or more bedrooms;
 - (c) in an infill multiple dwelling with ten or more dwelling units, at least 50% of the dwelling units must contain two or more bedrooms and at least 10% of the dwelling units must contain three or more bedrooms; and
 - (d) existing buildings, landmarks or features on the site which are listed on the Vancouver Heritage Register or may have heritage value must be conserved, to the satisfaction of the Director of Planning.

1847 PENDER (DE 4/9781)

RM-5B

RM OR DRP

CH. OF USE FROM HOTEL TO MID OR MCD?
/
NON-CONFORMING
TO RM-5B.

OVERSIGHT
USE

- SEC 219 (A) T FOR RENTAL??

- SITE SIGN/NOTIFY?? RECOMMEND SITE SIGN ONLY

S.A. = 86467

HEIGHT = NO CHANGE

YARDS = NO CHANGE

FSR = ^{4.7.1 (b) (ii)} ~~23777~~ 1.5 / 12967

(REVIEW COMMENTS)

PROPOSED = 15044 / 1.745m
(WON 2015)

SC - SHO CHANGE.

UNOBTAINED CURRENCY
REQ 162

MAD - OK.

ACOUSTICS - ??
HOTEL → PRO

PARKING - 4.3.6 - MID 1/140m ~ 10 SPACES
HC 7 2 SPACES

PROPOSED B S/C

OKR 30 A + 6 B

PROPOSED 30 A // 6 B.

- SECURE ENTIRE BLOC AS RENTAL

- REMOVE UNITS OR HAVE 320 ϕ MIN. HAVE 320 ϕ

$$\angle 320 \phi = 10$$

$$320 \phi \text{ TO } 400 \phi = 356$$

$$400 > 400 \phi = 18$$

24 TOTAL UNITS

CONSIDER 200 ϕ W/ SCHEDULE 3

- TALK TO WEST END PLANNERS ABOUT LOSING A HOTEL.

(GAIN GROSSING)

ON

- SIDE SIGN/POSTIFICATION.

2 RESERVING

ALL SC EXISTING

SPACES

February 16, 2016

Ms. Peeroj Thakre
PH5 Architecture Inc.
#204 - 309 West Cordova Street
Vancouver, BC
V6B 1E5

Dear Ms. Thakre:

**RE: 1847 Pendrell Street
Development Application Number DE419781**

On behalf of the Director of Planning, your application has been approved to change the use of the existing hotel to a Multiple Conversion Dwelling containing 24 dwelling units.

A permit may be issued upon the completion of the revisions and conditions noted below under items 1.0 to 1.2 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 Joe Bosnjak at 604.873.7755, 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 Conditions to be met prior to the issuance of the Development Permit:

Development Review Branch conditions:

- 1.1 execute a Housing Agreement to secure the designated 24 rental residential units in this development as rental for the life of the building or 60 years, whichever is longer, and to include registered covenants in respect of all such units prohibiting stratification, separate sales and rental for a term of less than one month at a time, and subject to such other terms and conditions as are satisfactory to the Director of Legal Services, the Managing Director of Social Development; and

(Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to Section 565.2 of the Vancouver Charter. Consideration of securing by housing agreement all dwelling units as rental would also be respected.)

Engineering Services conditions:

- 1.2 enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of Shared Vehicle(s) and the provision and maintenance of Shared Vehicle Parking Space(s) for use exclusively by such Shared Vehicle(s), [with such parking spaces to be in addition to the minimum parking spaces required by the Parking Bylaw], on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, all according to the accepted Shared Vehicle strategy, including the following:
- i. provide Shared Vehicle(s) to the development for a minimum period of 3 years;
 - ii. enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicle(s);
 - iii. provide and maintain the Shared Vehicle Parking Space(s) for use exclusively by such shared vehicles;
 - iv. make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space(s);
 - v. provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle;
 - vi. registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions; and
 - vii. provision of a letter of commitment from a car share company indicating their willingness to supply the required car share vehicles on the site at building occupancy.

2.0 Conditions of the Development Permit:

- 2.1 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.
- 2.2 The site shall be maintained in a neat and tidy condition.

- 2.3 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604.675.3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the Health Acts necessitate changes to this permit and/or approved plans the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.

3.0 Notes to Applicant:

- 3.1 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 June 30, 2016, this Development Application may stand refused.
- 3.2 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.
- 3.3 The following comments are based on the preliminary drawings prepared by PH5 Architecture dated October 22, 2015, for the proposed development permit. This is a preliminary review in order to identify issues which do not comply with the 2014 Vancouver Building Bylaw.

- **i. Fire protection, structural capacity, and accessibility of the existing building are required to be upgraded per Part 11 of the VBBL. This is considered to be a Major Renovation with corresponding level of upgrade of F2, S2, N3, E4 and A3
- ii. Proper existing drawings will be required at BU stage.
- iii. Suites are required to be separated by a 1hr FRR, as per 3.3.4.2
- iv. Bike storage is required to be accessible.
- v. Door D111 appears to open onto a ramp. This is not permitted.
- vi. Storage area appears to open directly into exit lobby. This is not permitted.
- vii. Penthouse level requires two exits.

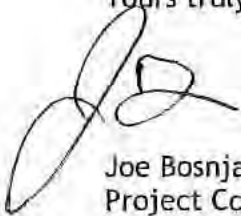
The applicant may wish to retain the services of a qualified Building Code Consultant in case of difficulty in understanding the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building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

- 3.4 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.

- 3.5 All Building permit applications submitted on or after January 2, 2015, will be reviewed for compliance to the 2014 Vancouver Building By-law. Submission of most Building Permit applications now requires an appointment. When your Building Permit application is ready, please phone 604.873.7611 to book an appointment for an application intake with the Project Coordinator who will manage your application. Only full and complete applications will be accepted. If you need advice in preparing your application, you may book an enquiry appointment (604.873.7611), or walk into our Development and Building Services Centre (1st Floor, 515 West 10th Avenue).

Yours truly,



Joe Bosnjak
Project Coordinator
joe.bosnjak@vancouver.ca
Phone: 604.873.7755

JB/sg

cc: Central Property File
Terry Wilson, Engineering Services
John Grottenberg, Planning and Development Services
Dan Garrison, Housing Policy

MEMORANDUM

February 16, 2016

TO: ~~Yvonne Liljefors~~ HEIDI GRANGER
Assistant Director Development and Real Estate, Legal Services

COPY TO: Terry Wilson, Engineering Services
Dan Garrison, Housing Policy

FROM: Joe Bosnjak
Project Coordinator

SUBJECT: 2477 Pendrell Street
Development Application No. DE419781

Please proceed with the preparation and execution of the necessary legal agreements in accordance with the Conditions of Approval stated in my letter of <date of letter>.

Details of the development are as follows:

1. Legal description: Lot(s): 37
 Block: 70
 Plan No.: 92
 District Lot: 185
2. Applicant: Peeroj Thakre/PH5 Architecture Inc./604-605-1556
3. Owner's Legal Counsel: Jamie Matthews/ Farris Vaughan Wills & Murphy
 Telephone: LLP/604.661.9365
4. Purpose of Condition(s): *Note: All Conditions must be listed, e.g. 4.1, 4.2, etc. providing the following information:*

Condition # 1.1

Purpose: Execute a Housing Agreement to secure the designated 24 rental residential units in this development as rental for the life of the building or 60 years, whichever is longer, and to include registered covenants in respect of all such units

prohibiting stratification, separate sales and rental for a term of less than one month at a time, and subject to such other terms and conditions as are satisfactory to the Director of Legal Services, the Managing Director of Social Development.

(Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter. Consideration of securing by housing agreement all dwelling units as rental would also be respected.)

For further information on this Condition, call:
Dan Garrison @ 604.871.6003
Department: Housing Policy

Condition # 1.2

Enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of Shared Vehicle(s) and the provision and maintenance of Shared Vehicle Parking Space(s) for use exclusively by such Shared Vehicle(s), [with such parking spaces to be in addition to the minimum parking spaces required by the Parking Bylaw], on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, all according to the accepted Shared Vehicle strategy, including the following:

- i. provide Shared Vehicle(s) to the development for a minimum period of 3 years;
- ii. enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicle(s);
- iii. provide and maintain the Shared Vehicle Parking Space(s) for use exclusively by such shared vehicles;
- iv. make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space(s);
- v. provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle;

- vi. registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions; and
- vii. provision of a letter of commitment from a car share company indicating their willingness to supply the required car share vehicles on the site at building occupancy.

For further information on this Condition, call:

Terry Wilson @ 604.873.7228

Department: Engineering Services

5. Attachments:

- Prior-to letter
- PDF's from Car Share/Parking

Please have Legal Services contact me so that I can record which lawyer has been assigned and advise the applicant that the lawyer has been assigned to the file.

Please provide a copy of draft legal agreements for review by contact person listed above each condition.

When the agreement(s) have been completed, please provide a copy to the undersigned and to the contact person for each Agreement for our file records.



Joe Bosnjak
Project Coordinator

JB/sg

Attachment(s)



MEMBERSHIP
IS REWARDING

Tai Silvey,
Sr. Customer Operations Manager, Evo Car Share
4567 Canada Way
Burnaby BC

February 5, 2016

To Whom It May Concern,

The intent of this letter is to confirm that Evo Car Share will utilize the parking car share space behind 1847 Pendrell St, Vancouver BC, as outlined by PH5 Architecture.

The building owner will provide this space free of charge to Evo Car Share and be responsible for signage costs. Reserved parking signage will be provided by Evo and costs will be reimbursed by the owner.

Evo agrees to utilize this parking space for a period of 3 years, commencing on March 1st, 2016. Evo will provide communications to its Members (via the Evo App) so that Members may find the parking location and park any of one of the many Evo fleet cars there. All cars are Toyota Prius C hybrids and are easily identifiable as Evo.

Thank you,

Best regards,

Tai Silvey



MEMBERSHIP
IS REWARDING

Tai Silvey,
Sr. Customer Operations Manager, Evo Car Share
4567 Canada Way
Burnaby BC

February 5, 2016

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Thank you,

Best regards,

Tai Silvey

Bosnjak, Joe

From: Henning Work <henning@ph5architecture.ca>
Sent: Thursday, February 11, 2016 3:24 PM
To: Bosnjak, Joe
Subject: 1847 Pendrell Street
Attachments: Microsoft Word - Letter of Intent.docx.pdf

Hello joe,

please find attached a letter of intend regarding a car share agreement with evo for above project. Since the parking stall is available right now the agreement could be executed sooner than later and therefore the LoC avoided. Is this possible?

Please let me know.

Thanks

Bosnjak, Joe

From: Wilson, Terry
Sent: Thursday, February 11, 2016 2:13 PM
To: Bosnjak, Joe
Subject: RE: 1847 Pendrell Street/DE419781

We are ok with the existing gate width.

From: Bosnjak, Joe
Sent: Thursday, February 11, 2016 12:57 PM
To: Wilson, Terry
Subject: RE: 1847 Pendrell Street/DE419781

Hey Terry,

I know Dave is crazy busy these days..... Any thoughts on the comments below from the applicant. I talked with John Greer briefly and he looks to be in support of it, but wants us to touch base with you guys too.

anks

Joe

From: Bosnjak, Joe
Sent: Friday, February 05, 2016 1:10 PM
To: Bosnjak, Joe
Subject: FW: 1847 Pendrell Street/DE419781

From: Bosnjak, Joe
Sent: Friday, February 05, 2016 1:09 PM
To: Kim, Dave
Subject: FW: 1847 Pendrell Street/DE419781

Hey Dave,

Please have a look at the applicant response to engineering's condition:

Transportation supports option 1 with the following revisions:

- A 20' wide O/H gate to provide the required maneuvering for parking access.
- Shift the 2 small car stalls west, adjacent to the column to create greater separation between the stalls and the wall.

After reading there rationale does engineering still want that 20' wide open O/H gate?

Thanks

Joe

From: Henning Work [mailto:henning@ph5architecture.ca]
Sent: Wednesday, February 03, 2016 9:59 AM
To: Bosnjak, Joe
Subject: 1847 Pendrell Street/DE419781

Hello Joe,

Regarding Engineering / Transportation requirements:

- the small car spaces have been moved closer to the column to allow for more space between the wall and parking stall. (see attached plan)
 - The maneuvering of the cars for exiting occurs only inside the parkade, therefore the gate is understood as the access to the parkade. Given the number of stalls (4) two way traffic at the gate is not expected. This is in conformance with the PARKING AND LOADING DESIGN SUPPLEMENT I.Ramp Design B.Ramp Widths. which allows for a reduced ramp width of 3.6m (12') if the ramp serves 19 or less stalls. The setback of the gate from the lane curb of almost 3.5m provides good visibility and space for waiting cars to avoid any conflict within the gate passage. Also, the widening of the garage door opening would require a header beam, most likely encroaching into the required height clearance for the HC stall. (see attached section)
- For the above reason we suggest to not change the existing gate width of 4.77m (15'8") .

Please let me know if you have any further questions.

Thanks

Henning Knoetzele
Dipl.Ing. Architekt

ph5 architecture
204-309 West Cordova Street
Vancouver BC V6B 1E5

Tel: 604 605 1556

Bosnjak, Joe

From: Henning Work <henning@ph5architecture.ca>
Sent: Wednesday, February 03, 2016 9:59 AM
To: Bosnjak, Joe
Subject: 1847 Pendrell Street/DE419781
Attachments: TPS 151211.pdf

Hello Joe,

Regarding Engineering / Transportation requirements:

- the small car spaces have been moved closer to the column to allow for more space between the wall and parking stall. (see attached plan)
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Please let me know if you have any further questions.

Thanks

Henning Knoetzele
Dipl.Ing. Architekt

ph5 architecture
204-309 West Cordova Street
Vancouver BC V6B 1E5

Tel: 604 605 1556

On Feb 2, 2016, at 3:55 PM, Bosnjak, Joe <joe.bosnjak@vancouver.ca> wrote:

Hi Henning,

Please review the following and let me know if this is possible?

Thanks

Joe

From: Kim, Dave
Sent: Tuesday, January 26, 2016 2:49 PM
To: Wilson, Terry; Bosnjak, Joe
Subject: RE: 1847 Pendrell Street/DE419781

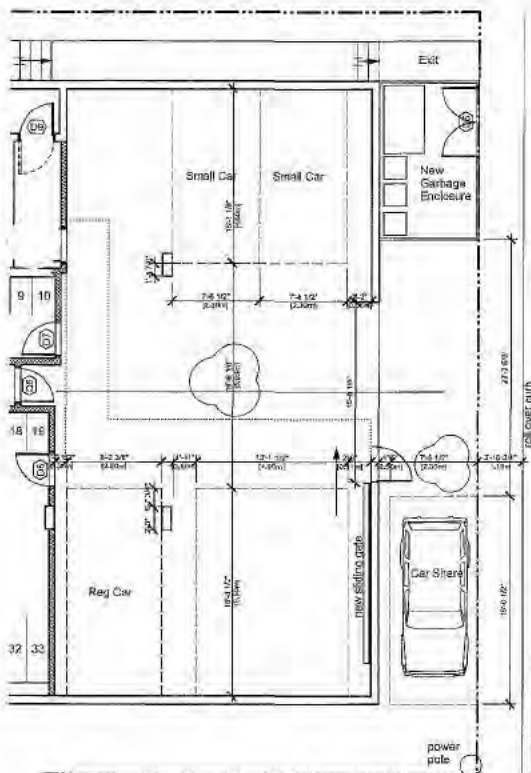
Terry and Joe,

Transportation supports option 1 with the following revisions:

- A 20' wide O/H gate to provide the required maneuvering for parking access.
- Shift the 2 small car stalls west, adjacent to the column to create greater separation between the stalls and the wall.

Thanks

Dave



Parking Summary

Regular Car	1
Small Car	2
HC Car	1 (2)
Shared Car	1 (5)
Total	10



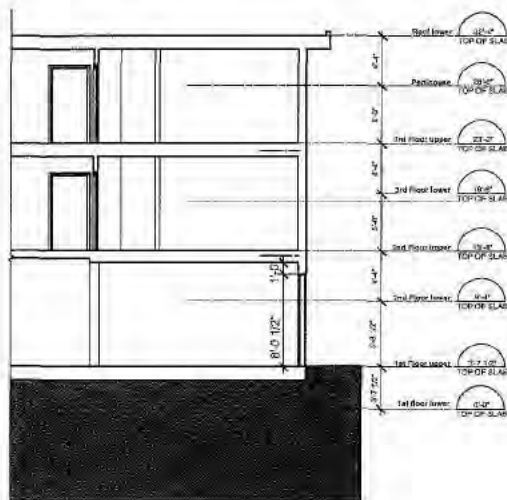
existing parking at time



existing garbage location



existing parking



section at garage sto

architecture inc.

204-308 West Columbia Street
Vancouver BC V6B 1B3
1.604.685.1338

Oceanside Apartments
1847 Pendrell Street
Vancouver, BC

Scale
1/8" = 1'
Date: 2 Feb. 16 Project Code: TPS

Parking Option Final

ASK 1

Bosnjak, Joe

From: Garrison, Dan (COV)
Sent: Tuesday, November 17, 2015 10:29 AM
To: Bosnjak, Joe
Cc: Cho, Edna; Cheng, Aaron
Subject: Re: 1847 Pendrell St/DE419781

Hi Joe,

See below for the answer to your question. Has anyone from housing been involved?

Thanks,
Dan

On Nov 16, 2015, at 5:03 PM, Cheng, Aaron <Aaron.Cheng@vancouver.ca> wrote:

Hi Edna,

Yes, The building, named Oceanside Apartment Hotel, has been a long-term residential style hotel since 1969 with 26 rooms. However, recently, a development application (DE419781) has been opened as of October 27, 2015 to change the use of the entire building from hotel to a multiple dwelling for unstratified market rental based on MONSTER. This DP is under review. Let me know if you need any additional information on this site.

-Aaron

From: Cho, Edna
Sent: Monday, November 16, 2015 4:34 PM
To: Cheng, Aaron
Cc: Garrison, Dan (COV)
Subject: RE: 1847 Pendrell St/DE419781

Hi Aaron,

See question from Joe below - can you check in Prism or Monster?

Dan – this project is not on the tracker. We should check with Joe to see if anyone from Housing has been involved.

Edna

From: Bosnjak, Joe
Sent: Saturday, November 14, 2015 10:27 AM
To: Cho, Edna
Subject: 1847 Pendrell St/DE419781

Hi Edna,

Do you know if this building is a long term residential style hotel or not?

Thanks

Joe

joe bosnjak | project coordinator | planning & development services | city of vancouver
t | 604 . 873 .7755 e | joe . bosnjak @ vancouver . ca

Bosnjak, Joe

From: Grottenberg, John
Sent: Wednesday, November 18, 2015 12:28 PM
To: Bosnjak, Joe
Subject: RE: RE: 1847 Pendrell St/DE419781

Hi Joe,

No concerns with change of use from Hotel to MCD. This is an outright use, and the West End Plan supports the expansion of the rental housing stock in the Neighbourhood areas.

Displacement of existing tenants would be a concern, but it sounds like that's not an issue. As you mention, Housing may want an agreement to secure the rental housing.

The parking relaxation could be an issue with the neighbours. There is a broad consultation process underway currently in the West End to address on-street parking, but any changes resulting from this are likely a couple years away. Is it possible to have a car share space to better meet the parking requirement?

Regards,

John Grottenberg
Planner | Downtown Division
Planning & Development Services
City of Vancouver
T: 604.873.7447

From: Bosnjak, Joe
Sent: Wednesday, November 18, 2015 10:46 AM
To: Grottenberg, John
Subject: RE: 1847 Pendrell St/DE419781

Hi John,

I'm hoping you can help with this one a bit, if not can you point me to who would be good to talk to.

I'm working on a DE in the West End, 1847 Pendrell St/DE419781. It is a change of use from Hotel (Oceanside Apartment Hotel) to Multiple Conversion Dwelling (Outright Use in RM-5B) with 7 small car surface parking spaces (5 in building and 2 outside). I took it in for its first meeting with staff and we have decided to continue with the process asking for staff to complete their reviews. I will be doing a notification of the area as part of the review. The applicant has advised me that no one will be misplaced, as there will be no construction to the units on the 2nd and 3rd floor, only improvements to the stairwell and first floor areas. They are requesting a parking relaxation.

I have also informed them that we may ask to secure the whole building under a covenant which looked like they didn't mind. I think the main concern of this change of use is to get a lower tax rate under multiple conversion dwelling and not hotel.

Do you have any concerns with the change of use from Hotel to MCD? Thoughts on parking relaxation, they would require 10 spaces (2 disability) and are proposing 7 Small car spaces. Any other issues you may have?

Please let me know if you have any questions.

Thanks

Joe

joe bosnjak | project coordinator | planning & development services | city of vancouver
t | 604 . 873 .7755 e | joe . bosnjak @ vancouver . ca

Bosnjak, Joe

From: Bosnjak, Joe
Sent: Friday, December 18, 2015 4:10 PM
To: 'Adam Maitland'; Henning Work (henning@ph5architecture.ca)
Subject: RE: 1847 Pendrell St/DE419781

Hello Adam and Henning,

Here are building preliminary comments regarding 1847 Pendrell.

The following comments are based on the preliminary drawings prepared by PH5 Architecture dated October 22, 2015 for the proposed development permit. This is a preliminary review in order to identify issues which do not comply with the 2014 Vancouver Building Bylaw.

- i. **Fire protection, structural capacity, and accessibility of the existing building are required to be upgraded per Part 11 of the VBBL. This is considered to be a Major Renovation with corresponding level of upgrade of F2, S2, N3, E4 and A3
- ii. Proper existing drawings will be required at BU stage.
- iii. Suites are required to be separated by a 1hr FRR as per 3.3.4.2
- iv. Bike storage is required to be accessible.
- v. Door D111 appears to open onto a ramp. This is not permitted.
- vi. Storage area appears to open directly into exit lobby. This is not permitted
- vii. Penthouse level requires two exits.

The applicant may wish to retain the services of a qualified Building Code Consultant in case of difficulty in understanding 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.

MEMORANDUM

November 23, 2015

TO: Joe Bosnjak, Project Coordinator

FROM: Rebecca Co, Engineering Services

SUBJECT: **1847 Pendrell St - DE419781**
Plans stamped: Oct 26, 2015

The following are the Engineering Services "holds" for this application

1) Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services is required.

Note to applicant: The following items are required to meet provisions of the parking by-law and the parking and loading design supplement.

- Excessive small car ratio.

Note to Applicant: The small car ratio is not to exceed 25% of the total required parking on the site.

- Modify the rear wall and the width of the overhead gate to be a minimum of 20 feet.

Note to Applicant: This is necessary to allow sufficient room for vehicle to enter and exit the parking spaces.

- Clarify and label the location of garbage and recycling containers

Note to Project Coordinator: The applicant will likely lose parking spaces since the maneuvering aisle is only 20 feet wide which is the minimum. One option to consider is the provision of a car share vehicle(s) or some additional Class A bicycle parking on the site.

Please contact Rob Waite of the Neighbourhood Parking and Transportation Branch at 604.873.7217 for more information or refer to the Parking and Loading Design Guidelines at the following link: (<http://former.vancouver.ca/engsvcs/parking/admin/developers.htm>)

ENG - PB - MI - DE419781 - 1847 Pendrell St - DP Comments

City of Vancouver, Engineering Services
Mailing Address: 320-507 West Broadway
Vancouver, British Columbia V5Z 0B4 Canada
tel: 3-1-1, Outside Vancouver 604.873.7000 fax: 604.873.7200
website: vancouver.ca/engsvcs/



Rebecca Co
tel: 604.873.7002

RC/rc

- CAR SHALE

- P/T CONDITION. CAR SHALE

TRANSMITTAL

project **1847 PENDRELL** date **Dec 14**
code file page **1** of **1**
from email
to **JOE BOSNJAK** fax tel
attn **Planning & Development** email
cc **C.O.V**
re

☐ fax ☐ hand ☐ mail ☐ memo ☐ email ☐ courier ☐ pickup ☐ telecon ☐ meeting

Find Enclosed
(5) copies of sheet A201
w/ revised layout.

Bosnjak, Joe

From: Bosnjak, Joe
Sent: Tuesday, November 17, 2015 1:48 PM
To: Garrison, Dan (COV)
Cc: Cho, Edna; Cheng, Aaron
Subject: RE: 1847 Pendrell St/DE419781

Hi Dan,

Thanks for the information. Nobody has been involved from housing yet. A set of plans should have been forwarded to Edna, and my email below. Otherwise we have not been in contact with anybody.

The project description will be changing from Hotel to Multiple Conversion Dwelling (which is an outright use).

I took it in for it's first meeting with staff and we have decided to continue with the process asking for staff to complete their reviews. I will be doing a notification of the area as part of the review. The applicant has advised me that no one will be misplaced, as there will be no construction to the units on the 2nd and 3rd floor, only improvements to the stairwell. They are requesting a parking relaxation.

I have also informed them that we may ask to secure the whole building under a covenant which looked like they didn't mind. I think the main concern of this change of use is to get a lower tax rate under multiple conversion dwelling and not hotel.

Please let me know if you have any questions or require anything else from me.

Thanks

Joe

From: Garrison, Dan (COV)
Sent: Tuesday, November 17, 2015 10:29 AM
To: Bosnjak, Joe
Cc: Cho, Edna; Cheng, Aaron
Subject: Re: 1847 Pendrell St/DE419781

Hi Joe,

See below for the answer to your question. Has anyone from housing been involved?

Thanks,
Dan

On Nov 16, 2015, at 5:03 PM, Cheng, Aaron <Aaron.Cheng@vancouver.ca> wrote:

Hi Edna,

Yes, The building, named Oceanside Apartment Hotel, has been a long-term residential style hotel since 1969 with 26 rooms. However, recently, a development application (DE419781) has been opened as of October 27, 2015 to change the use of the entire building from hotel to a multiple dwelling for unstratified market rental based on MONSTER. This DP is under review. Let me know if you need any additional information on this site.

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Do you know if this building is a long term residential style hotel or not?

Thanks

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[joe bosnjak | project coordinator | planning & development services | city of vancouver](#)
t | 604 . 873 . 7755 e | joe.bosnjak@vancouver.ca

Bosnjak, Joe

From: Bosnjak, Joe
Sent: Tuesday, November 17, 2015 1:53 PM
To: Henning Work (henning@ph5architecture.ca); Adam Maitland (adam@ph5architecture.ca)
Subject: RE: 1847 Pendrell St/DE419781

Hello Henning and Adam,

I took the DE in for its first review with staff and a few things came up.

- Project Description will now be considered from Hotel to Multiple Conversion Dwelling;
- We will be doing a notification of the area (which includes a site sign); I hope to have the package to you later this week;
- Can you let me know what the existing parking was for the hotel use;
- Unit 103 will not be approved and will be required to meet the minimum of 320 sq. ft.;

That is all for now. If you have any questions please let me know. I will do my best to get the notification package out to you ASAP.

)
Regards

Joe

Joe Bosnjak | project coordinator | planning & development services | city of vancouver
t | 604 . 873 . 7755 e | joe . bosnjak @ vancouver . ca

Bosnjak, Joe

From: Grottenberg, John
Sent: Wednesday, November 18, 2015 12:28 PM
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Subject: RE: RE: 1847 Pendrell St/DE419781

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John Grottenberg

Planner | Downtown Division
Planning & Development Services
City of Vancouver
T: 604.873.7447

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joe bosnjak | project coordinator | planning & development services | city of vancouver
t | 604 . 873 . 7755 e | joe . bosnjak @ vancouver . ca

Bosnjak, Joe

From: Bosnjak, Joe
Sent: Monday, January 18, 2016 11:44 AM
To: Garrison, Dan (COV)
Cc: Cho, Edna; Cheng, Aaron
Subject: RE: 1847 Pendrell St/DE419781

Does anyone have any update? Conditions? Clearances?

From: Bosnjak, Joe
Sent: Tuesday, January 12, 2016 1:24 PM
To: Garrison, Dan (COV)
Cc: Cho, Edna; Cheng, Aaron
Subject: RE: 1847 Pendrell St/DE419781

Hello Everyone,

Just wondering if there are any housing comments (i.e. tenant relocation) or anything else you may have seen with the drawings you were provided (a set was sent to Edna). Comments/clearances would be greatly appreciated as I'd like to take this in for a decision. We are looking at possible car share spaces to comply with the parking bylaw. The applicant has noted nobody will be affected via tenant relocation and all can stay in building while this is being completed.

Any questions let me know.

Thanks

Joe

From: Bosnjak, Joe
Sent: Tuesday, November 17, 2015 1:48 PM
To: Garrison, Dan (COV)
Cc: Cho, Edna; Cheng, Aaron
Subject: RE: 1847 Pendrell St/DE419781

Hi Dan,

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Thanks

Joe

joe bosnjak | project coordinator | planning & development services | city of vancouver
t | 604 . 873 .7755 e | joe . bosnjak @ vancouver . ca

Bosnjak, Joe

From: Bosnjak, Joe
Sent: Friday, February 12, 2016 1:55 PM
To: 'Henning Work'
Subject: RE: 1847 Pendrell Street
Attachments: 20160212134849598.pdf

Hi Henning,

Here is the document you requested. Also I will need the following:

- 3 Sets of updated drawings (complete package);
- Owner's Lawyer Information;
- PDF of Site Plan (sending to lawyers with the instructions, hopefully speed up process);
- maybe best a PDF of floor plans as well, just in case law needs it for securing rental.

Thanks

pe

From: Henning Work [<mailto:henning@ph5architecture.ca>]
Sent: Friday, February 12, 2016 11:07 AM
To: Bosnjak, Joe
Subject: 1847 Pendrell Street

Hello Joe,
can you send me please a scan of the signed DP application form for Pendrell Street.
Thanks
Henning Knoetzele
Dipl.Ing. Architekt

ph5 architecture
204-309 West Cordova Street
Vancouver BC V6B 1E5

Tel: 604 605 1556

Bosnjak, Joe

From: Bosnjak, Joe
Sent: Tuesday, May 03, 2016 10:05 AM
To: Hayward, Stephen
Cc: Cavell, Kevin
Subject: RE: 1847 Pendrell - Revised City Agreement

Hello Stephen,

You are correct, as this is a change of use from hotel to Multiple Conversion Dwelling with only interior alterations. The work to be done to the building can be done with the tenants remaining in the building as noted by the applicant. Item #3.3 and 3.4 are notes to the applicant and they are to resolve them prior to building permit issuance. The applicant has noted that they have met with a building code specialist and all will be capable of doing this with tenants in place.

They have 6 units under 400 square feet which we would require a covenant for, as well as a disability parking space relaxation. But even before they applied the applicant said they would secure the building if the City wanted to. There for we have requested a Housing Agreement for all the units (no matter what their size is).

Hope that makes sense.

Joe

From: Hayward, Stephen
Sent: Monday, May 02, 2016 3:56 PM
To: Bosnjak, Joe
Cc: Cavell, Kevin
Subject: RE: 1847 Pendrell - Revised City Agreement

Joe,

Our standard Shared Vehicle Agreement contemplates a new build, whereas I understand that this is essentially just a change in use. So, for example, we typically require a letter of credit to be delivered at DE to secure the owner's obligation to provide the shared vehicle, a dedicated parking space, etc. prior to OP. In this case, however, I am told that the building is currently occupied and will remain occupied while the work required to obtain this DE is undertaken. Is that your understanding? Conditions 3.3 and 3.4 in the prior-to letter seem to me to require modifications that couldn't be done without removing occupants while the work is being undertaken.

Also, why have they agreed to have a Housing Agreement registered (i.e., what are they getting in return – there is no mention of any incentive in the prior-to letter)?

Thanks,
Stephen Hayward

Bosnjak, Joe

From: Hayward, Stephen
Sent: Wednesday, August 31, 2016 9:24 AM
To: Cavell, Kevin; Gillman, Andrea
Cc: Naundorf, Daniel; Bosnjak, Joe; Wilson, Terry
Subject: FW: 1847 Pendrell - Confirmation of Registration of Charges
Attachments: Letter to City of Vancouver Enclosing Pendrell Registrations.pdf

FYI, the Shared Vehicle and Housing Agreements have both been fully registered as indicated by the attachment.
Stephen Hayward

From: James Matthews [<mailto:jmatthews@farris.com>]
Sent: Tuesday, August 30, 2016 12:33 PM
To: Hayward, Stephen
Subject: 1847 Pendrell - Confirmation of Registration of Charges

Hello Stephen –
Please see attached correspondence. The original letter will be kept in our file.
If you have any questions or require an original of my letter to be mailed to your office, please let me know.
Regards, Jamie

Jamie Matthews
Associate

FARRIS

Farris, Vaughan, Wills & Murphy LLP
25th Floor, 700 W Georgia St
Vancouver, BC V7Y 1B3

Tel 604 661 9365
Fax 604 661 9349

www.farris.com

NOTICE

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Thank you.

Bosnjak, Joe

From: Bosnjak, Joe
Sent: Friday, November 27, 2015 9:59 AM
To: s.22(1)
Subject: RE: D.A. #DE419781

Dear s.22(1)

I am acknowledging receipt of your email addressed to myself, Planning and Development Services, giving your comments on the above-noted Development Permit application.

Thank you for taking the time to write. Your comments are helpful to us.

Yours truly,

Joe

From: s.22(1)
Sent: Friday, November 27, 2015 8:42 AM
To: Bosnjak, Joe
Subject: D.A. #DE419781

RE--- 1847 PENDRELL ST.
I ONLY HAVE ONE PROBLEM WITH THE CONVERSION,
THAT IS, ONLY SEVEN PARKING SPACES FOR 23 UNITS.
THERE ARE MORE STREET PARKING PERMITS SOLD THAN
SPACES AVAILABLE. LETS FACE THE FACTS MOST PEOPLE
STILL OWN CARS. I OPPOSE THE APPLICATION.

s.22(1)

Bosnjak, Joe

From: Bosnjak, Joe
Sent: Monday, December 07, 2015 3:14 PM
To: s.22(1)
Subject: RE: Development Application No: DE419781 - 1847 Pendrell Street

Hello s.22(1)

It would be up to the applicant where stuff is stored during the reno's. It isn't an item we can make them do. We could note it to them, but it would be up to them how they do the storage and such.

They will be having minor renovations to the building that include upgrading stairwell and space on the first floor. Otherwise no unit will be renovated.

Regards

Joe

From: s.22(1)
Sent: Sunday, December 06, 2015 1:20 PM
To: Bosnjak, Joe
Subject: RE: Development Application No: DE419781 - 1847 Pendrell Street

Dear Joe

I have walked the street today and I have one further thought for you as you collect information on this project – a project which I support.

I just want to clarify my earlier message. During the renovations / construction phase could the new owners of this building develop a plan to minimize the impact on the traffic along Pendrell Street? With the service trucks for the Sylvia Hotel and the traffic calming at the Gifford and Pendrell corner it is very tight sometimes it is difficult for trucks / cars to get through.

Could the former Shell Gas station lot that is currently empty be used for parking and storage of equipment/material for the project rather than the street?

Thanks

s.22(1)

From: s.22(1)
Sent: Friday, December 04, 2015 5:13 PM
To: joe.bosnjak@vancouver.ca
Subject: Development Application No: DE419781 - 1847 Pendrell Street

Dear Joe,

I would like to write to comment on this application as I am a neighbor.

Although I am not opposed to this application – Pendrell Street is a very narrow street and is already very busy as the Sylvia Hotel receives a lot of deliveries and traffic in general. What is the plan to control this traffic with the addition of another 23 Dwelling Units?

Best,

s.22(1)



November 25, 2015

Ms. Peeroj Thakre
PH5 Architecture Inc.
#204 - 309 West Cordova Street
Vancouver, BC
V6B 1E5

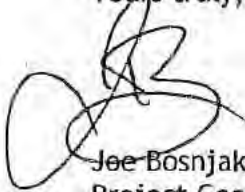
Dear Ms. Thakre:

RE: 1847 Pendrell Street
Development Application Number DE419781

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,



Joe Bosnjak
Project Coordinator
joe.bosnjak@vancouver.ca
Phone: 604.873.7755

JB/sg

Attachment

11-1200-30-DOC/2015/354760

DEVELOPMENT APPLICATION NO. DE419781

1847 Pendrell Street

November 25, 2015

ph5 Architects Inc. has applied to the City of Vancouver for permission to change the use of the existing hotel to a Multiple Conversion Dwelling containing 23 dwelling units, with seven surface parking spaces, having vehicular access from the lane.

The scope of proposed work includes the following:

- alterations to interior of existing building; and
- no exterior alterations.

As a neighbour, we welcome your written comments (letter or e-mail: joe.bosnjak@vancouver.ca) on the above-noted aspects on, or before December 10, 2015.

For more information regarding this proposal, please visit our website at: vancouver.ca/devapps
If you do not have web access, please contact Joe Bosnjak, Project Co-ordinator at 604.873.7755

DEVELOPMENT APPLICATION NO. DE419781

1847 Pendrell Street

November 25, 2015

pn5 Architects Inc. has applied to the City of Vancouver for permission to change the use of the existing hotel to a Multiple Conversion Dwelling containing 23 dwelling units, with seven surface parking spaces, having vehicular access from the lane.

The scope of proposed work includes the following:

- alterations to interior of existing building; and
- no exterior alterations.

As a neighbour, we welcome your written comments (letter or e-mail: joe.bosnjak@vancouver.ca) on the above-noted aspects on, or before December 10, 2015.

For more information regarding this proposal, please visit our website at: vancouver.ca/devapps
If you do not have web access, please contact Joe Bosnjak, Project Co-ordinator at 604.873.7755

November 25, 2015

Dear Sir and/or Madam:

RE: 1847 Pendrell Street
Development Application Number DE419781

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 ph5 Architect Inc. to change the use of the existing hotel to a Multiple Conversion Dwelling containing 23 dwelling units, with seven surface parking spaces, having vehicular access from the lane, at the above-noted address.

Under the site's existing RM-5B zoning, the application is "conditional" so it may be permitted; however, it requires the decision of the Director of Planning.

As a neighbour, we welcome your written comments (letter or e-mail) on the above-noted aspects on, or before **December 10, 2015**, 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, a Glossary of key technical terms and a brief explanation of the application process is posted on our website at: 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, Development and Building Services Centre, 1st Floor at 515 West 10th Avenue, 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 Development and Building Services Centre (1st Floor, 515 West 10th Avenue) 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,

A handwritten signature in black ink, appearing to read 'Joe Bosnjak', with a large, stylized flourish at the end.

Joe Bosnjak
Project Coordinator
joe.bosnjak@vancouver.ca
Phone: 604.873.7755

JB/sg

11-1200-30-DOC/2015/354758

Gosal, Sheila

From: Gosal, Sheila
Sent: Wednesday, November 25, 2015 9:18 AM
To: Woodhall, Craig
Cc: Gosal, Sheila
Subject: 1847 Pendrell St - DE419781

Importance: High

Please send this out by **November 25, 2015 (Wednesday)** on the "White" coloured postcards.

Account Code – same as previous (for mailroom – 40030909)



1847 Pendrell St -
DE419781 - ...

Total Records – 482 (5 Overseas, 12 USA, 465 in Canada)

Thanks

Sheila Gosal

Office Support Clerk
City of Vancouver
Development Review Branch
604.873.7039
Email: sheila.gosal@vancouver.ca

November 18, 2015

Ms. Peeroj Thakre
PH5 Architecture Inc.
#204 - 309 West Cordova Street
Vancouver, BC V6B 1E5

Dear Ms. Thakre:

RE: 1847 Pendrell Street
Development Application Number DE419781

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

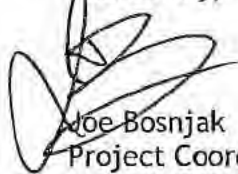
- one 4'0" x 8'0" sign facing Pendrell Street.

The sign must be completed and erected on the site **on, or before December 2, 2015**, 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 December 2, 2015**, 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 postcard to be sent to neighbouring property owners. Please advise us of any errors or omissions prior to **November 30, 2015**.

Yours truly,



Joe Bosnjak
Project Coordinator
joe.bosnjak@vancouver.ca
Phone: 604.873.7755

JB/sg

Attachments

11-1200-30-DOC/2015/354751
City of Vancouver, Planning and Development Services
Development Services Division, Development Review Branch
453 West 12th Avenue
Vancouver, British Columbia V5Y 1V4 Canada
tel: 604.873.7611 fax: 604.873.7100
website: vancouver.ca



DEVELOPMENT APPLICATION NO. DE419781

1847 Pendrell Street

XX.XX.XXXX

PH5 Architects Inc. has applied to the City of Vancouver for permission to change the use of the existing hotel to a Multiple Conversion Dwelling containing 23 dwelling units, with seven surface parking spaces, having vehicular access from the lane.

The scope of proposed work includes the following:

- alterations to interior of existing building; and
- no exterior alterations.

As a neighbour, we welcome your written comments (letter or e-mail: joe.bosnjak@vancouver.ca) on the above-noted aspects on, or before _____.

For more information regarding this proposal, please visit our website at: vancouver.ca/devapps
If you do not have web access, please contact Joe Bosnjak, Project Co-ordinator at 604.873.7755

DEVELOPMENT APPLICATION NO. DE419781

1847 Pendrell Street

XX.XX.XXXX

PH5 Architects Inc. has applied to the City of Vancouver for permission to change the use of the existing hotel to a Multiple Conversion Dwelling containing 23 dwelling units, with seven surface parking spaces, having vehicular access from the lane.

The scope of proposed work includes the following:

- alterations to interior of existing building; and
- no exterior alterations.

As a neighbour, we welcome your written comments (letter or e-mail: joe.bosnjak@vancouver.ca) on the above-noted aspects on, or before _____.

For more information regarding this proposal, please visit our website at: vancouver.ca/devapps
If you do not have web access, please contact Joe Bosnjak, Project Co-ordinator at 604.873.7755

DEVELOPMENT APPLICATION NO. DE419781

1847 Pendrell Street

PH5 Architects Inc. has applied to the City of Vancouver for permission to change the use of the existing hotel to a Multiple Conversion Dwelling containing 23 dwelling units, with seven surface parking spaces, having vehicular access from the lane.

The scope of proposed work includes the following:

- alterations to interior of existing building; and
- no exterior alterations.

- 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 on website: vancouver.ca/devapps or at:

Project Coordinator's Office
1st Floor, West Annex, City Hall, Phone 604.873.7755

PROCESSING CENTRE - DEVELOPMENT

ADDRESS: 1847 PENNSYLVANIA ST. DATE: NOV 18 11:5
PERMIT NUMBER: DE419781
PC'S NAME: J. BOGOWITZ

☒ 1ST NOTIFICATION

☐ RENOTIFICATION

☐ RENOTIFICATION AT PRIOR-TO STAGE

<u>493</u>	Total Records Imported
<u>13</u>	Multiple Property Owners Marked
<u>0</u>	City Owned Properties Marked
<u></u>	Duplicates / Deleted
<u></u>	Add Records / Community Groups
<u>420</u>	TOTAL