

File No.: 04-1000-20-2020-611

May 17, 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 November 16, 2020 for:

Record of applications, correspondence, reports or inspections related to any work done at the parkade located at 1055 West Hastings Street. Date range: January 1, 2011 to December 31, 2017.

All responsive records are attached.

All responsive records are located on an FTP site, (FTP instructions are included in the accompanying email).

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

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2020-611); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[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.

:ftp

:ma



Note: To be submitted with the application for a Building Permit
CITY OF VANCOUVER BUILDING BY-LAW
"OWNER'S UNDERTAKING"

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

Date (Month Day Year)

Dear Sir:

RE: Property Address 1055 West Hastings Street, Vancouver B.C.
Building Permit Application No. BH452713

In consideration of the City accepting and processing the above application for a building permit, and as required by the Vancouver 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,
Omers Realty Corporation
Guinness Tower Holdings Ltd. and
() That 2073393 Ontario Inc. 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 1A.1.1.2. and Article 1A.3.4.1. of Division C 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 which may result from negligence or 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.

.../over

Owner's Undertaking (continued)

Property Address. 1055 West Hastings Street Vancouver B.C

Building Permit No. BU45273

6. I am authorized to give these representations, warranties, assurances and indemnities to the City of Vancouver.

This Owners' Undertaking is executed by the owner this _____ day of _____, _____.

(Day) (Month) (Year)

1. Where owner is an individual:

Signed and delivered in the presence of:

Owner's Signature _____

Witness's Signature _____

Owner's Name _____

Witness's Name _____

(PRINT)

(PRINT)

Witness's Address _____

2. Where owner is a corporation:

Signed, sealed and delivered in the presence of:

Name of Corporation Omics Realty Corporation

Per:

Authorized Signatory _____

Witness's Signature _____

Name _____

Witness's Name _____

(PRINT)

(PRINT)

Derek L. Page
Director, Real Estate Management

Witness's Address 772 Sproule Ave, Coquitlam.

3. Where owner is a partnership:

Signed, sealed and delivered in the presence of:

Name of Partnership _____

Per

Witness's Signature _____

Authorized Signatory _____

Witness's Name _____

Name _____

(PRINT)

(PRINT)

Witness's Address _____

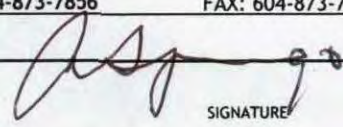
Vancouver Building By-law Article 1A.1.1.2. This By-law is enacted to set standards in the general public interest. It is enacted and retained on the understanding and specifically expressed condition that it creates no duty whatsoever on the City of Vancouver, the Chief Building Official or any employee of the City of Vancouver 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 the By-law has been complied with, and the issuance thereof in error shall not give rise to a cause of action. Accordingly, words defining the responsibilities and authority of the Chief Building Official shall be construed to be internal administrative directions and not as creating a duty.

Article 1A.3.4.1. The granting of a permit, the approval of the drawings and specifications or the making of inspections by the Chief Building Official shall not in any way 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 including ensuring that the occupancy of the building, or any part thereof, is in accordance with terms of the occupancy permit, and including compliance with any special conditions made under the provision of Article 1A.6.1.4.

PERMIT NUMBER EL	549531
IA	
DATE	12 / 09 / 24

CERTIFICATE OF ELECTRICAL INSPECTION

Pursuant to the City of Vancouver Electrical By-law and the Electrical Safety Act, the electrical wiring in these premises has been inspected as noted hereunder:

ELECTRICAL CONTRACTOR / OWNER BRIDGE ELECTRIC					ADDRESS 1055 W. HASTINGS ST			
TYPE OF INSPECTION <input type="checkbox"/> RW <input type="checkbox"/> CF <input type="checkbox"/> SERVICE <input checked="" type="checkbox"/> SLAB <input type="checkbox"/> Gr/Op <input type="checkbox"/> OTHER _____					SPECIFICS			
INSPECTOR Bruce Spargo					OFFICE HOURS: 8:30-9:15 AM / 1:00-1:45 PM			
PHONE #: 604-873-7856 FAX: 604-873-7100					INSPECTOR 			
ITEM		ACC	REJ		ITEM	Y	N	
1	SERVICE V A Ph				13	PERMIT POSTED		
2	DISTRIBUTION / EL. ROOM / PNL BOARD / SUBSERVICE				14	AUTHORIZATION FORM RCVD / POSTED		
3	GROUNDING				15	WIRING OK TO COVER		
4	BONDING				16	OK TO ENERGIZE		
5	BRANCH / APPL. CCTS.				17	CONDUIT / RACEWAYS - ACCEPTED		
6	TRANSFORMER KVA CAPCTR. KVAR				18	EL. PERMIT / CLEARED FOR OCC.		
7	MOTOR CCTS. / GENERATOR				19	FINAL ACCEPTED		
8	HEATING CCTS.							
9	FIXTURES & FITTINGS							
10	LIFE SAFETY SYSTEMS							
11	SECURITY WIRING / EXTRA LOW VOLTAGE							
12	OTHER (SEE REMARKS)							

The following deficiencies shall be rectified before: **YY 1 MM 1 DD** and must be left accessible for re-inspection. Please call 604-873-7601 or 604-873-7059 (24 hour line) when the work is ready for re-inspection and the applicable fee has been paid.

OTHER INSPECTOR'S PRESENT:		
ITEM #	DEFICIENCIES / REMARKS	CODE / REG. #
12.	repaired ground conductor in parkade level P3	

WHITE COPY - TO FILE

YELLOW - INSPECTOR'S COPY

PINK - SITE COPY

File: _____
Referred: _____
Supervisor: _____

DO NOT REMOVE OR DESTROY THIS CERTIFICATE

Cabuay, Malou

From: Min, Allison
Sent: Tuesday, April 22, 2014 4:50 PM
To: Michael Watts
Cc: MOord@oxfordproperties.com; Anderson, Kelly
Subject: 1055 W Hastings St (Lower Main Floor) - BU459994 #3 required bicycle parking Class A (DE414163) & grooming station
Attachments: 1075 W Hastings St - DE414163 - required class A.pdf
Importance: High

Hi Michael,

I've researched DE414163 and spoken with Benny Mah who was the project coordinator of DE. Even though the DE permit doesn't show the information, the required bicycle parking Class A is 113. Please see the attached. Benny told me that this info was in the prior-to letter.

Thus, the grooming stations are required at least 1 for each shower, and you may need to reduce the number of showers to make the room. Please refer to VBBL 3.7.2.11 for the required showers.

Regards,

Allison Min

604-871-6705

From: Michael Watts [<mailto:mwatts@mcmparchitects.com>]
Sent: Tuesday, April 15, 2014 11:22 AM
To: Min, Allison
Cc: MOord@oxfordproperties.com
Subject: BU459994- MNP tower DE scan

Hi Allison,

Attached is a scan of the DE for the MNP tower next door. Only 6 class B stalls are required, the rest are being provided on a voluntary basis by the owner. **VBBL 3.7.2.11.(1)**. Confines the scope to bylaw mandated class A stalls. The DE for MNP only mandate 6 Class B stalls. No class A stalls are mandated. This would seemingly render 3.7.2.11.(1 out of scope.

Please review and advise.

Thank you,

Michael Watts, Architect- AIBC, (Assoc.) AIA, NCARB

MCM

Architects
Designers
Planners

A Partnership
Of Corporations

1600 - Two Bentall Centre
555 Burrard St., Box 264
Vancouver, B.C.
Canada V7X 1M9

mwatts@mcmparchitects.com
www.MCMParchitects.com
T. 604.687.2990
D. 604.646.4560

Musson
Cattell
Mackey
Partnership

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CITY OF VANCOUVER

PAGE 1

DATE ISSUED DECEMBER 19, 2011		PERMIT TYPE DEVELOPMENT PERMIT				PERMIT NUMBER P DE 414163	
LEGAL DESCRIPTION LOTS D & E BLOCK 1 DISTRICT LOT 185 PLAN 92					ADDRESS 1075 W HASTINGS ST		
ADDITIONAL ADDRESS INFORMATION PROJFL PROJECT FILE / CONSPR 1021 & 1055 W HASTINGS ST					SPECIFICS		
APPLICATION DATE AUG 24, 2010	PURPOSE CONSTRUCT	PROJECT VALUE	ASSESSED VALUE	PLANS 13	METRIC NO	PLACE NAME	
HERITAGE DESIGNATION	HERITAGE STATUS B: SIGNIFICANT	TEMPORARY USE DATES			SUBTYPE		
COMPLEXITY 043 DP BOARD W/O PRELIM					CO-ORDINATE 590-119-75-0000		
APPLICANT DESIGN PROF PETER ODEGAARD MUSSON CATTELL MACKAY 1600 - TWO BENTALL CENTRE VANCOUVER BC V7X 1M9			CONTACT 2 INVOICE REFERENCE OXFORD PROPERTIES GROUP OXFORD TOWER SUITE 1100 130 ADELAIDE STREET TORONTO ON M5H 3P5			CONTACT 3	
TEL 604-687-2990	BUS LICENSE CERTIFICATE	TEL 416-865-8300	BUS LICENSE CERTIFICATE	TEL	BUS LICENSE CERTIFICATE		
FAX		FAX		FAX			

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

Proposed 35 storey office tower to be constructed on the existing University Club site at 1021 W Hastings. University Club facade to be retained with retail and restaurant spaces constructed on the ground floor. New construction to integrate parking and services with the existing Guinness parking structure below grade.

including the assurance letter of June 3, 2011 submitted by Robert Neville, P. Eng., of Read Jones Christoffersen Ltd.

Address Note:

Building 1 - (proposed 35 storey office tower incorporating the heritage facade of the building at 1021 W Hastings St)
Building 2 - 1055 W Hastings St (existing bldg retained on site)

Buildings will be interconnected at various levels (underground parking levels P1, P2 & P3 and the lower main floor)

AND IS SUBJECT TO THE FOLLOWING CONDITIONS AND NOTES:

- 029 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any future subsurface work.
034 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.
490 The following conditions (1, 2, and 3) are to be completed to the satisfaction of the City Engineer prior to issuance of an occupancy permit:

1) arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for any proposed encroachments onto city property prior to issuance of the building's occupancy permit;

Note to Applicant: Plan A207 indicates that there may be minimal encroachment onto Hastings Street from the heritage facade. After the improvements have been completed, a BC Land Surveyor's Building Location Certificate is needed to verify if encroachments exist. If so, an application to the City Surveyor will be required. For general information see the Encroachment Guide.

(<http://vancouver.ca/commsvcs/developmentservices/subreq/pdf/bldgencroach.pdf>).

2) provision of details of the crossing on Cordova Street and arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for modifications to the viaduct structure;

Note to Applicant: As this crossing is on structure, the applicant is to ensure that all design drawings related to the crossing preparation and installation have been reviewed and approved by the Engineer of Record of the Cordova street structure (Sandwell Engineering). The details are to be superimposed on the appropriate viaduct as-built detail/section. Once completed, as-built drawings will be required for the improvement. An encroachment agreement or modifications to any applicable existing agreement will be required to reflect the changes.

(CONTINUED)

COMMENTS:

FEE	AMOUNT	FEE	AMOUNT	DEPARTMENT	PLANNING DEPT
170 DEV SCHED 6 (A)	102,300.00			ATTENTION	DP FILE
295 SITE PROFILES	100.00			REASON	FILE
INVOICE: 594203		TOTAL		\$102,400.00	

2011/12/19 15:12:18

REFERENCE COPY

CONTINUED ON PAGE 2

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Bicycle Parking ⁴	-	Class A Class B Retail/Office 113 6	Retail/Offices Class A Class B 122 6
	Vertical (30%) 33	Horizontal (70%) 80	Horizontal 110
	-	Lockers (20%) 25	Lockers 37
	-	Electrical Outlets 61	Electrical Outlets (1 outlet/2 spaces) 58
	-	Clothing Lockers (0.7 x) Female 80 Male 80 Total 160	Clothing Lockers Female 82 Male 70 Total 152
	-	-	-
Loading ⁵	-	Class A Class B Retail Stores n/r 2 General Offices 8 5 Total 8 7	provided Class A Class B 12 3
	-	-	-
	-	-	-
Amenity	Lot D (existing) 1,895 sq. ft. Lot E 10,000 sq. ft. Total 11,895 sq. ft.	-	9,028 sq. ft.

¹Note on FSR/Floor Area: Pursuant to Section 3.9 of the Downtown Official Development Plan, Section 3.2.5 of the Zoning and Development By-law, and Heritage Policies and Guidelines adopted by Council, the Development Permit Board may permit an increase in the floor space ratio of up to 10%, subject to City Council's designation of the heritage building as a Municipal Heritage Site.

²Note on Height: The proposed building height is within the maximum permitted 450 ft. height in this sub-area of the Downtown, however, a portion of the building, including its decorative roof, intrudes slightly into View Corridors 9.1, 9.2.2 and 3.2.3. Council considered this matter on October 7, 2010 and advised the Development Permit Board that it supported these intrusions (refer to Downtown Official Development Plan (DODP), Height: page 8).

³Note on Parking: Pursuant to Section 4.1.14 of the Parking By-law, each disability parking space provided to satisfy the minimum required parking of such spaces will count as two parking spaces for the purpose of satisfying the minimum required number of parking spaces. Seven disability parking spaces have been used to top up the minimum required number of parking spaces. Standard Condition A.1.1 seeks the provision of an additional required disability parking space.

⁴Note on Bicycle Parking: Standard Condition A.1.2 seeks the provision of 10 additional clothing lockers for the male change room. Standard Condition A.1.4 seeks the provision of three additional electrical outlets.

⁵Note on Loading: The applicant has proposed additional Class A loading spaces to address the shortfall in required Class B loading. Engineering Condition A.2.13 seeks the provision of a loading management plan. The plan is required to profile anticipated and existing loading conditions and to identify sufficient measures to operate the on-site loading without any impacts on the adjacent streets.

Pre - Intake File Research (PC-B)

Project Address: <u>LOWER MAIN FLOOR</u> 1055 W HASTINGS ST	Building Permit: BU459994
Date: <u>JAN 04/14</u>	

Collect Zoning & Development File Research

1.	DE issued or "Prior to" stage, PC-B comment from DER. Or cleared by Zoning & Development (ECO) on PRISM for BU only, no DE required.	DE417464 - OPEN INT ALT TO PROVIDE BIKE FACILITIES	?
2.	Landscape cleared by ECO / landscape Dev. Specialist	(if applicable on exterior alteration)	/
3.	Collect file research from ECO ACCORDION FILE FOLDER.	(ECO will indicate on PRISM, may include previous permit drawings of the project area)	/
4.	For DB - Development Fee Code	(conditional or out-right)	/

Preliminary PC-B Pre-Intake File Research

5.	PRISM Permit System (F20) View / Print ADDRESS detail :	(Record after 1994) SEE PREINTAKE RESEARCH FOR BU459994	
	- Related Addresses, Strata, etc.	PROJ ADD : 1075 W HASTINGS ST. CONSTRUCT	✓
	- Review Groups Internal Notes.	ECO'S INT. NOTE TO DE417464. CRIM DE414163 TO	✓
	- Tax / Owner Information.	GUINNESS TOWER HOLDINGS LTD c/o OXFORD PROPERTIES GROUP INC.	✓
	- Soil Liquefaction, Peat Bog, Flood Plain, Slope Stability, Heritage, Archaeology, District Energy (ES), etc.	ANY EXT ALT? → HERITAGE	✓
6.	PRISM (F21) Permit Search: (BU, DB, AL, EQ, IA, (DE), OC) for last approved use, spk bldg., fire alarm, etc.	(print last BU/DB drawings of the project area if they are not provided by ECO) BU452834 (DE414163) - TO CONSTRUCT 25 STOREY BLDG AT 1021 W HASTINGS ST. BU455109 - PARKADE & LOWER MAIN.	
7.	VanMap : Flood Plain, Soil condition, Contour (slope stability), etc.	(Date of last major improvement & tax record) AL400903 - OPENING	✓
8.	DOMINO : Building Register	YES - LOWER MAIN : STORAGE / MECH RM, ALL CONF. RM (D) & ALL FIT. CENT (A2)	✓

Optional

9.	DOMINO : Code Data Sheet, IA, BI, IR, Enforcement letter, WWOP, etc.	(detail search usually done at plan review stage)	
10.	PRISM (F22) address activity: Enforcement, tree barrier etc. (F21) previous permits - see page 2 for note A & B.	(detail search usually done at plan review stage)	
11.	Micro-fiche of previous permits and drawings.	(detail search usually done at plan review stage)	

PC-B Plan Reviewers' name: _____ Date: _____

Research by: ALISON MIN Time to record on PRISM : 1h

BU / DB no. :

Nov 06, 2013 DW Page 2 of 2

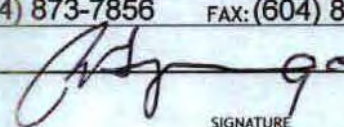
**** CHANGE NOTICE ****

DATE ISSUED SEPTEMBER 28, 2011		PERMIT TYPE ELECTRICAL PERMIT				PERMIT NUMBER P EL 549531	
LEGAL DESCRIPTION LT D BLK 1 PL 92 DL 185 REF PL VOL PLAN 92 (cont'd)					ADDRESS 1055 W HASTINGS ST		
ADDITIONAL ADDRESS INFORMATION RELATO PROJECT 1075 W HASTINGS ST					SPECIFICS		
APPLICATION DATE SEP 27, 2011	PURPOSE	PROJECT VALUE \$65,000	ASSESSED VALUE	PLANS NO	PLACE NAME		
TEMPORARY PERMIT DATES		TEMPORARY USE DATES		SUBTYPE			
					CO-ORDINATE 590-119-45-0000		
APPLICANT CONTRACTOR BRIDGE ELECTRIC CORP		CONTACT 2 SITE CONTACT RON MACNEIL			CONTACT 3		
11091 HAMMERSMITH GATE RICHMOND BC V7A 5E6		VANCOUVER BC					
TEL 604-273-2744	BUS. LICENSE 306259	TEL 778-878-3102	BUS. LICENSE	TEL	BUS. LICENSE		
FAX 604-273-4814	CERTIFICATE 10546	FAX	CERTIFICATE	FAX	CERTIFICATE		
PROJECT DESCRIPTION: RENOVATION OF EXISTING GUINNESS TOWER PARKING RAMP. INCLUDES NEW 125 AMP 3 PHASE 120/208 V TEMPORARY POWER.							
PERMIT CONDITIONS AND NOTES: 005 All qualified electrical workers on job sites are required to produce evidence that they are registered in accordance with the Industry Training Authority Act (ITAA) or they are in possession of a worker qualification certificate recognize by the Provincial Electrical Safety Manager. All other electrical workers on these sites must be registered as "trainees" under the ITAA. 006 THIS PERMIT IS INTENDED FOR WIRING AND INSTALLATION OF ELECTRICAL EQUIPMENT AND IS VALID FOR A PERIOD OF NOT MORE THAN 90 DAYS FROM THE DATE OF ISSUANCE. EXCEPTION: (1) OPERATING PERMIT IS VALID FOR A PERIOD NOT EXCEEDING 12 CALENDAR MONTHS FROM THE DATE OF ISSUANCE; (2) PERMIT FOR A TEMPORARY USE OF ELECTRICAL POWER IS VALID FOR A PERIOD NOT EXCEEDING (A) 6 MONTHS FOR A SINGLE AND TWO FAMILY DWELLING, AND (B) ONE YEAR FOR ALL OTHER USES. THIS PERMIT MAY BE EXTENDED ON REQUEST BY THE APPLICANTS. THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE CITY OF VANCOUVER ELECTRICAL BY-LAW. 007 All electrical equipment, mechanical equipment, and/or venting installed or altered under this permit must comply with the provisions of the City of Vancouver Noise Control By-law No. 6555.							
GENERAL USE E30 GENERAL OFFICE		SPECIFICS/LOCATION		AREA (SF)	OCC D	GENERAL USE	
ITEM 1001 NEW SERVICE 1006 GROUNDING/BONDING		SPECIFICS/REFERENCE 600		QTY/AMT 200 AMP	ITEM 1010 BRANCH/APPL CCTS 1012 TRSFRMR/CAPTR/WLDR		
RELATED PERMITS: DB437364 ALTER		1055 W HASTINGS ST					
APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE		: EI07 ELECTRICAL INSPECT		BRUCE SPARGO		604-873-7856	
ADDITIONAL NOTES: 991 ***** THE FOLLOWING CHANGES HAVE BEEN RECORDED FOR THIS CITY OF VANCOUVER PERMIT: ***** ***** INCREASE VALUE FROM \$35,000 TO \$65,000 TO INCLUDE HIGH VOLTAGE SWITCH GEAR WHICH WILL FEED SUB-SERVICE LOCATED AT 1021 W HASTINGS ST. INSULATION TO INCLUDE GROUNDING FOR STATIONS. OK PER B. LEUNG. JAN 7/13							
AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.							
FEE 400 ELECTRICAL FEE		AMOUNT 1,895.00		FEE		AMOUNT	
				SIGNED BY		BRIDGE ELECTRIC CORP	
				DATE		SEE APPLICATION	
				ISSUED BY		C BAWN	
				COPY		CHANGE NOTICE	
INVOICE: 641024 697580				TOTAL \$1,895.00			

PERMIT NUMBER	EL 549531
IA	
DATE	11 YY ' 10 MM ' 03 DD

CERTIFICATE OF ELECTRICAL INSPECTION

Pursuant to the City of Vancouver Electrical By-law and the Electrical Safety Act, the electrical wiring in these premises has been inspected as noted hereunder:

ELECTRICAL CONTRACTOR / OWNER BRIDGE ELECTRIC				ADDRESS 1055 W. HASTINGS ST			
TYPE OF INSPECTION <input type="checkbox"/> RW <input type="checkbox"/> CF <input type="checkbox"/> SERVICE <input type="checkbox"/> SLAB <input type="checkbox"/> Gr/Op <input checked="" type="checkbox"/> OTHER TEMP				SPECIFICS			
INSPECTOR Bruce Spargo				OFFICE HOURS: 8:30-9:15 AM / 1:00-1:45 PM			
PHONE #: (604) 873-7856 FAX: (604) 873-7100				INSPECTOR 			
SIGNATURE							
ITEM		ACC	REJ	ITEM		Y	N
1	SERVICE V A Ph			13	PERMIT POSTED		
2	DISTRIBUTION / EL. ROOM / PNL BOARD / SUBSERVICE	✓		14	AUTHORIZATION FORM RCVD / POSTED		
3	GROUNDING			15	WIRING OK TO COVER		
4	BONDING			16	OK TO ENERGIZE	✓	
5	BRANCH / APPL. CCTS.			17	CONDUIT / RACEWAYS - ACCEPTED		
6	TRANSFORMER KVA CAPCTR. KVAR			18	EL. PERMIT / CLEARED FOR OCC.		
7	MOTOR CCTS. / GENERATOR			19	FINAL ACCEPTED		
8	HEATING CCTS.						
9	FIXTURES & FITTINGS						
10	LIFE SAFETY SYSTEMS						
11	SECURITY WIRING / EXTRA LOW VOLTAGE						
12	OTHER (SEE REMARKS)						

The following deficiencies shall be rectified before: **YY** | **MM** | **DD** and must be left accessible for re-inspection. Please call 604-873-7601 or 604-873-7059 (24 hour line) when the work is ready for re-inspection and the applicable fee has been paid.

OTHER INSPECTOR'S PRESENT:		
ITEM #	DEFICIENCIES / REMARKS	CODE / REG. #
2.	Temp service - 60 amp - 3φ 4W	

WHITE COPY - TO FILE

YELLOW - INSPECTOR'S COPY

PINK - SITE COPY

File: _____
Referred: _____
Supervisor: _____



E 1126405

COMMUNITY SERVICES GROUP
Licences and Inspections

PERMIT NUMBER	EL 548736
IA	
DATE	12 / 01 / 19

CERTIFICATE OF ELECTRICAL INSPECTION

Pursuant to the City of Vancouver Electrical By-law and the Electrical Safety Act, the electrical wiring in these premises has been inspected as noted hereunder:

ELECTRICAL CONTRACTOR / OWNER HIGH VOLT ELECTRICAL				ADDRESS 1055 W. HASTINGS ST			
TYPE OF INSPECTION <input checked="" type="checkbox"/> RW <input type="checkbox"/> CF <input type="checkbox"/> SERVICE <input type="checkbox"/> SLAB <input type="checkbox"/> Gr/Op <input type="checkbox"/> OTHER				SPECIFICS			
INSPECTOR Bruce Spargo				OFFICE HOURS: 8:30-9:15 AM / 1:00-1:45 PM			
PHONE #: 604-873-7856 FAX: 604-873-7100				INSPECTOR			
SIGNATURE							
ITEM		ACC	REJ	ITEM		Y	N
1	SERVICE V A Ph			13	PERMIT POSTED		
2	DISTRIBUTION / EL. ROOM / PNL BOARD / SUBSERVICE			14	AUTHORIZATION FORM RCVD / POSTED		
3	GROUNDING			15	WIRING OK TO COVER		✓
4	BONDING			16	OK TO ENERGIZE		
5	BRANCH / APPL. CCTS.			17	CONDUIT / RACEWAYS - ACCEPTED		
6	TRANSFORMER KVA CAPCTR. KVAR			18	EL. PERMIT / CLEARED FOR OCC.		
7	MOTOR CCTS. / GENERATOR			19	FINAL ACCEPTED		
8	HEATING CCTS.						
9	FIXTURES & FITTINGS						
10	LIFE SAFETY SYSTEMS						
11	SECURITY WIRING / EXTRA LOW VOLTAGE						
12	OTHER (SEE REMARKS)						

The following deficiencies shall be rectified before: YY | MM | DD and must be left accessible for re-inspection. Please call 604-873-7601 or 604-873-7059 (24 hour line) when the work is ready for re-inspection and the applicable fee has been paid.

OTHER INSPECTOR=S PRESENT:

ITEM #	DEFICIENCIES / REMARKS	CODE / REG. #
15	level P3	

WHITE COPY - TO FILE

YELLOW - INSPECTOR'S COPY

PINK - SITE COPY

File: _____
Referred: _____
Supervisor: _____

City of Vancouver - FOI 2020-611 - Page 13 of 311
DO NOT REMOVE OR DESTROY THIS CERTIFICATE

Lic & Insp - C004 (Revised April 2010)

CITY OF VANCOUVER

DATE ISSUED JULY 15, 2014		PERMIT TYPE SPRINKLER PERMIT				PERMIT NUMBER P SP 446870	
LEGAL DESCRIPTION LOT 13 BLK 3 PL VAP92 DL 185 NWD PLAN VAP92 (CONT'D)						ADDRESS 1055 W GEORGIA ST	
RELATO PROJECT 1001 W GEORGIA ST						SPECIFICS LOWER MAIN FLOOR	
APPLICATION DATE JUL 07, 2014	PURPOSE	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC	PLACE NAME ROYAL CENTRE MALL	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES				SUBTYPE	
CONTACT CONTRACTOR PRIORITY FIRE SYSTEMS LTD 1261 E 2ND AVE VANCOUVER BC V6A 3T9				CONTACT 2 SITE CONTACT FRED KAPPLER (JOB#3475) VANCOUVER BC		CONTACT 3	
TEL 604-255-4591	BUS.LICENSE 645751	TEL 778-558-0918	BUS.LICENSE	TEL	BUS.LICENSE		
FAX 604-255-4593	CERTIFICATE	FAX	CERTIFICATE	FAX	CERTIFICATE		

PURSUANT TO THE PLUMBING BY-LAW, THE FOLLOWING WORK IS HEREBY AUTHORIZED:

Sprinkler alterations, change of use, and change of major occupancies from fitness area and office to bike facilities including bike lockers, bike racks, washrooms, lockers and showers on lower main level of the existing commercial building. This facilities shared by this existing building tower (Guinness Tower) and new tower at 1021 W Hastings St. (MNP tower)

All sprinklers within the project area and compartment to be QR

PERMIT CONDITIONS AND NOTES:

- 002 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE VANCOUVER BUILDING BY-LAW.
- 005 Piping must be accessible until inspected.
- 009 The contractor shall provide the owner with a maintenance program and manual for fire suppression systems.
- 012 Consult other NFPA Standards for additional Installation requirements.

INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR
CLEARANCES						990-90 Dec 24/19		
						990 FINAL INSPECTION		
GENERAL USE E30 GENERAL OFFICE S70 RESTAURANT - (1)	SPECIFICS/LOCATION	AREA (SF)	OCC D A2	GENERAL USE R70 RETAIL STORE	SPECIFICS/LOCATION	AREA (SF)	OCC E	
ITEM 10 SPRINKLER HEADS	SPECIFICS/REFERENCE LOWER MAIN	QTY/AMT 73		ITEM	SPECIFICS/REFERENCE	QTY/AMT		

RELATED PERMITS: BU459994 ALTER 1055 W HASTINGS ST
 APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE : PI02 PLUMBING/GAS INSP JOHN MACIVER 604-873-7366
 PROCESSED BY: APPLICATION TAKEN BY J WONG.. PERMIT ISSUED BY J HOOK
 PROC CNTR BLDG REVIEW BY J HOOK

ADDITIONAL NOTES:
 915 To book an inspection call 3-1-1 from within Vancouver or 604-873-7000 from outside Vancouver. The 3-1-1 Centre is open 7 days a week from 7AM to 10PM, 365 days a year. Also, our 24 hour Plumbing Inspections booking request message line is 604-873-7061. For information on how to use it, please contact the 3-1-1 Centre.

Aug 18/14 - MEN CHNG RM AREA LAYOUT OK Jim
SEPT 3/14 - 11328290 - HD LAYOUT & TEST OK
FEMALE LOCKER ROOM ONLY BS

COMMENTS:

Dec 2/14 1419380 A
P23 P39-90

FEE	AMOUNT	FEE	AMOUNT	DEPARTMENT	PLUMBING/GAS INSP
516 SPRKLR HEADS-RENOS	354.40			ATTENTION	SPRKLR INSPECTOR
				REASON	PERMIT INSPECTION
				GROUP	62 : PLUMBING/GAS INSP
				DISTRICT	02 : JOHN MACIVER 7366
INVOICE : 762350		TOTAL \$354.40			

INSPECTOR COPY

If you have any questions regarding the information requested on this form, please call 604-873-7344 and ask to be forwarded to the Processing Centre - Building Branch staff member "on duty" for general inquiries. To book an intake appointment for a Building Permit, call 604-873-7611. See the last page for a list of specialty Building Permit Application checklists.

Project Address: 1055 W HASTINGS ST **Building Permit:** BU459994

Drawings Required - Professional must sign and seal each page of all drawings and details. Original signatures only (no faxes or photocopies). Scale not less than 1/4" = 1'-0" (1:50) unless otherwise noted.

Documents	Copies Required	Details	Notes	Staff Use Only	
				Submitted	Accepted
Reduced set of Addressing plans	1	<ul style="list-style-type: none"> Suite numbers shall be assigned in a clockwise manner 	Drawing size: minimum 8 1/2" x 11", maximum 11" x 17", include exterior entrances & addresses. [2.2.2.3.(1), Div.C]	✓	
Building Grades Plan	1		Required for all new buildings and may be required for additions to existing buildings. Contact Streets Design - Main building or 604-873-7316.	N/A	
Survey	2	Survey Plans should include the following: <ul style="list-style-type: none"> Site dimensions and North arrow Location and dimensions of all buildings on the site Street names and location as well as location and width of any lanes Legal description (Lot number, Block number, District Lot number, Plan number) Indicate proposed and existing buildings 	Required for all new buildings and may be required for additions to existing buildings. Scale not less than 1/16" = 1'-0" (1:200). [VBBL 1A.3.4.4, Div.C]	N/A	

Indicate the name, address, and phone number of the person responsible for the design on the drawings.

Excavation/Shoring Details	5			N/A	
Architectural Cover Sheet	5	<ul style="list-style-type: none"> List of all design professionals' names and phone numbers Attach Alternative Solution forms 		✓	
Architectural Site Plan	5	Site Plan should include the following: <ul style="list-style-type: none"> Site dimensions and North arrow Location and dimensions of all buildings on the site, including dimensions to the nearest property line from an enclosed balcony Street names and location as well as location and width of any lanes Legal description (Lot number, Block number, District Lot number, Plan number) Street address, floor number and tenant suite number 	Required for all new & existing buildings. 1/16" = 1'-0" (1:200).	✓	
Architectural Key Plan	5	Key plan should include the following: <ul style="list-style-type: none"> Street address, floor numbers and tenant suite numbers Indicate proposed and existing construction including the type of use of adjacent (side/above or below) occupancies 	Required for all existing buildings where work is being carried out in a portion of the building only. Locate the project area on the overall floor plan including the building's exit system (include exterior entrances & addresses). 1/16" = 1'-0" (1:200).	CONTEXT PLAN ✓	

BU - Building Permit Application Requirements cont'd

Project Address:	Building Permit: BU459994
------------------	----------------------------------

Drawings Required - Professional must sign and seal each page of all drawings and details. Original signatures only (no faxes or photocopies). Scale not less than 1/4" = 1'-0" (1:50) unless otherwise noted.					Staff Use Only	
Documents	Copies Required	Details	Notes	Submitted	Accepted	
Architectural Floor Plans		Floor Plans should include the following: <ul style="list-style-type: none">All interior and exterior alterationsIndicate the use of all rooms and areasIndicate all door and window sizes (may be provided in door and window schedules)Construction of wall assemblies including fire and sound separationsStructural information (may be provided on structural drawings)	Required for ALL building permit applications. Floor Plans must indicate all work to be carried out including required fire separation, door swings, door dimensions, interior room finishes, etc.	✓		
Architectural Roof Plans	5	<ul style="list-style-type: none">Indicate all roof top mechanical units, skylights, accessible decks, guard rails, planters, landscape, and the standpipe		No new vent exhaust N/A		
Architectural Ceiling Plans	5			✓		
Architectural Cross Section	5	Construction Detail/Cross Sections should include the following: <ul style="list-style-type: none">Stair dimensions (width, rise, run, number of risers) height of guards, handrails and extensions)Wall, floor, roof and/or ceiling assemblies (descriptions or cross sections)Fire-resistance rating details of any required fire separations including test(s) referencesFire stopping details for service penetrations of fire separations	Required for new buildings, additions to existing buildings, and most applications which involve an alteration to an existing building. Construction details/cross sections should indicate dimensions and construction details for floor, wall, and roof assemblies.	N/P see elev?		
Architectural Exterior Elevations Int	5	Elevations should include the following: <ul style="list-style-type: none">Exterior claddingDimensions of exterior guards and guard details where applicableStorey elevations related to building gradesIndicate all window and door openingsSpatial separation percentage openings and fire-resistance ratingsExit exposure protection	Required for all new buildings and for existing buildings where any exterior work is contemplated. Elevations should include all exterior doors, exterior guard heights, windows and exterior cladding material, etc.	✓		
Landscape Plans	5 (zero if there is a DE, because 2 dwgs will be routed internally from the DE)	<ul style="list-style-type: none">Provide a full landscape Plan (including a plant list) illustrating both common and botanical names, sizes and quantity of all proposed plant materialIndicate paved surfaces, other landscape elements and existing treeProvide details for planters, fences, trellis, etc.Show the existing site contours, the landscaping and materials to be removed, & include size, common name and placementProvide all landscape elements and details, including new, existing surfaces to be retained, enclosures, site furniture and structures	All landscaping details shown on the survey are to be transferred to the Landscape Plan. The applicant is responsible for the confirmation of all Landscape information. The Landscape Plans must be identical to the Development Permit (DE) dwgs (i.e. a copy of the stamped approved DE set) or a minor amendment may be needed.	N/A		
Photographs	1	<ul style="list-style-type: none">Show kitchen grill locations on exteriors and roof of existing buildingBuilding envelope to be altered	Show windows and air intakes within 40 ft around the grill locations.	N/A		

BU - Building Permit Application Requirements cont'd

Project Address:			Building Permit: BU459994			
Drawings Required - Professional must sign and seal each page of all drawings and details. Original signatures only (no faxes or photocopies). Scale not less than 1/4" = 1'-0" (1:50) unless otherwise noted.					Staff Use Only	
Documents	Copies Required	Details	Notes	Submitted	Accepted	
Architectural Building Envelope Details	5	■ Construction details/cross section should indicate dimensions and details of proposed windows, walls, roofs, roof classification rating, balconies, decks, and the typical interface between elements	Typical 3-D diagram should be provided where the method of assembling is critical, such as window corners, balcony rail attachments, and roof parapet. Scale not less than 3" = 1'-0" (1:4).	N/A		
Architectural Door Window Schedule, Wall and Floor Assembly Schedule	5		Fire-resistance assemblies shall be ULC listed, or tested by a recognized laboratory, or comply with Appendix D of the VBBL, or if applicable, Table A-9.10.3.1.A & A-9.10.3.1.B.	✓ A1.1		
Structural	5		Penetrations, and adequate support for ecology unit, fan(s), mechanical unit(s), and anchors for fall restraint.	N/A		
Mechanical	5			✓		
Plumbing	5	■ Grease interceptor size and location		✓		
Electrical	3			✓	x3	
Kitchen	5	■ Equipment layout/seating layout	For any food service use.	N/A		
Documents Required						
Application Form/Fees	1	■ Signature	Once applicant pays at cashier, applicant is to show receipt to the concierge's desk for a payment entry in the permit number.	✓		
Owner/Lessee Undertaking Letters	1		Use City's form letter only. All letters/documents must be have original signatures.	✓		
Strata Council Letter	1	■ From all strata's on the site, including both residential and commercial.	If building is strata titled, letter must be signed by the strata's chairperson indicating knowledge and acceptance of proposal.	N/A		
HPO Form	1			N/A		
Building Code Data Sheet	1			R		
Building Code Analysis/Report	1			N/P		
Occupant Load Calculations	1			R		
K2, Kitchen Checklist	1	■ Required for Class 1 Cooking Operations	http://former.vancouver.ca/commvcs/LI/CANDINSP/bulletins/2007/2007-005.pdf	N/A		
Clean duct letter		■ Letter from an ASTTBC-CO member certifying the existing duct is clean.	For reusing an existing kitchen exhaust duct.	N/A		
Geo-technical/ Soils Report	1		For new buildings, additions, poor soils conditions, slope stability, impacts to foundations, seismic upgrade, etc.	N/A		
ASHRAE 90.1 2007 Checklist	1		Fill-able Excel Spreadsheet Checklist is available under "For Professionals" tab at: http://vancouver.ca/home-property-development/application-forms-and-checklists.aspx	?		

BU - Building Permit Application Requirements cont'd

Project Address:	Building Permit: BU459994
------------------	----------------------------------

Drawings Required - Professional must sign and seal each page of all drawings and details. Original signatures only (no faxes or photocopies). Scale not less than 1/4" = 1'-0" (1:50) unless otherwise noted.					Staff Use Only	
Documents	Copies Required	Details		Notes	Submitted	Accepted
Letters of Assurance						
** Professionals must sign and seal all individual pages of the Letters of Assurance.						
Schedule A	1				R	original signature
Schedule B1/B2	1	Architectural			✓	
Schedule B1/B2	1	Structural		Struct. Eng. is required for primary structural components of Part 3 buildings. [VBBL 2.2.1.2.(2), Div.C]	N/A	
Schedule B1/B2	1	Mechanical			✓	
Schedule B1/B2	1	Plumbing			✓	
Schedule B1/B2	1	Fire Protection		NFPA 13, 13R, 13D, etc. May indicate "For Performance Spec Only" per Scenario 2, App. A-2.2.7.3(3.2.4) of Div.C.	✓	
Schedule B1/B2	1	Kitchen Hood Fire Protection		NFPA 17A, 96	N/A	
Schedule B1/B2	1	Electrical			✓	
Schedule B1/B2	1	Geotechnical			N/A	
Schedule D1	1	Building Envelope			N/A	
Independent Review of Structural Designs	1	(Previously called "Structural Concept Review") Required for every application when a structural engineer signs/seals drawings, except 1 and 2 Family Dwellings.		Refer to Bulletin 2001-007-BU http://vancouver.ca/home-property-development/regulations-bulletins-and-advisories.aspx	N/A	
The above noted list of requirements is not limited in its content. Further review of the application documents may reveal additional requirements.						

Health Approval

Please note that applications requiring Health approval are reviewed for compliance with provincial Health regulations at the Vancouver Coastal Health offices located at #1200 - 601 West Broadway, or their representative at the Main Floor, 2675 Yukon St. In order to avoid subsequent changes to permit drawings, we strongly advise applicants to meet with Health prior to permit submission. Please contact Vancouver Coastal Health at 604-675-3800 for more information.

Other Permit Application Checklists - see <http://vancouver.ca/home-property-development/application-forms-and-checklists.aspx>

Balcony Enclosures on Multiple Dwelling Buildings

Building Envelope Repairs

Checklist for At Grade, Open and Uncovered Outdoor Patio Seating for an Existing Restaurant or Retail-Limited Food Service

Re-piping Domestic Water System

Retro-fits for Solar Hot Water Heating Systems in Multiple Family Dwellings and Commercial Buildings

Soil Remediation Checklist

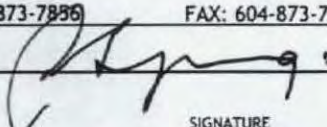
E 1211397

COMMUNITY SERVICES GROUP
Licences and Inspections

PERMIT NUMBER	EL 549531
IA	
DATE	13 ' 01 ' 03

CERTIFICATE OF ELECTRICAL INSPECTION

Pursuant to the City of Vancouver Electrical By-law and the Electrical Safety Act, the electrical wiring in these premises has been inspected as noted hereunder:

ELECTRICAL CONTRACTOR / OWNER BRIDGE ELECTRIC				ADDRESS 1055 1021 W HASTINGS ST			
TYPE OF INSPECTION <input type="checkbox"/> RW <input type="checkbox"/> CF <input type="checkbox"/> SERVICE <input checked="" type="checkbox"/> SLAB <input type="checkbox"/> Gr/Op <input type="checkbox"/> OTHER				SPECIFICS			
INSPECTOR Bruce Spargo				OFFICE HOURS: 8:30-9:15 AM / 1:00-1:45 PM			
PHONE #: 604-873-7836 FAX: 604-873-7100				INSPECTOR 			
SIGNATURE							
ITEM		ACC	REJ	ITEM		Y	N
1	SERVICE V A Ph			13	PERMIT POSTED		
2	DISTRIBUTION / EL. ROOM / PNL BOARD / SUBSERVICE			14	AUTHORIZATION FORM RCVD / POSTED		
3	GROUNDING			15	WIRING OK TO COVER		✓
4	BONDING			16	OK TO ENERGIZE		
5	BRANCH / APPL. CCTS.			17	CONDUIT / RACEWAYS - ACCEPTED		
6	TRANSFORMER KVA CAPCTR. KVAR			18	EL. PERMIT / CLEARED FOR OCC.		
7	MOTOR CCTS. / GENERATOR			19	FINAL ACCEPTED		
8	HEATING CCTS.						
9	FIXTURES & FITTINGS						
10	LIFE SAFETY SYSTEMS						
11	SECURITY WIRING / EXTRA LOW VOLTAGE						
12	OTHER (SEE REMARKS)						

The following deficiencies shall be rectified before: YY | MM | DD and must be left accessible for re-inspection. Please call 604-873-7601 or 604-873-7059 (24 hour line) when the work is ready for re-inspection and the applicable fee has been paid.

OTHER INSPECTOR'S PRESENT:		
ITEM #	DEFICIENCIES / REMARKS	CODE / REG. #
15	P2 level slab OK (south) (grounding extended up a column)	

WHITE COPY - TO FILE

YELLOW - INSPECTOR'S COPY

PINK - SITE COPY

File: _____
Referred: _____
Supervisor: _____

DO NOT REMOVE OR DESTROY THIS CERTIFICATE

SCHEDULE C-B

Forming Part of Subsection 2.2.7, Division C of the
Vancouver Building By-law

BU 459994

Building Permit No.

ASSURANCE OF PROFESSIONAL FIELD REVIEW AND COMPLIANCE

CALVIN WANG
Dist. Bldg. Insp.

DEC 05 2014

- Notes:
- (i) This letter must be submitted after completion of the project but prior to final inspection by the authority having jurisdiction. A separate letter must be submitted by each *registered professional*.
 - (ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.
 - (iii) In this letter the words in *italics* have the same meaning as in the Vancouver Building By-law.

To: The Chief Building Official
City of Vancouver

Name of Jurisdiction (Print)

Re: Mechanical & Plumbing - Seismic

Discipline (e.g. Architectural, etc.) (Print)

Guiness Tower Common Amenity Improvement

Name of Project (Print)

1055 West Hastings Street

Address of Project (Print)

Legal Description of Project (Print)

(Each *registered professional* shall complete the following:)

Jason L. Bell, P. Eng

Name (Print)

1260 West King Edward Avenue

Address (Print)

Vancouver, BC V6H 1Z7

604-732-0577

Phone No.



(Professional's Seal and Signature)

November 7, 2014

Date

I hereby give assurance that

- (a) I have fulfilled my obligations for *field review* as outlined in Subsection 2.2.7, Division C of the Vancouver Building By-law and in the previously submitted Schedule B-1, "ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW," and Schedule B-2, "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS," and
- (b) those components of the project opposite my initials in Schedule B-2 substantially comply in all material respects with
 - (i) the applicable requirements of the Vancouver Building By-law and other applicable enactments respecting safety, not including construction safety aspects, and
 - (ii) the plans and supporting documents submitted in support of the application for the *building permit*.
- (c) I am a *registered professional* as defined in the Vancouver Building By-law.

(If the *registered professional* is a member of a firm, complete the following:)

I am a member of the firm Bell Consulting Engineers Ltd.

and I sign this letter on behalf of the firm.

(Print name of firm)

Note: The above letter must be signed by a *registered professional*. The Vancouver 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.

CRP's Initials

CERTIFICATE OF PLUMBING/SPRINKLER INSPECTION

Pursuant to the City's building By-Law the Installation in these Premises have been Inspected as Noted Hereunder:

CONTRACTOR / OWNER				INSPECTOR <u>Bill Seifert</u>			
ADDRESS 1055 W HASTINGS ST				OFFICE HOURS: <u>8:30 - 9:30 am / 3:00 - 4:00 pm</u>			
SPECIFICS				PHONE #: <u>604-873-7467</u> FAX: <u>604-873-7100</u>			
				EMAIL: <u>bill.seifert@vancouver.ca</u>			
				INSPECTOR <u>[Signature]</u> SIGNATURE			

ITEM	PLUMBING	ACC	REJ	ITEM	SPRINKLER	ACC	REJ
1	DRAINTILE/RAINWATERLEADERS/ DAMPPROOFING			1	NFPA 13 _ 13D_ 13R_		
2	SUMPS, CATCH BASINS + BWV			2	HEAD LAYOUT		
3	WATER SERVICE: SIZE; MATERIAL			3	BOXING & INSULATION		
4	UNDERGROUND PIPING			4	PIPING AND FITTINGS		
5	<u>DWV ROUGH IN</u>			5	BOOSTER PUMP & LOCK		
6	<u>WATER PIPE</u>			6	FIRE DEPARTMENT CONNECTION		
7	TUBS AND SHOWERS			7	PRESSURE TEST		
8	BACKFLOW DEVICES,			8	STAND PIPE / ZONE CONTROL		
9	<u>TESTS DWV, WATER, TUBS</u>			9	ALARM TEST DRAIN		
10	GREASE INTERCEPTOR			10	FIRE HOSE VALVES		
11	FIXTURES			11	FLOW VERIFICATION REPORT		
12	ENG. LETTER RECEIVED						
ITEM		Y	N	ITEM		Y	N
13	CLEARED FOR OCCUPANCY			12	CLEARED FOR OCCUPANCY		
14	FINAL ACCEPTED			13	FINAL ACCEPTED		

OTHER INSPECTOR-S PRESENT:

ITEM #	DEFICIENCIES / REMARKS	CODE / REG. #
	SHOWERS MENS WASHROOMS OK	
	WIP WOMENS " OK	

WHITE COPY - TO FILE

YELLOW - SAFETY OFFICER

PINK - SITE COPY

File: _____

Referred: _____ City of Vancouver - FOI-2020-611 - Page 22 of 311

DO NOT REMOVE OR DESTROY THIS CERTIFICATE

SCHEDULE C-B

Forming Part of Subsection 2.2.7, Division C of the
Vancouver Building By-law

BU459994

Building Permit No.

CALVIN WANG
Dist. Bldg. Insp.

DEC 05 2014

ASSURANCE OF PROFESSIONAL FIELD REVIEW
AND COMPLIANCE

- Notes: (i) This letter must be submitted after completion of the project but prior to final inspection by the authority having jurisdiction. A separate letter must be submitted by each registered professional.
- (ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.
- (iii) In this letter the words in italics have the same meaning as in the Vancouver Building By-law.

To: *The Chief Building Official*

City of Vancouver

Name of Jurisdiction (Print)

Re: *Mechanical, Plumbing and Fire Suppression Systems*

Discipline (e.g. Architectural, etc.) (Print)

Guinness Tower Common Amenity Improvement

Name of Project (Print)

1055 West Hastings Street, Vancouver, BC

Address of Project (Print)

002-512-645, Parcel "D", Ref. Plan 9463, Block 1, DL185, Plan 92

Legal Description of Project (Print)

(Each registered professional shall complete the following:)

Mr. Kai Chen, P.Eng.

Name (Print)

#180 - 200 Granville Street

Address (Print)

Vancouver, BC V6C 1S4

604-687-1800

Phone No.



(Professional's Seal and Signature)

December 1, 2014

Date

Integral Ref: 10-1089-M04

I hereby give assurance that

- (a) I have fulfilled my obligations for *field review* as outlined in Subsection 2.2.7, Division C of the Vancouver Building By-law and in the previously submitted Schedule B-1, "ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW," and Schedule B-2, "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS," and
- (b) those components of the project opposite my initials in Schedule B-2 substantially comply in all material respects with
- (i) the applicable requirements of the Vancouver Building By-law and other applicable enactments respecting safety, not including construction safety aspects, and
- (ii) the plans and supporting documents submitted in support of the application for the *building permit*,
- (c) I am a *registered professional* as defined in the Vancouver Building By-law.

(If the registered professional is a member of a firm, complete the following:)

I am a member of the firm

Integral Group

and I sign this letter on behalf of the firm.

(Print name of firm)

Note: The above letter must be signed by a registered professional. The Vancouver 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.

CRP's Initials



CITY OF
VANCOUVER

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: 1055 West Hastings St. Specifics: Guinness Tower Riser Emerg. Power Enclosure

Floor Level: P1-roof Suite No: _____

Legal Description:

Lot(s) 1 Block(s) 1 District Lot(s) 185 Plan Number(s) 92

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: Michael Watts

Mailing Address: 1600 - Two Bentall Centre 555 Burrard St., Box 264

City: Vancouver Postal Code: _____

E-mail Address: mwatts@mcmparchitects.com

Phone Number: 604.687.2990 Fax Number: _____

Company Name: Musson Cattell Mackey Partnership Architects

Business License Account Number: _____

You are the:

- 01 ☐ Property Owner
02 ☐ Contractor
03 ☐ Certified Professional
04 ☒ Design Professional
05 ☐ Tenant
06 ☐ Agent for Owner
07 ☐ Agent for Tenant
08 ☐ Consultant
09 ☐ Non-profit Association
Cert. No: _____
10 ☐ Civic Department
98 ☐ Other

Note: Contractors/design professionals/consultants **MUST** have a valid Business 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: <u>Oxford Properties Group</u>	
Address: <u>1055 West Hastings Street, Suite 1850</u>	City: <u>Vancouver</u>
Postal Code: <u>V6E 2E9</u>	Phone Number: <u>604.893.3244</u>
Is the owner aware of this application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Contractor's Name: <u>Ainsworth Inc.</u>	
Address: <u>17741- 65A Ave.</u>	City: <u>Surrey</u>
Postal Code: <u>V3S1Z8</u>	Phone Number: <u>604.576.1355</u>
Business License Account Number: <u>494685- Cert#11371</u>	
Tenant's Name: _____	
Address: _____	City: _____
Postal Code: _____	Phone Number: _____
Job Contact: <u>Michael Watts- MCMP Architects</u>	
Address: <u>1600 - Two Bentall Centre 555 Burrard St., Box 264</u>	City: <u>Vancouver</u>
Postal Code: <u>V7X 1M9</u>	Phone Number: <u>604.687.2990</u>

Please continue application on reverse

<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 checked="" 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 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 checked="" 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> <div 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 </div> <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 type="checkbox"/> No</p> <p>What is the existing use? <u>High Building- Office</u></p> <p>What is the proposed use? <u>no change</u></p> <p>How many storeys? <u>24</u></p> <p>How many levels of underground parking? <u>4 total, P1 in scope</u></p> <p>How many <u>new</u> rooftop units? <u>Not in scope</u></p> <p>Describe work to be done:</p> <p>(Complete carefully, Your application will be based on your written description.)</p> <p><u>To install ULc rated enclosure over the previously installed replacement riser cables installed under EL553890 - 1055 W HASTINGS ST. as Voluntary Upgrade.</u></p> <p style="color: red; text-align: center;"><u>emergency power cable</u></p>
--	---

<p>What is the value of the work proposed? (Include cost of plans, material and labour)</p> <p>\$ <u>\$60,000</u></p> <p>Will any of the following be altered/repaired/installed? Select all that apply:</p> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing </div> <div> <input type="checkbox"/> Gas <input type="checkbox"/> Sprinkler </div> <div> <input type="checkbox"/> Drain Tile <input type="checkbox"/> Fire Alarm </div> </div> <p>Sprinkler Contractor's Name: _____</p> <p>Note: If the sprinkler contractor noted on this application changes, please notify the City of Vancouver in writing within 24 hours.</p> <p>Special Sprinkler Inspection Number <u>SP</u> IA411980</p>	<p>Office Use Only</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>																						
<p>Complete the following for all residential buildings</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Existing</th> <th style="text-align: center;">Proposed</th> </tr> </thead> <tbody> <tr> <td>Total number of dwelling units:</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>Total number of housekeeping units:</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>Total number of sleeping units:</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> </tbody> </table> <p>Complete the following related permit information</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td>Development Permit/Application Number</td> <td>DE _____</td> </tr> <tr> <td>Minor Amendment Number</td> <td>DE _____</td> </tr> <tr> <td>Building Permit/Application Number</td> <td>BU _____</td> </tr> <tr> <td>Board of Variance Appeal Number</td> <td>Z _____</td> </tr> <tr> <td>Combined Permit Application Number</td> <td>DB _____</td> </tr> </table>		Existing	Proposed	Total number of dwelling units:	_____	_____	Total number of housekeeping units:	_____	_____	Total number of sleeping units:	_____	_____	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 _____	<p>Office Use Only</p> <p>Invoice # _____</p> <p>BU _____</p> <p>DE _____</p> <p>DT _____</p> <p>BG _____ f/m _____</p> <p>ENV. PROT. Site Profile _____</p> <p>SUBTOTAL _____</p> <p>SP _____</p> <p>TOTAL _____</p>
	Existing	Proposed																					
Total number of dwelling units:	_____	_____																					
Total number of housekeeping units:	_____	_____																					
Total number of sleeping units:	_____	_____																					
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Building Permit/Application Number	BU _____																						
Board of Variance Appeal Number	Z _____																						
Combined Permit Application Number	DB _____																						

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 17th DAY OF June

20 15

City of Vancouver - FOI 2020-611 - Page 25 of 311

SIGNATURE OF APPLICANT



Additional Information Required for Facsimile Applications

PIN Number 1954
 Credit Card Number _____
 Check one: Visa ☒ MasterCard ☐
 Expiry Date _____ Amount \$ _____
 Signature _____
 (Authorized Signatory of Contractor)

APPLICATION FOR ELECTRICAL PERMIT

DATE ____/____/____
YY MM DDPERMIT # EL 575260

APPLICANT <u>BRIDGE ELECTRIC CORP.</u> CONTRACTOR/OWNER (PLEASE PRINT)		BLDG/SIGN PERMIT # <u>575260</u>
MAILING ADDRESS <u>11091 HAMMERSMITH GATE</u>		INSTALLATION ADDRESS <u>1055 W. HASTINGS</u>
CITY <u>RICHMOND BC</u>	POSTAL CODE <u>V7A 5E6</u>	SPECIFICS <u>BUNNESS TOWER</u>
TELEPHONE: <u>604-273-2744</u>	FAX: <u>604-273-4814</u>	OWNER/TENANT
CITY OF VANCOUVER BUSINESS ACCOUNT # <u>306259</u>		SITE CONTACT <u>JAY BRAYSHAW</u>
DECLARATION: I declare that I or a member of my Company will be doing the electrical work applied for on this application form. If I am the owner/occupier of the premises, I declare that I will personally be doing such electrical work or the qualified person whose name and qualification particulars follow will assist me without remuneration.		TELEPHONE: <u>778-836-8232</u> FAX: _____
Full Name _____		INSTALLATION DETAIL
Trade Qualification Detail		<input checked="" type="checkbox"/> 1000 Existing Service <input type="checkbox"/> 1001 New Service <input type="checkbox"/> 1002 Relocate Service <input type="checkbox"/> 1003 Increase Service
As owner or owner's agent, I have verified that the information contained within this document and associated documents and plans is correct, and describes a use, a building or a work which complies with all relevant by-laws and statutes. I acknowledge that responsibility for by-law compliance rests with the owner and the owner's employees, agents and contractors. I will indemnify and save harmless the City of Vancouver, its officials, employees and agents against all claims, liabilities and expenses of every kind, in respect of anything done or not done pursuant to this application or fact sheet or ensuing permit, including negligence and/or the failure to observe all by-laws, acts or regulations.		VOLTS <u>125 KV</u> AMPS <u>150</u> 3, 3 WIRE
I have confirmed the supply service electrical characteristics service equipment and the pole location with BC Hydro. YES <input type="checkbox"/> NO <input type="checkbox"/>		SIZE & MATERIAL OF SERVICE CONDUCTOR: _____
Owner/Contractor Signature _____		SIZE OF GROUNDING CONDUCTOR: _____
Permit authorized by _____ for City Electrician		IF APPLICABLE: TRANSFORMER KVA _____
CONTRACTOR CERTIFICATION		AVAILABLE FAULT CURRENT _____ KA
EC <u>10546</u> CONTR. REG. #	EXPIRES <u>14 03 31</u> YY MM DD	SERVICE BOX INTERRUPTING CAPACITY _____ KA
FSR <u>41136</u> FSR REG. #	"A" FSR Class Code	<input checked="" type="checkbox"/> 1004 Main Distribution/Electrical Room <input type="checkbox"/> 1005 M/T Raceway/Green Home <input type="checkbox"/> 1006 Grounding/Bonding <input type="checkbox"/> 1010 Branch/Appliance Circuits <input type="checkbox"/> 1012 Transformer/Capacitor/Welder <input type="checkbox"/> 1014 Motors/Machinery <input type="checkbox"/> 1016 Fixtures/Fittings <input type="checkbox"/> 1018 Deck/Underground <input type="checkbox"/> 1020 Pool/Spa/Hot Tub <input type="checkbox"/> 1022 Heating Ccts. Please specify <input type="checkbox"/> 1028 Air Conditioning Units <input type="checkbox"/> 1052 Sprinkler Heat Tracing <input type="checkbox"/> 1060 Fire Alarm System <input type="checkbox"/> 1061 Electromagnetic Locks on Exit Doors <input type="checkbox"/> 1062 Emergency Lighting <input type="checkbox"/> 1066 Emergency Generator/Transfer Switch <input type="checkbox"/> 1068 Fire Pump/Transfer Switch <input type="checkbox"/> 1080 Temporary Power <input type="checkbox"/> 1081 Seismic Support of Electrical Equipment <input type="checkbox"/> 1082 Sign Power Supply <input type="checkbox"/> 1086 Class 2 Circuits (extra-low voltage: intercom, security-prewire) <input type="checkbox"/> 1087 Complete security alarm system <input type="checkbox"/> 1088 Movie Set <input type="checkbox"/> 1089 Booster Pump for a sprinkler system in a SFD <input type="checkbox"/> 1090 Other
Signature of authorized signing officer <u>JAY BRAYSHAW</u> Please Print Name		please advise if OK To Issue
DESCRIPTION OF ELECTRICAL INSTALLATION		<input type="checkbox"/> NEW CONST. <input type="checkbox"/> ADDITION <input checked="" type="checkbox"/> ALTERATION <input type="checkbox"/> ANNUAL PERMIT <input type="checkbox"/> 90 DAY RECONNECTION
<u>RENO OF EXISTING AMENITY</u>		TYPE OF CONST: <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NONCOMBUSTIBLE
<u>SPACE IN GUINNESS TOWER - LOWER</u>		OCCUPANCY: _____
<u>MANU.</u>		SFD, SFD/Sec Suite, Laneway House, Multi-family, Industrial, <u>Commercial</u> , (Office, Retail, Retail Store), Assembly (School, Church, Theatre, Restaurant), Institutional (Hospital, Jail), Other - Specify
<u>ADDITION OF 1) 20/208V PANEL</u>		<input type="checkbox"/> HAZARDOUS LOCATION - IF APPLICABLE
<u>CHANGES TO BRANCH CIRCUITING</u>		PLEASE SPECIFY _____ Gas station, Spraybooth, etc.
TOTAL VALUE OF INSTALLATION \$ <u>110,000</u> (INCLUDING COST OF MATERIAL & LABOUR)		PERMIT FEE \$ <u>2725.-</u>

Leung, Bunsen

From: Leung, Bunsen
Sent: Friday, March 28, 2014 4:14 PM
To: PDS Trades - DL
Cc: CS L&I Trades Permit Approvals - DL
Subject: 1055 W Hastings Street, EL 575260
Attachments: Scan001.PDF

Hi Folks:

The description of installation provided in the attached permit application requires further clarification. Please advise the applicant to provide the details accurately describe the scope of the fire alarm system work this permit is to cover.
i.e. The number and description of all proposed fire alarm devices.

Thanks,

Bunsen Leung
Electrical Safety Officer/Plan Examiner
City of Vancouver
Licences & Inspections, Electrical Inspections Branch
Tel: 604.871.6401 Email: bunsen.leung@vancouver.ca
vancouver.ca/inspections

-----Original Message-----

From: xerox_enquiry@xmail.city.vancouver.bc.ca [mailto:xerox_enquiry@xmail.city.vancouver.bc.ca]
Sent: Thursday, March 27, 2014 10:08 AM
To: CS L&I Trades Permit Approvals - DL
Subject: Scan from a Xerox WorkCentre Pro

Please open the attached document sent to you from Enquiry Centre Library, Community Services Group, East Wing, 2nd floor

Number of Images: 1
Attachment File Type: PDF

DATE ISSUED JULY 03, 2014		PERMIT TYPE ELECTRICAL PERMIT				PERMIT NUMBER P EL 575260	
LEGAL DESCRIPTION LT D BLK 1 PL VAP92 DL 185 REF PL PLAN VAP92 (CONT'D)						ADDRESS 1055 W HASTINGS ST	
ADDITIONAL ADDRESS INFORMATION RELATO PROJECT 1075 W HASTINGS ST						SPECIFICS LOWER MAIN FLOOR	
APPLICATION DATE MAR 25, 2014	PURPOSE	PROJECT VALUE \$110,000	ASSESSED VALUE	PLANS	METRIC NO	PLACE NAME GUINNESS TOWER	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES				SUBTYPE	
APPLICANT CONTRACTOR BRIDGE ELECTRIC CORP 11091 HAMMERSMITH GATE RICHMOND BC V7A 5E6						CONTACT 2 SITE CONTACT JAY BRAYSHAW CONTACT 3	
TEL 604-273-2744	BUS. LICENSE 306259	TEL 778-836-8232	BUS. LICENSE	TEL	BUS. LICENSE		
FAX 604-273-4814	CERTIFICATE 10546	FAX	CERTIFICATE	FAX	CERTIFICATE		

PROJECT DESCRIPTION:

**RENOVATION OF EXISTING AMENITY SPACE IN GUINNESS TOWER - LOWER MAIN.
ADDITION OF 1 (120/208V PANEL)
CHANGES TO BRANCH CIRCUITING**

**FIRE ALARM WORK INCLUDES: TO REMOVE (1) SMOKE DETECTOR, REMOVE (1) HORN, (2) SMOKE DETECTORS TO REMAIN, (1) PULL STATION TO REMAIN.
RELOCATE (1) PULL STATION, RELOCATE (1) FIRE FIGHTERS PHONE, ADD (2) SMOKE DETECTORS, ADD (9) HORNS**

**ALSO (8-10) ADDITIONAL SMOKE DETECTORS. WILL MAINTAIN THESE DEVICES THROUGH CONSTUR CONSTRUCTION AND RE-INSTALLING THEM IN THE BUILDING
NOTE: NO MAGLOCKS (THEY ARE ACTUALLY DOOR OPEN HOLDERS)**

PERMIT CONDITIONS AND NOTES:

- 005 All qualified electrical workers on job sites are required to produce evidence that they are registered in accordance with the Industry Training Authority Act (ITAA) or they are in possession of a worker qualification certificate recognize by the Provincial Electrical Safety Manager. All other electrical workers on these sites must be registered as "trainees" under the ITAA.
- 006 THIS PERMIT IS INTENDED FOR WIRING AND INSTALLATION OF ELECTRICAL EQUIPMENT AND IS VALID FOR A PERIOD OF NOT MORE THAN 90 DAYS FROM THE DATE OF ISSUANCE. EXCEPTION: (1) OPERATING PERMIT IS VALID FOR A PERIOD NOT EXCEEDING 12 CALENDAR MONTHS FROM THE DATE OF ISSUANCE; (2) PERMIT FOR A TEMPORARY USE OF ELECTRICAL POWER IS VALID FOR A PERIOD NOT EXCEEDING (A) 6 MONTHS FOR A SINGLE AND TWO FAMILY DWELLING, AND (B) ONE YEAR FOR ALL OTHER USES. THIS PERMIT MAY BE EXTENDED ON REQUEST BY THE APPLICANTS.
- THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE CITY OF VANCOUVER ELECTRICAL BY-LAW.
- 007 All electrical equipment, mechanical equipment, and/or venting installed or altered under this permit must comply with the provisions of the City of Vancouver Noise Control By-law No. 6555.
- 020 FIRE ALARM VERIFICATION IS REQUIRED PRIOR TO FINAL INSPECTION.
- 025 If as the result of electrical work under this permit the existing FAS is disabled, alternative fire safety means acceptable to the VF&RS must be provided in the building.

GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC D	GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC E
E30 GENERAL OFFICE			A2	R70 RETAIL STORE			
S70 RESTAURANT - (1)							
ITEM	SPECIFICS/REFERENCE	QTY/AMT		ITEM	SPECIFICS/REFERENCE	QTY/AMT	
1000 EXISTING SERVICE				1010 BRANCH/APPL CCTS			
1004 MAIN DIST/EL ROOM				1060 FIRE ALARM SYSTEM			

RELATED PERMITS: BU459994 ALTER 1055 W HASTINGS ST
APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE : EI07 ELECTRICAL INSPECT BRUCE SPARGO 604-873-7856

(CONTINUED)

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

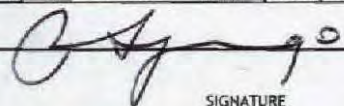
FEE	AMOUNT	FEE	AMOUNT	SIGNED BY	BRIDGE ELECTRIC CORP
400 ELECTRICAL FEE	2,725.00			DATE	SEE APPLICATION
				ISSUED BY	C BAWN
				FOR THE	CITY ELECTRICIAN
INVOICE : 749830		TOTAL		\$2,725.00	

DATE ISSUED JULY 03, 2014		PERMIT TYPE ELECTRICAL PERMIT				PERMIT NUMBER P EL 575260	
LEGAL DESCRIPTION LT D BLK 1 PL VAP92 DL 185 REF PL PLAN VAP92 (CONT'D)						ADDRESS 1055 W HASTINGS ST	
ADDITIONAL ADDRESS INFORMATION RELATO PROJECT 1075 W HASTINGS ST						SPECIFICS LOWER MAIN FLOOR	
APPLICATION DATE MAR 25, 2014	PURPOSE	PROJECT VALUE \$110,000	ASSESSED VALUE	PLANS NO	METRIC	PLACE NAME GUINNESS TOWER	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES				SUBTYPE	
APPLICANT CONTRACTOR BRIDGE ELECTRIC CORP						CONTACT 2 SITE CONTACT JAY BRAYSHAW	
11091 HAMMERSMITH GATE RICHMOND BC V7A 5E6						CONTACT 3	
TEL 604-273-2744	BUS.LICENSE 306259	TEL 778-836-8232	BUS.LICENSE	TEL	BUS.LICENSE		
FAX 604-273-4814	CERTIFICATE 10546	FAX	CERTIFICATE	FAX	CERTIFICATE		
ADDITIONAL NOTES: 915 To book an inspection call 3-1-1 from within Vancouver or 604-873-7000 from outside Vancouver. The 3-1-1 Centre is open 7 days a week from 7AM to 10PM, 365 days a year. Also, our 24 hour Electrical Inspections booking request message line is 604-873-7059. For information on how to use it, please contact the 3-1-1 Centre.							
AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.							
FEE		AMOUNT	FEE		AMOUNT		
400 ELECTRICAL FEE		2,725.00					
				SIGNED BY		BRIDGE ELECTRIC CORP	
				DATE		SEE APPLICATION	
				ISSUED BY		C BAWN	
				FOR THE		CITY ELECTRICIAN	
INVOICE : 749830			TOTAL		\$2,725.00		

PERMIT NUMBER EL 549531
IA
DATE 12 / 01 / 05

CERTIFICATE OF ELECTRICAL INSPECTION

Pursuant to the City of Vancouver Electrical By-law and the Electrical Safety Act, the electrical wiring in these premises has been inspected as noted hereunder:

ELECTRICAL CONTRACTOR / OWNER BRIDGE ELECTRIC				ADDRESS 1055 W. HASTINGS ST			
TYPE OF INSPECTION <input checked="" type="checkbox"/> RW <input type="checkbox"/> CF <input type="checkbox"/> SERVICE <input type="checkbox"/> SLAB <input type="checkbox"/> Gr/Op <input type="checkbox"/> OTHER				SPECIFICS			
INSPECTOR Bruce Spargo				OFFICE HOURS: 8:30-9:15 AM / 1:00-1:45 PM			
PHONE #: (604) 873-7856 FAX: (604) 873-7100				INSPECTOR 			
SIGNATURE							
ITEM		ACC	REJ	ITEM		Y	N
1	SERVICE V A Ph			13	PERMIT POSTED		
2	DISTRIBUTION / EL. ROOM / PNL BOARD / SUBSERVICE			14	AUTHORIZATION FORM RCVD / POSTED		
3	GROUNDING			15	WIRING OK TO COVER		<input checked="" type="checkbox"/>
4	BONDING			16	OK TO ENERGIZE		
5	BRANCH / APPL. CCTS.			17	CONDUIT / RACEWAYS - ACCEPTED		
6	TRANSFORMER KVA CAPCTR. KVAR			18	EL. PERMIT / CLEARED FOR OCC.		
7	MOTOR CCTS. / GENERATOR			19	FINAL ACCEPTED		
8	HEATING CCTS.						
9	FIXTURES & FITTINGS						
10	LIFE SAFETY SYSTEMS						
11	SECURITY WIRING / EXTRA LOW VOLTAGE						
12	OTHER (SEE REMARKS)						

The following deficiencies shall be rectified before: YY | MM | DD and must be left accessible for re-inspection. Please call 604-873-7601 or 604-873-7059 (24 hour line) when the work is ready for re-inspection and the applicable fee has been paid.

OTHER INSPECTOR'S PRESENT:		
ITEM #	DEFICIENCIES / REMARKS	CODE / REG. #
15.	sub basement level ran surface EMT conduits to feed existing lighting and other loads which were disconnected due to excavation for new building.	

WHITE COPY - TO FILE

YELLOW - INSPECTOR'S COPY

PINK - SITE COPY

File: _____
Referred: _____
Supervisor: _____

DATE ISSUED NOVEMBER 19, 2015		PERMIT TYPE BUILDING PERMIT				PERMIT NUMBER P BU 465365	
GENERAL DESCRIPTION LOT 1 BLOCK 1 DISTRICT LOT 185 PLAN EPP17924					ADDRESS 1055 W HASTINGS ST		
ADDITIONAL ADDRESS INFORMATION RELATO PROJECT 1075 W HASTINGS ST					SPECIFICS P1 & 13TH FLOOR		
APPLICATION DATE JUN 17, 2015	PURPOSE ALTER	PROJECT VALUE \$60,000	ASSESSED VALUE	PLANS 2	METRIC NO	PLACE NAME GUINNESS TOWER	
HERITAGE DESIGNATION B: SIGNIFICANT		TEMPORARY USE DATES			SUBTYPE FIELD REVIEW		
APPLICANT DESIGN PROF MICHAEL WATTS 1600-TWO BENTALL CENTRE 555 BURRARD ST BOX 264 VANCOUVER BC V7X 1M9					CONTACT 2 PROPERTY OWNER GUINNESS TOWER HOLDINGS LTD 1680-1055 W HASTINGS ST VANCOUVER BC V6E 2E9		
					CONTACT 3 CONTRACTOR AINSWORTH INC. #104 - 17741 - 65A AVENUE SURREY BC V3S 1Z8		
TEL 604-687-2990	BUS.LICENSE CERTIFICATE	TEL 604-893-3244	BUS.LICENSE CERTIFICATE	TEL 778-571-3560	BUS.LICENSE 494685		
FAX		FAX		TEL 604-576-1355	CERTIFICATE 11371		

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

Interior alterations to enclose the fire pump feeder in a 2 hour rated enclosure where the existing conduits do not travel in a rated shaft to the P1 level and 13th floor of this existing Vancouver Heritage Register "B" commercial building.

Proposed installation to meet the applicable requirements of Article 3.2.7.10 of the 2014 VBL.

OK to issue as per Saul Schwebs, November 19, 2015.

Note: Energy upgrade exempted for Project - Minor Alterations/Voluntary Upgrade.

Schedule A & Schedule B (Architectural): Michael Watts 604.687.2990

Schedule B (Electrical): Michael Hart 604.685.9381

AND IS SUBJECT TO THE FOLLOWING CONDITIONS AND NOTES:

- 538 All new work shall comply with the Vancouver Building By-Law (No. 9419 and amendments) and all its referenced standards, including ASHRAE Standard 90.1-2010 or NECB 2011 and their associated conditions.
- 560 This permit is issued without the benefit of a full plan check, on the condition that the work will meet the approval of the District Building Inspector, DO NOT START WORK UNTIL SUCH APPROVAL IS GRANTED. Contact the Inspections Branch at 604-873-7601 for inspection.
- 566 One set of approved up-to-date drawings being available for viewing at the jobsite.
- 591 All work to the satisfaction of the District Building Inspector.
- 910 Construction must be carried out in compliance with the provisions of Noise Control By-law No. 6555

INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR
B02 STRUCT FRAMING			B11 FORMS			771 REQUEST FOR INFO		
B03 POLY UNDER SLAB			B12 YARDS					
B04 INSUL/VAP BARR			B13 FIELD PLANCHCK	15/11/20				
B07 INTERIOR LAYOUT			B24 RAIN SCREEN					
B10 FOOTINGS			770 GIVE INFO / ADVICE			990 FINAL INSPECTION	16/11/20	
PERMITTED USE E30 GENERAL OFFICE	SPECIFICS/LOCATION P1 & 13TH FLOOR	AREA (SF) D	PERMITTED USE	SPECIFICS/LOCATION	AREA (SF) OCC	PERMITTED USE	SPECIFICS/LOCATION	AREA (SF) OCC
ITEM 0001 PLACE/BLDG NAME	SPECIFICS/REFERENCE GUINNESS TOWER	QTY/AMT	ITEM 0040 PROCESSED THROUGH	SPECIFICS/REFERENCE 28 ENQ CTR -FLD RV	QTY/AMT	ITEM 0050 TIPS STATUS	SPECIFICS/REFERENCE 02 FULLY SPRINKLERED	QTY/AMT
0036 LOT TYPE	03 INSIDE/DOUBLEFRONT							

(CONTINUED)

COMMENTS:

			
FEE	AMOUNT	FEE	AMOUNT
500 BUILDING FEE	527.00		
		DEPARTMENT	BUILDING INSP
		ATTENTION	BUILDING INSPECTOR
		REASON	PERMIT INSPECTION
		GROUP	60 : BUILDING INSPECTN
		DISTRICT	01 : SAUL SCHWEBS 7040
INVOICE : 782347		TOTAL \$527.00	

DATE ISSUED NOVEMBER 19, 2015		PERMIT TYPE BUILDING PERMIT				PERMIT NUMBER P BU 465365	
DESCRIPTION LOT 1 BLOCK 1 DISTRICT LOT 185 PLAN EPP17924						ADDRESS 1055 W HASTINGS ST	
ADDITIONAL ADDRESS INFORMATION RELATO PROJECT 1075 W HASTINGS ST						SPECIFICS P1 & 13TH FLOOR	
APPLICATION DATE JUN 17, 2015	PURPOSE ALTER	PROJECT VALUE \$60,000	ASSESSED VALUE	PLANS 2	METRIC NO	PLACE NAME GUINNESS TOWER	
HERITAGE DESIGNATION		HERITAGE STATUS B: SIGNIFICANT	TEMPORARY USE DATES			SUBTYPE FIELD REVIEW	
APPLICANT DESIGN PROF MICHAEL WATTS 1600-TWO BENTALL CENTRE 555 BURRARD ST BOX 264 VANCOUVER BC V7X 1M9						CONTACT 2 PROPERTY OWNER GUINNESS TOWER HOLDINGS LTD 1680-1055 W HASTINGS ST VANCOUVER BC V6E 2E9	
CONTACT 3 CONTRACTOR AINSWORTH INC. #104 - 17741 - 65A AVENUE SURREY BC V3S 1Z8						CO-ORDINATE 590-119-45-0000	
TEL 604-687-2990	BUS.LICENSE CERTIFICATE	TEL 604-893-3244	BUS.LICENSE CERTIFICATE	TEL 778-571-3560	BUS.LICENSE 494685	CERTIFICATE 11371	
ITEM 0037 LOT WIDTH 0038 LOT DEPTH		SPECIFICS/REFERENCE IRREGULAR IRREGULAR		QTY/AMT		ITEM 0080 ZONE 0375 HPO EXEMPTIONS	
						SPECIFICS/REFERENCE Z062 DD 30 NON-RESIDENTIAL BLDG	
RELATED PERMITS: EL553890		1055 W HASTINGS ST		IA411980 SPRINKLERS		1055 W HASTINGS ST	
APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE :				BI01 BUILDING INSPECTN SAUL SCHWEBS 604-873-7040			
PROCESSED BY: APPLICATION TAKEN BY E JEON. PERMIT AUTHORIZED BY S SCHWEBS PERMIT ISSUED BY E MAH..				APPLICATION TYPED BY E JEON APPLICATION REVIEWED BY I MACKIE			
ADDITIONAL NOTES: 901 VBBL change requires carbon monoxide detectors in residences. Refer to COV Bulletin 2007-007-BU/EL for details. 915 To book an inspection call 3-1-1 from within Vancouver or 604-873-7000 from outside Vancouver. The 3-1-1 Centre is open 7 days a week from 7AM to 10PM, 365 days a year. Also, our 24 hour Building Inspections booking request message line is 604-873-7058. For information on how to use it, please contact the 3-1-1 Centre.							
COMMENTS :							
AMOUNT		FEE		AMOUNT			
000 BUILDING FEE		527.00				DEPARTMENT BUILDING INSP	
						ATTENTION BUILDING INSPECTOR	
						REASON PERMIT INSPECTION	
						GROUP 60 : BUILDING INSPECTN	
						DISTRICT 01 : SAUL SCHWEBS 7040	
INVOICE : 782347				TOTAL \$527.00			

INSPECTOR COPY



BU 452834
- 1021 W. HASTINGS
Community Services Group
Development Services
Processing Centre - Building Branch

BU 454109 - 1055 W HASTINGS

Certified Professional Program - Authorized Staged Construction Form

Name of CP: BILL REID Address: 1021 W. HASTINGS
Stage No: 1 EXCAVATION/SHORING Building Permit #: BU 452834
PC-BB Engineer: + BU454109

This Building Permit has been issued for staged construction under the Certified Professional Program. Construction is authorized to proceed only to the extent of the work as described below and shown on the drawings processed by the City. All work shall be carried out in accordance with the drawings submitted and accepted for building permit as itemized on the attached list.

Extent of work:

STAGE 1 OF THIS PERMIT IS TO INCLUDE COMPLETE EXCAVATION AND SHORING OF THE 1021 WEST HASTINGS SITE. PRIOR TO EXCAVATION THE UNIVERSITY CLUB BUILDING IS TO BE DEMOLISHED - EXCEPT THE FACADE WHICH WILL BE SUPPORTED BY TEMP. SUPPORT SYSTEM ANCHORED BENEATH THE HASTINGS SIDEWALK. BOTH THE DEMO AND FACADE SUPPORT WORK ARE TO BE DONE PRIOR TO EXCAVATION AND UNDER SEPARATE PERMITS. PORTIONS OF THE GUINNESS BUILDING FACADE WILL BE DEMOLISHED AND SHORED TEMPORARILY AS SHOWN ON STRUCTURAL DRAWINGS.

Authorized by: MLM Date: 2012-04-05
(PC-BB Engineer) [Signature] (YYYY-MM-DD)

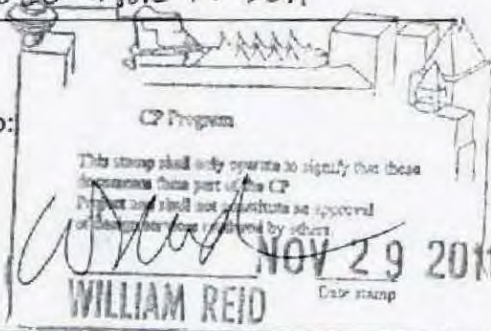
Commitment by Certified Professional:

"I acknowledge that this permit is issued for staged construction under the Certified Professional Program. I undertake to assure that construction on the project site will not proceed beyond the scope of work as described on this form and as illustrated on the drawings itemized on the attached "Authorized Staged Construction Drawing List". I undertake that the drawings released by the City for this stage of construction will be maintained on site for reference and review by City Inspectors. I undertake to inform the City promptly if work proceeds on site beyond the scope of work authorized in this document."

Signed: [Signature] Date: November 1, 2011

Cc: CP - B. REID
CRP - J. MOORECROFT
DBI - A. BURCH
DOMINO

CP Stamp:





Community Services Group
Development Services
Processing Centre - Building Branch

BU 452834

Certified Professional Program - Authorized Staged Construction Drawing List

Name of CP: BILL REID Address: 1021 W. HASTINGS
Stage No: 1 SHORING/EXCAVATION Building Permit #: BU 452834
PC-BB Engineer: _____

The drawings listed below have been accepted for this stage of construction.

BU 454109 - 1055 W. HASTINGS

Drawing No.	Description	Last Revision No.	Last Revision Date
GS1	SHORING - FOUNDATION PLAN	A	SEPT 16/11
GS5A	SHORING - N. ELEVATION	A	SEPT 16/11
G-S2A	SHORING - SOUTH ELEVATION	—	JUNE 8/11
G-S2B	SHORING - SOUTH ELEVATION SECTIONS	—	JUNE 8/11
G-S3	SHORING - EAST ELEVATION	—	JUNE 8/11
G-S4	SHORING - WEST ELEVATION SECTIONS	—	JUNE 8/11
G-S5B	SHORING - SECTION D1		
G-1	DETAILS		
G-2	NOTES (1 of 2 & 2 of 2)		
GSP1	SEDIMENT CONTROL PLAN	—	JUNE 8/11
GSP2	TEMP SEDIMENT CONTROL FACILITY	—	"
GSP3	EROSION SEDIMENT CONTROL CRITERIA	—	"
D1	MAIN FLOOR PLAN	R1	DEC. 6/11
D2	LOWER MAIN FLOOR & P1	R1	DEC 6/11
D3	P2/P3 PLANS.	R1	DEC 6/11
D4	POST SHORING & DETAILS.	R1	DEC. 6/11
DS01	NOTES	—	NOV. 29/11
DS102	NOTES	—	"
DS103	NOTES	—	"
DS104	NOTES.	—	"
DS201	PLANS. P3	—	"
DS202	PLANS P2	—	"
DS204	PLANS. P1	—	"
DS206	LEVEL 1 GROUND.	—	"

Job Number:

RECEIVED
CITY OF VANCOUVER

JAN 02 2014

SCHEDULE B-1

Forming Part of Subsection 2.2.7, Div. C of the
Vancouver Building By-law

BU459994

Building Permit No.¹

COMMUNITY SERVICES GROUP
DEVELOPMENT SERVICESASSURANCE OF PROFESSIONAL DESIGN AND
COMMITMENT FOR FIELD REVIEW

- Notes: (i) This letter must be submitted along with Schedule B-2 before issuance of a *building* permit. A separate letter must be submitted by each *registered professional*.
- (ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.
- (iii) In this letter the words in *italics* have the same meaning as in the Vancouver Building By-law.

To: *The Chief Building Official*

Re: Guinness Tower Common Amenity Improvement

Name of Project (Print)

1055 West Hastings Street (LOWER MAIN FLOOR)

Address of Project (Print)

Vancouver, B.C.

~~002-512-645, Parcel "D", Ref. Plan 9463, Block 1, DL 185, Plan 92~~

Legal Description of Project (Print) xxxxx LOT 1 BLOCK 1 DL 185 EPP17924.

The undersigned hereby gives assurance that the design of the
(Initial those of the items listed below that apply to this *registered professional*
All the disciplines will not necessarily be employed on every project.)

_____ ARCHITECTURAL

_____ STRUCTURAL

_____ MECHANICAL

_____ PLUMBING

_____ FIRE SUPPRESSION SYSTEMS - "For Performance Specification Only"

XXXXXX _____ ELECTRICAL

_____ GEOTECHNICAL — temporary

_____ GEOTECHNICAL — permanent



(Professional's Seal and Signature)

12/10/2013

Date

components of the plans and supporting documents prepared by this *registered professional* in support of the application for the *building* permit as outlined on the attached Schedule B-2 substantially comply with the Vancouver Building By-law and other applicable enactments respecting safety except for *construction* safety aspects.

The undersigned hereby undertakes to be responsible for *field reviews* of the above referenced components during *construction* as indicated on the attached "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS" (SCHEDULE B-2).

Handwritten initials 'The' and 'JAG' in blue ink, with 'CRP's Initials' printed below.

MAY 06 2014

¹ For Building Official's use only

VANCOUVER BUILDING BY-LAW 2007

Job Number:

Schedule B-1 - Continued

BU459994

Building Permit No.¹

1055 West Hastings Street, Vancouver, B.C.

(LOWER MAIN FLOOR)

Project Address

Electrical

Discipline

The undersigned also undertakes to notify the *Chief Building Official* in writing as soon as possible if the undersigned's contract for *field review* is terminated at any time during *construction*.

I certify that I am a *registered professional* as defined in the Vancouver Building By-law.

Michael Hart, P.Eng.

Registered Professional's Name (Print)

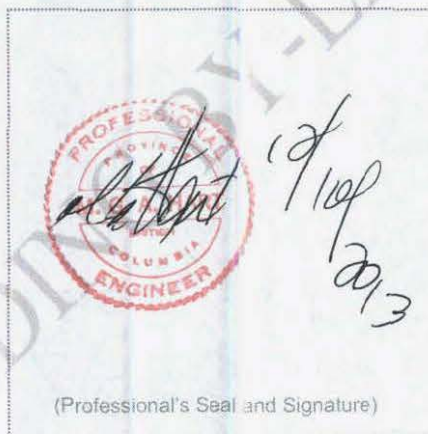
Suite 700 - 1045 Howe Street

Address (Print)

Vancouver, BC V6Z 2A9

(604) 685-9381

Phone No.



(Professional's Seal and Signature)

December 10, 2013

Date

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

I am a member of the firm MMM Group Limited

and I sign this letter on behalf of the firm

(Print name of firm)

Note: The above letter must be signed by a *registered professional*. The Vancouver 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.

¹ For Building Official's use only

MAY 06 2014's Initials

Job Number:

JAN 02 2014

SCHEDULE B-2Forming Part of Subsection 2.2.7, Division C of the
Vancouver Building By-law

BU459994

Building Permit No.¹COMMUNITY SERVICES GROUP
DEVELOPMENT SERVICES**SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS**

- Notes: (i) This letter must be submitted along with Schedule B-1 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., Building Officials' Association of B.C., and Union of B.C. Municipalities.
(iii) In this letter the words in *italics* have the same meaning as in the Vancouver Building By-law.

Registered Professional's Name (Print) Michael Hart, P.Eng.Name of Project (Print) Guinness Tower Common Amenity ImprovementAddress of Project (Print) 1055 West Hastings Street, Vancouver, B.C. (LOWER MAIN FLOOR)

(Initial applicable discipline below and cross out and initial only those items not applicable to the project.)

ARCHITECTURAL

- 1.1 Fire resisting assemblies
- 1.2 *Fire separations* and their continuity
- 1.3 *Closures*, including tightness and operation
- 1.4 Egress systems, including *access to exit* within *suites* and *floor areas*
- 1.5 Performance and physical safety features (guardrails, handrails, etc.)
- 1.6 Structural capacity of architectural components, including anchorage and seismic restraint
- 1.7 Sound control
- 1.8 Landscaping, screening and site grading
- 1.9 Provisions for fire fighting access
- 1.10 Access requirements for *persons with disabilities*
- 1.11 Elevating devices
- 1.12 Functional testing of architecturally related fire emergency systems and devices
- 1.13 Development Permit and conditions therein
- 1.14 Interior signage, including acceptable materials, dimensions and locations
- 1.15 Review of all applicable shop drawings
- 1.16 Interior and exterior finishes
- 1.17 Dampproofing and/or waterproofing of walls and slabs below grade
- 1.18 Roofing and flashings
- 1.19 Wall cladding systems
- 1.20 Thermal insulation systems, including condensation control and cavity ventilation
- 1.21 Exterior glazing
- 1.22 Integration of building envelope components
- 1.23 Environmental separation requirements (Part 5)



(Professional's Seal and Signature)

December 10, 2013

Date

STRUCTURAL

- 2.1 Structural capacity of structural components of the *building*, including anchorage and seismic restraint
- 2.2 Structural aspects of *deep foundations*
- 2.3 Review of all applicable shop drawings
- 2.4 Structural aspects of unbonded post-tensioned concrete design and construction
- 2.5 Verification of the satisfactory completion of an in-house check of the structural design
- 2.6 Verification of the satisfactory completion of an independent Concept Review, including a general overview of the design calculations

MECHANICAL

- 3.1 HVAC systems and devices, including high *building* requirements where applicable
- 3.2 *Fire dampers* at required *fire separations*
- 3.3 Continuity of *fire separations* at HVAC penetrations
- 3.4 Functional testing of mechanically related fire emergency systems and devices
- 3.5 Maintenance manuals for mechanical systems
- 3.6 Structural capacity of mechanical components, including anchorage and seismic restraint
- 3.7 Review of all applicable shop drawings

¹ For Building Official's use only

MAY 06 2014

Job Number:

Schedule B-2 - Continued

BU459994
Building Permit No. 1

(LOWER MAIN FLOOR).

Address of Project (Print)

1055 West Hastings Street, Vancouver, B.C.

Registered Professional's Name (Print)

Michael Hart, P.Eng.

PLUMBING

- 4.1 Roof drainage systems
- 4.2 Site and foundation drainage systems
- 4.3 Plumbing systems and devices
- 4.4 Continuity of fire separations at plumbing penetrations
- 4.5 Functional testing of plumbing related fire emergency systems and devices
- 4.6 Maintenance manuals for plumbing systems
- 4.7 Structural capacity of plumbing components, including anchorage and seismic restraint
- 4.8 Review of all applicable shop drawings

FIRE SUPPRESSION SYSTEMS - "For Performance Specification Only"

- 5.1 Suppression system classification for type of occupancy
- 5.2 Design coverage, including concealed or special areas
- 5.3 Compatibility and location of electrical supervision, ancillary alarm and control devices
- 5.4 Evaluation of the capacity of city (municipal) water supply versus system demands and domestic demand, including pumping devices where necessary
- 5.5 Qualification of welder, quality of welds and material
- 5.6 Review of all applicable shop drawings
- 5.7 Acceptance testing for "Contractor's Material and Test Certificate" as per NFPA Standards
- 5.8 Maintenance program and manual for suppression systems
- 5.9 Structural capacity of sprinkler components, including anchorage and seismic restraint
- 5.10 For partial systems — confirm sprinklers are installed in all areas where required
- 5.11 Fire Department connections and hydrant locations
- 5.12 Fire hose standpipes
- 5.13 Functional testing of fire suppression systems and devices

ELECTRICAL

- 6.1 Electrical systems and devices, including high building requirements where applicable
- 6.2 Continuity of fire separations at electrical penetrations
- 6.3 Functional testing of electrical related fire emergency systems and devices
- 6.4 Electrical systems and devices maintenance manuals
- 6.5 Structural capacity of electrical components, including anchorage and seismic restraint
- 6.6 Clearances from buildings of all electrical utility equipment
- 6.7 Fire protection of wiring for emergency systems
- 6.8 Review of all applicable shop drawings

GEOTECHNICAL — Temporary

- 7.1 Excavation
- 7.2 Shoring
- 7.3 Underpinning
- 7.4 Temporary construction dewatering

GEOTECHNICAL — Permanent

- 8.1 Bearing capacity of the soil
- 8.2 Geotechnical aspects of deep foundations
- 8.3 Compaction of engineered fill
- 8.4 Structural considerations of soil, including slope stability and seismic loading
- 8.5 Backfill
- 8.6 Permanent dewatering
- 8.7 Permanent underpinning



(Professional's Seal and Signature)

December 10, 2013

Date

Handwritten initials "MH" and "JAL" in blue ink, with the date "MAY 06 2014" stamped below them.

* For Building Official's use only



E 1321237

COMMUNITY SERVICES GROUP
Licences and Inspections

PERMIT NUMBER	EL 549531
IA	
DATE	16' 04' 12

CERTIFICATE OF ELECTRICAL INSPECTION

Pursuant to the City of Vancouver Electrical By-law and the Electrical Safety Act, the Electrical Wiring in these Premises has been Inspected as Noted Hereunder:

ELECTRICAL CONTRACTOR / OWNER				ADDRESS 1055 W Hastings			
TYPE OF INSPECTION <input type="checkbox"/> U/G <input type="checkbox"/> SLAB <input type="checkbox"/> R/W <input type="checkbox"/> SERVICE <input type="checkbox"/> FINAL <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> CO-ORDINATED <input type="checkbox"/> WWOP <input type="checkbox"/> TEMP <input type="checkbox"/> OTHER				SPECIFICS			
				INSPECTOR Rob Palmer			
				OFFICE HOURS: 8:30 - 9:30 am / 3:00 - 4:00 pm			
				PHONE #: 604-873-7857 FAX: 604-873-7100			
				EMAIL: rob.palmer@vancouver.ca			
				INSPECTOR			
				SIGNATURE			
ITEM		ACC	REJ	ITEM		ACC	REJ
1	SERVICE V A Ph			17	AUTHORIZATION FORM RCVD / POSTED		
2	DISTRIBUTION / EL. ROOM / PNL BOARD / SUBSERVICE			18	MOVIE SET and GENERATOR		
3	GROUNDING- Plate / Rods / Ufer / in situ			19	EM GEN / TRANSFER SWITCH / FIRE PUMP		
4	BONDING- Water/Gas /Waste /El Equip /Tel /Cable			20	EXIT SIGNS / EMERGENCY LIGHTING		
5	SLAB / UNDERGROUND			21	FIRE ALARM SYSTEM / APPNDX C RCVD		
6	CONDUIT / RACEWAYS / PVC / RIGID STEEL / ENT / DB2			22	FIXTURE AND FITTINGS		
7	TR5FRM. KVA CAPTR. KVAR			23	SECURITY WIRING / EXTRA LOW VOLTAGE		
8	BRANCH / APPLIANCE CIRCUITS			24	WIRING OK TO COVER		
9	FURNACE / BOILER CCT			25	OK TO ENERGIZE- Subject to BCH Approval		
10	HEATING CCTS			26	Partial Occupancy (See remarks)		
11	POOL / SPA / HOT TUB			27	OCCUPANCY PERMIT		
12	MOTORS / PUMPS / RES. SPRINKLER PUMP			28	PERMIT FINAL		
13	RESIDENTIAL CO/SMOKE ALARM						
14	AIR CONDITIONING UNITS / ROOF TOP UNITS						
15	PHOTOVOLTAIC SYSTEM /VEHICLE CHARGING CCT.						
16	OTHER (see remarks)						

The following deficiencies shall be rectified before: ____ YY ____ MM ____ DD and must be left accessible for re-inspection. Please call 311 or 604-873-7000 (7 AM to 10PM, 7 Days a week) when the work is ready for re-inspection and the applicable fee has been paid.

ITEM #	DEFICIENCIES / REMARKS	CODE / REG. #

WHITE COPY - TO FILE

YELLOW - SAFETY OFFICER

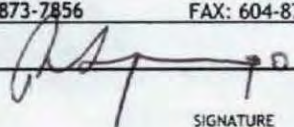
PINK - SITE COPY

DO NOT REMOVE OR DESTROY THIS CERTIFICATE

PERMIT NUMBER EL	54 9531
IA	
DATE	13 ' 02 ' 14

CERTIFICATE OF ELECTRICAL INSPECTION

Pursuant to the City of Vancouver Electrical By-law and the Electrical Safety Act, the electrical wiring in these premises has been inspected as noted hereunder:

ELECTRICAL CONTRACTOR / OWNER BRIDGE ELECTRIC				ADDRESS 1055 W. HASTINGS ST			
TYPE OF INSPECTION <input type="checkbox"/> RW <input type="checkbox"/> CF <input type="checkbox"/> SERVICE <input checked="" type="checkbox"/> SLAB <input type="checkbox"/> Gr/Op <input type="checkbox"/> OTHER				SPECIFICS 1021 W HASTINGS ST			
INSPECTOR Bruce Spargo				OFFICE HOURS: 8:30-9:15 AM / 1:00-1:45 PM			
PHONE #: 604-873-7856 FAX: 604-873-7100				INSPECTOR 			
SIGNATURE							
ITEM		ACC	REJ	ITEM		Y	N
1	SERVICE V A Ph			13	PERMIT POSTED		
2	DISTRIBUTION / EL. ROOM / PNL BOARD / SUBSERVICE			14	AUTHORIZATION FORM RCVD / POSTED		
3	GROUNDING			15	WIRING OK TO COVER	<input checked="" type="checkbox"/>	
4	BONDING			16	OK TO ENERGIZE		
5	BRANCH / APPL. CCTS.			17	CONDUIT / RACEWAYS - ACCEPTED		
6	TRANSFORMER KVA CAPCTR. KVAR			18	EL. PERMIT / CLEARED FOR OCC.		
7	MOTOR CCTS. / GENERATOR			19	FINAL ACCEPTED		
8	HEATING CCTS.						
9	FIXTURES & FITTINGS						
10	LIFE SAFETY SYSTEMS						
11	SECURITY WIRING / EXTRA LOW VOLTAGE						
12	OTHER (SEE REMARKS)						

The following deficiencies shall be rectified before: **YY** | **MM** | **DD** and must be left accessible for re-inspection. Please call 604-873-7601 or 604-873-7059 (24 hour line) when the work is ready for re-inspection and the applicable fee has been paid.

OTHER INSPECTOR'S PRESENT:		
ITEM #	DEFICIENCIES / REMARKS	CODE / REG. #
15.	slab level P1 - (2) runs of 250 MCM cu (extended to generator location).	

WHITE COPY - TO FILE

YELLOW - INSPECTOR'S COPY

PINK - SITE COPY

File: _____
Referred: _____
Supervisor: _____

DO NOT REMOVE OR DESTROY THIS CERTIFICATE

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

Property Address :	1055 W Hastings St	Building Permit	BU465365
Specific Address :	P1 & 13th floor	Application No.:	

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

IMPORTANT - Submission Format and Process:

This Alterations checklist is to be completed and submitted within 2 weeks after Building Permit application. Submit in digital format via email to CSGdevenenergy@vancouver.ca. Include all relevant documents pertaining to scope of work.

Building Use, Area & Performance Information		Indicate all that apply:		Voluntary Upgrade		
Primary Use & Area:	Office	30,626	66%	Building	Non-residential Cond'd Space Area (m ²):	31,226
Secondary Use & Area:	Parking	15,312	33%		Residential Conditioned Space Area (m ²):	0.0
Tertiary Use & Area:	Food (Restaurant)	600	1%		Semiheated Space Area (m ²):	0.0
Total Area (m ²):	Building Use Description	46,538			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:

Base Building's N/E status: N/A

NE Map N/A

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	Applicant/Architect - Michael Watts	Applicability:	N/A
N/A	Building Envelope Compliance Form (Part I)	N/A	Energy Statements on Drawings	Dwg #:	N/A
N/A	Building Envelope Compliance Form (Part II)	N/A	Complies with 5.1.3 Envelope Alterations of 90.1		
or, N/A	Building Envelope Energy Performance Comparison Calculator				

Sect 6) HVAC	Info	No	Applicant/Architect - Michael Watts	Applicability:	N/A
N/A	HVAC Simplified Approach	N/A	Energy Statements on Drawings	Dwg #:	N/A
or both of the following:		N/A	Complies with 6.1.1.2 Additions to Existing Buildings		
N/A	Mandatory Provisions	N/A	Complies with 6.1.1.3 Alterations to HVAC in EB		
N/A	Prescriptive Requirements		Source of Ventilation design:	N/A	

Sect 7) Service Water Heating	Info	No	Applicant/Architect - Michael Watts	Applicability:	N/A
N/A	Service Water Heating Compliance Forms	N/A	Energy Statements on Drawings	Dwg #:	N/A
N/A	Electric Water Heater is Allowed	N/A	Complies with 7.1.1.3 Alterations to Existing Buildings		

Sect 8) Power	Info	No	Applicant/Architect - Michael Watts	Applicability:	N/A
----------------------	------	----	-------------------------------------	-----------------------	-----

Sect 9) Lighting	Info	No	Applicant/Architect - Michael Watts	Applicability:	N/A
N/A	Lighting Compliance Forms (pdf)	N/A	Energy Statements on Drawings	Dwg #:	N/A
or the following:		N/A	Drawing: Reflected Ceiling Plan	Dwg #:	N/A
N/A	Lighting Compliance Doc v1.00 (excel)	N/A	Complies with 9.1.2 Lighting Alterations		

VBBL - Part 11 Existing Buildings - Energy Upgrade Mechanism

Exemption: Project - Minor Alterations

Categories of Alterations	Path Options
N/A	N/A

Dominant Option: Exempt (see Exemption)

Options Chosen and Incorporated into Project Drawings (indicate drawing numbers)

	Dwg #:	
	Dwg #:	
	Dwg #:	
Other:	Dwg #:	
Other:	Dwg #:	

Cabuay, Malou

From: Montgomery, Nicole
Sent: Tuesday, April 10, 2012 1:50 PM
To: DOMINO (CITYVAN)
Subject: FW: Haz. Mat. Report Form for 1055 W Hastings (BU454109 - Demo Permit)
Attachments: 120405- 1055 WH HazMat Form.pdf; 20110615 - TSA Report.pdf

From: Douglas Grant [mailto:Douglas.Grant@ledcor.com]
Sent: Thursday, April 05, 2012 3:21 PM
To: Montgomery, Nicole
Cc: Bill Reid; Murray Demchuk; Peter Odegaard; Jim Gorton; Stephanie Valentinuzzi; Lam, Matthew
Subject: RE: Haz. Mat. Report Form for 1055 W Hastings (BU454109 - Demo Permit)

Nicole,

As per Mathew's request below, please see the attached completed form and the report from Theodor-Sterling that covers the Guinness Tower.

Let me know if there is anything further you need.

Thanks,

Doug Grant
Project Coordinator
Ledcor Construction Limited
500-1055 W. Hastings St., Vancouver, BC V6E 2E9
p 604-646-2487 | f 604-681-7303 | e 604-315-0687
www.ledcor.com

FORWARD. TOGETHER.

From: Peter Odegaard [mailto:podegaard@mcmparchitects.com]
Sent: Thursday, April 05, 2012 12:38 PM
To: Jim Gorton; Stephanie Valentinuzzi; Douglas Grant
Cc: Bill Reid; Murray Demchuk
Subject: FW: Haz. Mat. Report Form for 1055 W Hastings (BU454109 - Demo Permit)
Importance: High

Since Murray's away can someone from Ledcor fill out and email a new hazmat form (attached) specific to 1055 to Nicole Montgomery ASAP at the CoV (nicole.montgomery@vancouver.ca). Please copy myself and Matthew Lam (matthew.lam@vancouver.ca) so we can get this permit out today. Call if you have questions.

Thanks,

Peter Odegaard

M C M
MUSSON CATTELL MACKEY PARTNERSHIP
ARCHITECTS . DESIGNERS . PLANNERS
1600 - Two Bentall Centre, 555 Burrard St. Box 264, Vancouver, BC Canada V7X 1M9
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4/10/2012

From: Lam, Matthew [mailto:matthew.lam@vancouver.ca]
Sent: Thursday, April 05, 2012 12:32 PM
To: Peter Odegaard
Cc: Bill Reid; Montgomery, Nicole
Subject: Haz. Mat. Report Form for 1055 W Hastings (BU454109 - Demo Permit)
Importance: High

Hi Peter

I've reviewed the hazmat report and email provided this morning and it only relates to the University Club (1021 W Hastings)

In speaking with Nicole Montgomery, Environmental Protection, the City would require Ledcor to complete this report for 1055 W Hastings (Guinness) specifically.

Ledcor (Murray?) can send an email copy of the completed form directly to Nicole (copy to me) and upon her review can clear her group for issuance of the demo permit.

I trust this will assist you further and potentially allow us to issue this demo permit later today.

Thanks, Matthew

4/10/2012



HAZARDOUS MATERIALS REPORT FORM

DEMOLITION PERMIT #: 454109BUILDING PERMIT #: B0454109DATE ISSUED: April 5, 2012ADDRESS: 1055 West Hastings Street, Vancouver, BCBUILDING TYPE: SINGLE FAMILY ☐ MULTIPLE FAMILY ☐ COMMERCIAL ☒
INSTITUTIONAL ☐ INDUSTRIAL ☐DATE OF DEMOLITION/DECONSTRUCTION: April 11, 2012

APPLICANT

NAME: Ledcor Construction LimitedADDRESS: 500-1055 West Hastings St, Vancouver, BC, V6E 2E9TEL: 604 681-7500 FAX: 604 681-7305 BUSINESS LICENSE #: 12-113541

CONTRACTOR or DEMOLITION CONTRACTOR

NAME: Pacific Blasting & Demolition LtdADDRESS: 3183 Norwood Avenue, Burnaby, BC, V5B 3A9TEL: 604 291-1255 FAX: 604 291-2813 BUSINESS LICENSE #:

HAZARDOUS MATERIALS

	PRESENT	NOT PRESENT	REMOVED	TYPE AND LOCATION
ASBESTOS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>GW Basalt pipe fittings, various locations</u>
DRYWALL	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Throughout Building</u>
UNDERGROUND STORAGE TANKS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
PCBs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
ABANDONED CHEMICALS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
OTHERS (see other side for examples)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Lead paint, various locations</u>

CONDITIONS

1. A Hazardous Materials Survey completed by a qualified person, as defined in WorkSafeBC Guideline 6.6-3, **MUST** be submitted with this form.
2. All hazardous materials identified above and/or in the attached survey shall be handled and disposed of in accordance with all applicable rules and regulations. (See other side for contacts.) In the event that hazardous materials are found during the demolition process, work must cease until they are removed.
3. Documentation from the survey, removal and disposal of hazardous materials (i.e. receipts, inspection reports, clearance letters, WorkSafeBC Notice of Projects, sampling reports, waste manifests, etc.) must be kept for a 6-month period and produced upon request for inspection purposes.

CERTIFICATION

To be completed by the licensed contractor, demolition contractor or environmental consultant.

I, Douglas Grant, certify that the information provided on this form is consistent with the findings of the attached Hazardous Materials Survey, and that all hazardous materials identified here or found during demolition will be removed in accordance with all applicable regulations.

Signature

Ledcor Construction Limited

Company

Date

April 5, 2012

Position



**THEODOR
STERLING
ASSOCIATES**

SETTING THE STANDARD SINCE 1973

310 – 1122 Mainland Street
Vancouver, B.C., V6B 5L1
Tel: 604.681.2701
Fax: 604.681.2702
www.sterlingiaq.com

**PRE-DEMOLITION
HAZARDOUS MATERIALS SURVEY
Guinness Tower (1055 West Hastings)
and
University Club (1021 West Hastings)
Vancouver, B.C.
TSA Project # 50866P**

Presented to:

Oxford Properties Group
Suite 1680
1055 West Hastings Street
Vancouver, BC
V6E 2E9

Attention: Steve Patrick

June 15, 2011

INDOOR AIR QUALITY
HAZARDOUS MATERIALS

HEALTH & SAFETY
OCCUPATIONAL HYGIENE

Member of the [2E Group](#). Offices in British Columbia, Alberta and Ontario

1.0 INTRODUCTION

Theodor Sterling Associates (TSA) was retained by Oxford Properties Group to complete a pre-demolition hazardous materials (HAZMAT) survey of the University Club building (1021 West Hastings Street) and two specific areas of the Guinness Tower building (1055 West Hastings Street).

The 3 subject areas included in the scope of this project consisted of:

- Area 1 – University Club building. The whole structure is to be demolished with the exception of the front façade which will be retained.
- Area 2 – Guinness Tower building – east parkade exit and ramp down to the P3 level (exact delineation on demo drawings).
- Area 3 – Guinness Tower building – west parkade entrance ramp and adjacent areas (exact delineation on demo drawings).

This document provides an outline of applicable regulations, background information regarding the purpose of the assessment, our scope of work, methodology, the findings of our assessment, and based on our findings, provides appropriate recommendations.

2.0 SCOPE OF WORK

The scope of work for the assessment is outlined as follows:

- Review of existing asbestos survey reports conducted in the 3 subject areas.
- Inspection of the 3 subject areas to determine which hazardous materials may be present.
- Use of detailed floor plans for each subject area to define the locations of hazardous materials.
- When previously un-sampled materials were encountered, collection of suspected Asbestos Containing Materials samples for laboratory analysis;
- Visual inspection in the subject areas for the presence of mercury;
- Visual inspection for the presence of PCBs;
- Collection of instantaneous readings of the lead content of various paint finishes throughout the site;
- Collection of lead-containing paint samples for the purpose determining their leachability potential;
- Evaluation of assessment findings and, preparation of a final report, detailing the findings of our assessment.



3.0 METHODOLOGY

The assessment included a semi-intrusive (semi-destructive) investigation to identify the potential presence of ACMs and a visual investigation for the presence of PCBs and elemental Hg.

3.1 Asbestos-Containing Materials (ACM)

An assessment of identified suspected ACMs was conducted as part of the assessment. Suspected asbestos containing building materials were assessed through semi-destructive sample collection and were analyzed for asbestos type and percentage content using Polarized Light Microscopy in accordance with National Institute of Occupational Safety and Health (NIOSH) methodologies and dispersion staining techniques. ACM samples were submitted to BC Asbestos Services Ltd. of Surrey, BC.

The assessment determined the type and extent of visually accessible suspected ACMs in the subject areas. Some building systems that were reviewed as part of the assessment are provided as follows:

- Structural – systems including fireproofing on beams, open and solid webbed joist systems, roof systems;
- Mechanical – systems insulation including hot water, domestic hot and cold water, boiler units, and asbestos sheeting products; and
- Architectural – systems including texture coats, sheet flooring, vinyl floor tile, drywall joint compound and asbestos sheeting products.

3.2 Mercury and Polychlorinated Biphenyls (PCB)

During the assessment, the subject areas were visually reviewed for the potential presence of elemental mercury and PCBs.

3.3 Lead-Based Paints

Because of the variety of painted surfaces throughout the site and due to timeline limitations, TSA utilized a direct reading instrument on site to assess levels of lead in paint. The Niton XLi 700 Series Analyzer was used. This instrument uses X-ray fluorescence (XRF) to identify lead in surface coatings almost instantaneously. Results are provided in micrograms per square centimeter ($\mu\text{g}/\text{cm}^2$).

Instantaneous measurements of various paint finishes of different colour and location were documented in a notebook and are presented in Appendix B at the end of this report. All paint finishes that measured greater than $50 \mu\text{g}/\text{cm}^2$ in lead content, were sampled for future analysis of Toxicity Characteristic Leachate Properties (TCLP) – please refer to section 4.5 for environmental regulations.

4.0 GUIDELINES AND REGULATIONS

4.1 Provincial Occupational Health and Safety Regulations

Provincial workplace health and safety is regulated in British Columbia by WorkSafeBC (formerly the Workers' Compensation Board of British Columbia) under the Workers' Compensation Act (the Act), as amended by the Workers' Compensation (Occupational Health and Safety) Amendment Act (effective October 1, 1999). The Act defines the general duties and obligations of the employer, employees and others at the workplace.

4.2 Asbestos

Asbestos is regulated by the Act under Part 6 of British Columbia Occupational Health and Safety Regulation (BC Reg.) 296/97, as amended by BC Reg. 421/2004.

WorkSafeBC has published *"Safe Handling of Asbestos, A Manual of Standard Practices"*. This manual outlines basic information on asbestos and asbestos products, health hazard requirements for worker protection, safe work procedures and principles that should be followed in selecting the most suitable technique for the safe abatement of asbestos-containing materials. This document provides a guide to current practices that are to be followed in the Province of British Columbia.

The methods of abatement (usually moderate risk or high risk) are determined mainly on the building material itself and not the amount of asbestos present in the material. If an asbestos containing material is considered friable (easily crumbled by hand pressure) then its handling is expected to generate dust and the abatement of such materials needs to be completed following high-risk procedures. Non-friable materials can usually be removed following moderate-risk procedures provided the methods used to remove the material do not cause the non-friable material to become friable.

4.3 Environmental Regulations

In British Columbia, environmental matters pertaining to waste generally fall under the jurisdiction of the British Columbia Ministry of Environment (MoE), pursuant to the British Columbia Environmental Management Act (EMA). The waste regulation under the EMA relating to the disposal of hazardous building materials is the Hazardous Waste Regulation (HWR), BC Regulation 63/88, as amended by BC Reg. 261/2006.

The HWR refers to the handling, storage, transportation, treatment, recycling and disposal of special wastes in the province. The regulation outlines the materials and criteria to be used to characterize waste as hazardous.

BC MoE has recently indicated the intent to add mercury-containing products such as light bulbs and thermostats as recyclable products regulated under the BC Recycling Regulation (RR), BC Regulation 65/2006. At the time of decommissioning, the BC Recycling Regulation and amendments will need to be considered when disposing of any identified mercury-containing products.

4.4 Poly-Chlorinated Biphenyl (PCB) Regulations

The manufacture and import of PCBs was banned in North America in 1977. The handling, storage and disposal of PCBs that were in use at the time of the ban, is strictly regulated by the federal government under the Canadian Environmental Protection Act (CEPA).

In 2008, Environment Canada introduced new PCB Regulations, which seek to phase out the use and storage of PCBs, and to eliminate remaining PCB-containing electrical equipment by the end of 2025.

4.5 Lead-Based Paints (LBPs)

The handling and management of lead containing materials are regulated under Part 6 of the WorksafeBC OH&S Regulation. This part of the Regulation does not give guidance specifically for lead based paint (LBP) but does give guidance on working with materials containing lead and the requirements to ensure workers are not over-exposed to lead.

In 1976, the lead content in certain interior and exterior paint was limited to 0.5% by weight under the federal *Hazardous Products Act*. In April 2005, the Governor General in Council, on the recommendation of the Minister of Health, and pursuant to Section 5 of the *Hazardous Products Act*, annexed the *Surface Coating Materials Regulation 2005-109*. The annexed *Surface Coating Materials Regulation* identifies that previously considered "safe" lead levels pose a significant risk to the public, especially to children and pregnant women. As such, the previous acceptable level of lead in paint was amended from 0.5% by weight (5,000 parts per million (ppm)) to 600 mg/Kg (600 ppm).

With a definition for lead based paint being 600 ppm (or 0.06%), there is no direct conversion to $\mu\text{g}/\text{cm}^2$. However, TSA has made extrapolations through calculations and determined that 600 ppm is equivalent to 50 $\mu\text{g}/\text{cm}^2$. Therefore, the results from the on-site measurements collected with the XRF instrument are presented in the attached table.

Additionally, under the *Hazardous Products Act*, identified LBPs must also undergo Toxicity Characteristic Leachate Properties (TCLP) testing to determine disposal procedures. The acceptable TCLP limit for disposal of LBP is less than 5 mg/L (5 ppm). If an identified LBP exhibits a TCLP result of less than 5 ppm, the paint is not considered a hazardous material and may be disposed of as construction waste.

5.0 DISCUSSION OF RESULTS

AREA 1 – UNIVERSITY CLUB

Asbestos Sampling - Historical

Over the years, various testing and sampling has been done in the University Club for asbestos. Prior to this investigation, the previous 2 investigations conducted by TSA were done on the following dates and a summary of the results of each have been provided:

- September 16, 2005 (attached in Appendix A)
 - Mechanical insulation already had been shown to contain asbestos at elbows/fittings and some straight runs (lagging). These materials were already labelled.
 - 24 bulk samples collected of other suspect ACMs.
 - Brown floor tile in SE stairwell shown to contain asbestos.
 - Black floor tile and mastic in basement lounge shown to contain asbestos.
 - Ceiling texture coat in basement south conditioning area shown to contain asbestos.
 - All plaster and drywall joint compound sampled shown to NOT contain asbestos.
 - Other materials shown to not contain asbestos.
- April 6, 2009 (attached in Appendix A)
 - Because of some temporary needs in the building, some additional materials were sampled.
 - 2nd floor south ballroom wall – vermiculite inside wall shown to contain asbestos.
 - 2nd floor east kitchen wall – texture coat shown to NOT contain asbestos.
 - Basement conditioning room – plaster shown to NOT contain asbestos.
 - Basement conditioning room – drywall joint compound shown to NOT contain asbestos.
 - Basement stairs – grey with black flecks floor tile shown to NOT contain asbestos.

Asbestos Sampling - 2011

In May and June, 2011, TSA collected an additional 33 samples of suspect asbestos containing materials and some of these were shown to contain asbestos. See Table 5.1 for results. Laboratory results are presented in Appendix B.

A set of full sized floor plans/drawings showing have been prepared and copied for Ledcor (contractor scheduled to arrange demolition of the noted areas). On these drawings, more detail is provided about the location of the asbestos containing materials and these drawings should be utilized along with this report.

Table 5.1
University Club Suspect Asbestos Containing Materials

Sample ID	Location	Material	Results (%)
A1	4 th floor – SE stairs	12" beige floor tile	ND
A2	4 th floor – SE stairs	Blue tread and 5" strip	ND
A3	SE stairs	Blue 9" floor tile	Chrysotile 1-5 %
A4	SE stairs	12" beige floor tile	ND
A5-1	1 st floor main foyer	DWJC	ND
A5-2	1 floor main foyer	DWJC	ND
A5-3	1 st floor general office area	DWJC	ND
A6	1 st floor main foyer	Large wall texture/plaster	ND
A7	1 st floor women's coat room	Fine wall texture/plaster	ND
A8	2 nd floor ballroom	Wavy wall texture/plaster	ND
A9-1	2 nd floor south room	12" ceiling tile	ND
A9-2	2 nd floor south room	12" ceiling tile	ND
A9-3	2 nd floor south room	12" ceiling tile	ND
A10	2 nd floor south room	Ceiling tile adhesive	ND
A11	1st floor ballroom	Window putty	Chrysotile 1-5 %
A12	SE stairs	Fine wall texture/plaster	ND
A13	2 nd floor kitchen – south area	DWJC	ND
A14	2 nd floor kitchen – south area	Wall Plaster	ND
A15	2 nd floor kitchen – south area	Vinyl sheet flooring	ND
A16	2 nd floor kitchen – south area	Flooring levelling under sheet flooring	ND
A17	2nd floor – south balcony	Roofing material – thick layer with brown top	ND
		Roofing material – thin black layer	Chrysotile 10-20%
A18	2 nd floor ballroom	Wall plaster	ND
A19	Basement small mechanical room	Dust mastic	Chrysotile 10-20%
A20	Basement small mechanical room	Wall plaster	ND
A21	Basement receiving office	12" floor tile	ND
A22	Basement corridor to back door	DWJC	ND
A23	Basement receiving office	Fabric duct connector	ND
A24	3 rd floor billiard room	Ceiling tile	ND
A25	3 rd floor billiard room	DWJC	ND
A26	Roof – of ballroom	Silver duct mastic	Chrysotile 10-20%
A27	Roof – of ballroom	Roofing material	ND
A28	Roof – of ballroom	Black mastic	ND
A29	4 th floor area of refuge	12" ceiling tile	ND
A30	Roof above 4th floor – dumbwaiter elevator shaft	DWJC	Chrysotile 1-5%
A1	Main Floor Dumbwaiter Wall	DWJC/Plaster	ND
A2	2 nd floor Dumbwaiter Wall – front	DWJC/Plaster	ND
A3	2 nd floor dumbwaiter Wall – west	DWJC/Plaster	ND
A4	3 rd floor dumbwaiter Wall	DWJC/Plaster	ND
A5	NW Exit Stairs	Window Clay/putty	ND
A1	1 st floor – SW bathroom	Sink caulking	ND
A2	1 st floor – SW bathroom	Tile adhesive	ND
A3	1 st floor – SW bathroom	Tile grout	ND
A4	1 st floor – SW bathroom	Cove baseboard adhesive	ND

ND – asbestos not detectable

Summary of Known and Suspect ACMs – University Club

The following is a list of known and suspect ACMs at the University Club building:

Known ACMs

- Duct mastic throughout the building
- Roofing material of the south balcony – 2nd floor.
- Window putty on old original windows.
- Black 12" floor tile and mastic in basement "Grill Room".
- Blue 9" floor tile throughout the SE stairs.
- Ceiling texture coat on basement level in the conditioning area/exercise room.
- Throughout building, the mechanical insulation contains asbestos. Primarily, it is the elbows and fittings that contain asbestos but there are sections where the lagging contains asbestos as well. This insulation is well labeled where it is accessible but it is likely present inside wall assemblies as well.
- Brown floor tiles in SE stairs that lead to the basement.
- Inside the south wall of the 2nd floor ballroom, asbestos containing vermiculite was found.
- On the inside of the dumbwaiter shaft (access from roof), the drywall joint compound has been shown to contain asbestos. This asbestos containing drywall joint compound is suspected of extending for the entire height of the shaft on the inside.

Suspect ACMs

- The roof of the main ballroom and main building appears to be relatively new. However, there was concern that an older roof membrane was present underneath the newer roof. TSA attempted to sample this older roof membrane by sampling material under the new membrane above the ballroom. This sample did not contain asbestos. However, further exploration is required to assess the potential for the roof to contain asbestos especially since the roofing membrane of the south 2nd floor balcony was shown to contain asbestos.
- The extent of the vermiculite inside the south wall of the 2nd floor balcony could not be defined. Therefore, further exploration is required to determine the extent of the vermiculite.
- Vermiculite is often present inside cinder block walls. Some inspection holes were drilled in block walls at the University Club and no vermiculite was found. However, it is still possible that vermiculite could be found in some locations.
- Asbestos may be present inside old fire doors but there is no way to know for sure without cutting into the door – which could then release asbestos if it is found. Therefore, all original fire doors should be considered to contain asbestos.

Poly-Chlorinated Biphenyl (PCB) & Mercury

No mercury containing thermostats were found in the University Club. However, it is possible that hidden thermostats are present in a few locations. There is a mixture of lighting in the building and many fluorescent tubes are still present. Each tube does contain a small amount of mercury and should be handled accordingly.



Much of the fluorescent lighting in the building had already been removed and there are stockpiles of the fixtures in a few areas of the basement. Our inspection of these fixtures found the ballasts had already been removed. However, we could not access all of the fixtures so it is possible that ballasts are still present in some of the fixtures. Additionally, for the fixtures that are still operational, the ballasts could potentially contain PCBs.

Lead-Based Paints

In spot sampling for paints containing lead, major factors that determined the concentration of lead in a particular area were:

- a) The thickness of a sampled paint layer, and
- b) The number of different paint layers present at a sampled area.

Varying thicknesses of what would appear to be the same paint in different areas, often generated slightly different lead concentration readings. It is important to note that different areas of the same colour that tested positive for lead (>600 ppm), were assumed to be the same type of paint if their lead concentrations were comparable. With respect to areas with multiple paint layers, since in all cases, the layers were practically inseparable, multiple paint layers were treated and sampled as a single layer.

The complete survey of all accessible surfaces is summarized in Appendix C at the end of this report. A variety of painted surfaces in all subject areas were shown to be lead based.

In order to determine the potential for leachable lead, bulk samples were only collected for spot samples that exhibited lead concentrations greater than $50 \mu\text{g}/\text{cm}^2$ (600 ppm). Laboratory results for the TCLP Leachate Lead Sampling are presented in Appendix D but are summarized in the table in Appendix C.

A summary of the lead containing paints is provided below:

- White paint – front bar, SE stairwell, 1st floor arched door frames, NE cinderblock wall, basement, 2nd floor ballroom, 3rd floor SE entrance, 3rd floor large south room, 4th floor throughout, basement door to main mechanical room.
- Brown paint on bulkhead above 1st floor reception desk/bar.
- Dark brown paint on wooden baseboards, windowsills and trim throughout.
- Beige paint – dumbwaiter doors/frame, 2nd floor south balcony doors, 1st floor SE fire door, 1st floor SE entrance door frame, 3rd floor NW exit door trim, 4th floor door trim, exterior paint on cement/brick/block.
- Grey paint on metal window frames (sampled in NE corner 1st floor).
- Bronze paint on ballroom walls 1st floor.
- Black ceiling paint in ballroom 1st floor.
- Salmon paint – basement on beams and columns.
- Grey railing and cement paint – stairs.

TCLP Leachate test results demonstrated that the following paints need to be considered a hazardous waste because of the amount of lead that could leach from the material:

- Medium brown paint on the bulkhead/wall above the bar/reception at front door on 1st floor.
- The old door to the main mechanical room in the basement.

AREAS 2 AND 3 – GUINNESS TOWER

Asbestos Sampling - Historical

Over the years, various testing and sampling has been done in the Guinness Tower for asbestos and an asbestos management program was developed for the building. The following is a summary of what ACMs could be encountered in Areas 2 and 3 of Guinness Tower.

- Twisted rope fire stop material at pipe penetrations.
- Duct seal
- Drywall joint compound
- Flooring materials (floor tiles)
- Mechanical insulation (elbows and fittings)
- Over-sprayed insulation inside block walls. Exact locations are not known but the potential for this material to be encountered is present.

Asbestos Sampling - 2011

In May and June, 2011, TSA collected an additional 10 samples of suspect asbestos containing materials and some of these were shown to contain asbestos. See Table 5.2 for results. Laboratory results are presented in Appendix B.

A set of floor plans/drawings showing locations of asbestos have been prepared and copied for Ledcor (contractor scheduled to arrange demolition of the noted areas). On these drawings (Appendix E), more detail is provided about the locations of the asbestos containing materials.

Table 5.2
Guinness Tower Suspect Asbestos Containing Materials

Sample ID	Location	Material	Results (%)
A31	Lower Main – back corridor behind fitness room	12" floor tile	Chrysotile 1-5 %
A1	Fitness room	carpet tile adhesive	ND
A2	Fitness room	3" grey cove baseboard adhesive	ND
A3	Fitness room - Throughout	2x4 ceiling tile	ND
A4-1	Fitness room - Near change rooms	Drywall joint compound	ND
A4-2	Fitness room - At rear exit to entrance ramp	Drywall joint compound	Chrysotile 1-5 %
A4-3	North part of fitness centre at centre	Drywall joint compound	ND
A5	Fitness centre on cement wall at exit	Plaster	ND
A6	Fitness centre – roof drain penetration	Rubbery fire stop	ND
A7	Fitness centre – ceiling plenum	Drywall joint compound	ND

ND – asbestos not detectable

Summary of Known and Suspect ACMs – Guinness Tower (Areas 2 and 3)

The following is a list of known and suspect ACMs in Areas 2 and 3 of the Guinness Tower:

Known ACMs

- Twisted rope fire-stop insulation at pipe penetrations. Throughout areas 2 and 3, pipes pass through concrete or block walls. At many of these penetrations, a twisted rope fire-stop insulation has been used. But over the years, this material has been removed in many locations so not all penetrations have this ACM.
- Duct sealant. In both areas, the ventilation duct work has been sealed with asbestos containing duct sealant.
- Over-sprayed insulation inside block walls. At some point in the past on the parking levels, asbestos containing sprayed fireproofing material was present on the ceiling areas. It then appears as though some block walls were installed in a few areas. The remaining sprayed fireproofing has since been removed so some block walls have a residual asbestos containing sprayed fireproofing residue contained within.
- Mechanical insulation (elbows and fittings) in ceiling space (above fitness centre) and in mechanical room west of the fitness centre. Mechanical insulation (elbows and fittings) were also observed in the back corridor to the north of the fitness centre.
- 12" floor tile in small storage room off back hallway to the north of the fitness centre.
- Drywall joint compound along the original walls of the fitness centre. These walls are expected to include the north wall, the west wall (bordering the mechanical room), the wall between the changes rooms and the adjacent conference room.

Suspect ACMs

- Asbestos may be present inside old fire doors but there is no way to know for sure without cutting into the door – which could then release asbestos if it is found. Therefore, all original fire doors should be considered to contain asbestos.
- Vermiculite is often present inside cinder block walls. Some inspection holes were drilled in block walls at the University Club and no vermiculite was found. However, it is still possible that vermiculite could be found in some locations.
- Under the patio/plaza on the ground level of Guinness Tower, there is likely a roofing membrane present. That membrane could not be sampled during our investigation because it was inaccessible.

Poly-Chlorinated Biphenyl (PCB) & Mercury

No mercury containing thermostats were found in Areas 2 or 3 of the Guinness Tower. However, it is possible that hidden thermostats are present in a few locations. There is a mixture of lighting in the areas and many fluorescent tubes are still present. Each tube does contain a small amount of mercury and should be handled accordingly.

Much of the fluorescent lighting in the affected areas appeared newer and were not suspected of containing PCBs. However, these ballasts still could potentially contain PCBs.

Lead-Based Paints

In spot sampling for paints containing lead, major factors that determined the concentration of lead in a particular area were:

- c) The thickness of a sampled paint layer, and
- d) The number of different paint layers present at a sampled area.

Varying thicknesses of what would appear to be the same paint in different areas, often generated slightly different lead concentration readings. It is important to note that different areas of the same colour that tested positive for lead (>600 ppm), were assumed to be the same type of paint if their lead concentrations were comparable. With respect to areas with multiple paint layers, since in all cases, the layers were practically inseparable, multiple paint layers were treated and sampled as a single layer.

The complete survey of all accessible surfaces is summarized in Appendix C at the end of this report. A variety of painted surfaces in all subject areas were shown to be lead based.

In order to determine the potential for leachable lead, bulk samples were only collected for spot samples that exhibited lead concentrations greater than 50 µg/cm² (600 ppm). Laboratory results for the TCLP Leachate Lead Sampling are presented in Appendix D but are summarized in the table in Appendix C.



A summary of the lead containing paints in Areas 2 and 3 of Guinness Tower is provided below:

- Grey paint – fitness centre wall near rear exit.
- Blue paint – fitness centre rear exit door.
- Parkade area – yellow traffic paint.
- Parkade entrance ramp – red fire bell cover.
- Parkade entrance ramp – black paint on curb.
- Parkade various areas – grey paint on floors and walls
- Parkade exit ramp – white paint on walls

TCLP Leachate test results demonstrated that the following paints need to be considered a hazardous waste because of the amount of lead that could leach from the material:

- Yellow traffic paint in the parkade areas.
- The red paint on the fire bell on the entrance ramp (area 3).

6.0 RECOMMENDATIONS

6.1 Asbestos-Containing Materials

1. All identified asbestos containing ACM's must be abated as per requirements of WorksafeBC Safe Work Procedure for Handling Asbestos.
2. For fire doors, there is a potential for asbestos to be present inside the door assembly so all old original fire doors should be disposed of and handled as asbestos unless proven otherwise.
3. Further exploration of the roofing material of the University Club is recommended. Additionally, further exploration is recommended for the hidden roofing membrane under the plaza/patio areas of the Guinness Tower that are affected by the project.
4. Care should be taken when demolishing block walls because they could contain vermiculite (although inspections have been done and no vermiculite has been found). Additionally, in the Guinness Tower, old asbestos containing over-sprayed fireproofing insulation could be found inside block walls.
5. Further exploration is required in the University Club to determine the extent of the vermiculite inside the south wall of the 2nd floor ballroom.

6.2 PCB and Mercury

Even though TSA did not locate and mercury containing thermostats, it is still possible that some are present in the subject areas. So care should be taken during demolition to ensure all mercury cylinders within thermostats are disposed of as hazardous waste when they are removed. All fluorescent light tubes should be recycled properly because each tube contains a small amount of mercury.

Additionally, with some fluorescent light ballasts potentially containing PCBs, these should be identified and disposed of accordingly prior to demolition.

6.3 Lead

1. For work involving the handling or disturbance of the identified lead paint materials noted in this document, an exposure control plan and safe work procedures will be required.
2. For the materials noted to be painted with lead paint that exceeded the leachable requirements, those materials must be disposed of and handled as hazardous waste.

7.0 GENERAL STATEMENT OF LIMITATIONS

In the performance of this hazardous material study, Theodor Sterling Associates has exercised a degree of thoroughness and competence that is consistent with the profession. Theodor Sterling Associates believes the information presented in this report to be factual at the time of this survey, for the building sections that were safely accessible to the surveyor.

Due to the nature of building construction, especially in a building that is under extensive renovations, some limitations exist as to the identification of pockets of asbestos-containing materials, and access to different layers of paint. Professional judgment has been exercised in gathering and analyzing the information obtained. We cannot warrant or guarantee that the conclusions we reach are absolutely complete or accurate, however, we commit ourselves to care and competence in reaching those conclusions.

The information provided by this report is intended for the sole use of our client Oxford Properties Group, according to the terms of reference. Others who may have an interest in the site must do their own survey to determine if the site conditions affect them. Theodor Sterling Associates reserves the right to review the comments on any interpretation of the data or conclusions derived by others. No other warranty or representation, either expressed or implied, is included in this report.



8.0 CLOSURE

Thank you for using the services of Theodor Sterling Associates. If you have any questions or if we can be of any assistance please feel free to contact the undersigned at (604) 681-2701.

Sincerely,

THEODOR STERLING ASSOCIATES

Per:



Digitally signed by Michael Glassco
DN: cn=Michael Glassco, o=Theodor
Sterling Associates, ou,
email=mglassco@sterlingaq.com,
c=CA
Date: 2011.06.15 09:30:50 -07'00'

Michael Glassco, ROHT
National Operations Manager



APPENDIX A
HISTORICAL REPORTS

September 16, 2005

VIA FAX & MAIL

FILE COPY

Oxford Properties Group
900- 1055 West Hastings Street
Vancouver, B.C.
V6E 2E9

Attention: Mr. Steve Patrick

Subject: Asbestos Containing Materials Survey
University Club Building
Our Project Number: 50618

1.0 INTRODUCTION

We are pleased to provide you with the final report for the asbestos-containing materials survey that was carried out on September 1, 2005 at the above noted location.

2.0 SCOPE OF WORK

Our scope of work for this project included:

- ♦ A visual inspection of most accessible areas in the building;
- ♦ Sampling of suspect materials to determine potential presence of asbestos.
- ♦ Preparation of a summary report detailing the finds of the survey and recommendations for remedial action, if necessary.

3.0 METHODOLOGY

The survey consisted of an examination of all accessible areas included in the scope, to identify materials that could contain asbestos. Materials suspected of containing asbestos were assessed based on the surveyor's knowledge regarding the historical use of such materials in buildings, through published data and previous experiences. An area is defined as accessible if it is above a suspended ceiling tile, within an access hatch or behind a closed door, not impeded by any structure, article or item. An area enclosed by cement block, plaster, solid lumber, etc., where demolition is required to gain entry, is considered inaccessible.

Theodor Sterling Associates approach to the work followed procedures specified in by the Workers' Compensation Boards *Occupational Health & Safety Regulation* as well as our own in-house protocols. The examination of materials was largely performed visually. In some cases, physical contact was necessary to assess the condition of the material, or to examine for underlying layers.

Bulk samples of materials suspected to contain asbestos were collected for subsequent analysis during the building review. A small volume of material (approximately one teaspoon full) was removed either from a damaged section of suspect material or cut out of intact material and then repaired to prevent fibre release. The collected samples were placed in plastic bags and sealed until they were opened by an independent laboratory. To ensure quality results, the independent laboratories chosen must successfully participate in an "Asbestos Proficiency Analytical Testing Program" and as such, these laboratories are responsible for their findings.

Wes-Har, an independent laboratory, followed the Code of Practice for the identification of bulk material. Bulk samples were analyzed in accordance with the NIOSH Asbestos (bulk) by PLM Method 9002.

It is important to note that this survey was completed using information from previous surveys as a baseline. Other materials that had been previously shown to not contain asbestos were not necessarily sampled again. The main purpose of this survey was trying to demonstrate that no more asbestos containing materials were present in the building following removal of some asbestos transite board in the metal shop. This transite board was thought to have been the last remaining asbestos containing materials on the campus.



4.0 DISCUSSION OF RESULTS

A relevant number of representative samples were collected of each material suspected of containing asbestos.

A total of 24 bulk samples of materials suspected to be asbestos-containing were collected and analyzed for this survey. Asbestos was detected in only four of the samples collected. Appendix A contains the laboratory analysis report for the asbestos bulk samples collected during this survey. Table 3-1 summarizes the known asbestos-containing materials present in this building.

Table 3-1
Known Asbestos Containing Materials
Oxford Properties Group – University Club Building

Sample #	Location	Material Description	Result
50618 - 10	Southeast Stairwell – 4 th floor	5" wide flooring transition strip (throughout the stairwell)-black	1-5% chrysotile asbestos
50618 - 18	Southeast stairwell leading to basement	Brown tile in stairwell	1-5% chrysotile asbestos
50618 - 19	Pub lounge on the basement level	Black tile and black mastic	Tile : 1-10% chrysotile asbestos Mastic: 20-30% chrysotile
50618 - 22	Texture coat on ceiling in lower level conditioning area South	Texture coat	10-20% chrysotile



Table 3-2 summarizes the materials shown to not contain asbestos from our sampling.

Table 3-1
Materials Tested to NOT Contain Asbestos
Oxford Properties Group – University Club Building

Sample #	Location	Material Description	Result
50618-1	4 th Floor - Boardroom	Drywall joint compound	NAD
50618-2	4 th Floor Ceiling	Texture coat	NAD
50618-3	4 th Floor Wall	Texture coat on wall Brown Mastic and Rubbery material on texture coat	NAD
50618-4	4 th Floor Washroom Lobby	Plaster – grey and white	NAD
50618-5	4 th Floor – Male Staff Dressing Room	Plaster on wall – grey and white	NAD
50618-6	4 th Floor East	Tile and Mastic	NAD
50618-7	Elevator	Tile and Mastic	NAD
50618-8	3 rd Floor - Ceiling	Texture coat in drop ceiling	NAD
50618-9	3 rd Floor – Women's Washroom	Lino floor covering and mastic	NAD
50618-11	East Stairwell	9" tiles in stairwell	NAD
50618-12	2 nd Floor - Ballroom	Wall texture	NAD
50618-13	2 nd Floor – Presidents Room – South wall	Wall texture	NAD
50618-14	Kitchen Area	Drywall joint compound – white and beige	NAD
50618-15	1 st Floor	Wall texture	NAD
50618-16	1 st Floor	Ceiling texture	NAD
50618-17	1 st Floor	Drywall composite	NAD
50618-20	Lower Level- South	Drywall joint compound	NAD
50618-21	Lower Level- South	Wall plaster	NAD
50618-23	Lower Level	Mastic on pipes – brown, foil, beige, brown	NAD
50618-24	2 nd Floor – Mechanical Room	Black Mastic	NAD

NAD – no asbestos detected



Prior to our survey, it was already documented that the mechanical insulation contained asbestos in the fittings and elbows. Therefore, we did not re-sample these materials. However, it is important to note that these asbestos containing materials are present throughout the building and need to be handled as asbestos.

Suspected Materials

Due to limitations of the site survey, some of the building materials were unable to be sampled without causing severe damage, the equipment was operational or access was limited. The following areas or materials may contain some form of asbestos.

- Wall cavities
- Ceiling spaces
- Tar and gravel roofs
- Electrical equipment

In the Men's washroom on the 4th floor there was found to already be labeled as Asbestos containing material (ACM). Also many other insulated pipes throughout the building were labeled as ACM.

6.0 RECOMMENDATIONS

Based on our site investigation, the following recommendations are provided.

1. If this building is to be renovated to accommodate tenants, the asbestos containing materials should be abated following the proper WCB protocol.
2. After asbestos containing material are removed, an asbestos management program needs to be implemented for the asbestos containing material that remain.

7.0 GENERAL STATEMENT OF LIMITATIONS

In the performance of this hazardous material study, Theodor Sterling Associates has exercised a degree of thoroughness and competence that is consistent with the profession. Theodor Sterling Associates believes the information presented in this report to be factual at the time of this survey, for the building sections that were accessible to the surveyor.

Due to the nature of building construction, especially in a building that has been renovated and developed extensively, some limitations exist as to the identification of pockets of asbestos-containing materials. Professional judgment has been exercised in gathering and analyzing the information obtained. We cannot warrant or guarantee that the conclusions we reach are absolutely complete or accurate, however, we commit ourselves to care and competence in reaching those conclusions.



The information provided by this report is intended for the sole use of our client, according to the terms of reference. Others who may have an interest in the site must do their own survey to determine if the site conditions affect them. Theodor Sterling Associates reserves the right to review the comments on any interpretation of the data or conclusions derived by others. No other warranty or representation, either expressed or implied, is included in this report.

8.0 CLOSURE

Thank you for using the services of Theodor Sterling Associates. If you have any questions or if we can be of any assistance please feel free to contact the undersigned at (604) 681-2701.

Sincerely,

THEODOR STERLING ASSOCIATES

Per:



Sonny Dhasi. Dipl OH&S
H&S Technologist



Wes-Har Asbestos Analysis & Consulting Ltd.

Bulk Asbestos Report

For Theodor Sterling Associates

310 - 1122 Mainland Street

Vancouver, British Columbia Canada V6B 5L1

Location : Project 50618

6872	50618	Sample Location / Description	Result(s)	Analysed	Analyst	ACM
1	1	Drywall Joint Compound Board Room	Asbestos Fibres Not Detected 95-100 % Non-fibrous	Sep 15 2005	GN	—
2	2	Texture Coat 4th Floor Ceiling	Asbestos Fibres Not Detected 95-100 % Non-fibrous	Sep 15 2005	GN	—
3.1	3	Wall Texture 4th Floor Layer 1 White	Asbestos Fibres Not Detected 95-100 % Non-fibrous	Sep 15 2005	GN	—
* Sample (Compens) subjected To An Asabing Procedure						
.2		Wall Texture 4th Floor Layer 2 Brown Mastic Patches	Asbestos Fibres Not Detected 95-100 % Non-fibrous	Sep 15 2005	GN	—
.3		Wall Texture 4th Floor Layer 3 Amber Rubbery / Coating	Asbestos Fibres Not Detected 95-100 % Non-fibrous	Sep 15 2005	GN	—
4.1	4	Plaster 4th Floor Washroom Lobby Phase 1 White	Asbestos Fibres Not Detected 95-100 % Non-fibrous	Sep 15 2005	GN	—
.2		Plaster 4th Floor Washroom Lobby Phase 2 Grey - Brown	Asbestos Fibres Not Detected 95-100 % Non-fibrous	Sep 15 2005	GN	—
5.1	5	Plaster Male Staff Dressing Room Layer 1 White / Coating	Asbestos Fibres Not Detected 95-100 % Non-fibrous	Sep 15 2005	GN	—
.2		Plaster Male Staff Dressing Room Layer 2 Grey Fibrous	Asbestos Fibres Not Detected 1 - 5 % Cellulose Fibres > 95 % Non-fibrous	Sep 15 2005	GN	—

Lab File 6872
Client Id : 50618

Unit 170 1188 No. 5 Road Richmond British Columbia V6X 2T1
American Industrial Hygiene Association RAATP Lab Id. No. 149340

(604) - 279 - 9445
Client Reference Id: 50618

Wes-Har Asbestos Analysis & Consulting Ltd.

Bulk Asbestos Report
For Theodor Sterling Associates

Location : Project 50618

6822	50618	Sample Location / Description	Result(s)	Analyzed	Analyst ACM
6.1	6	Tile & Mastic East 4th Floor Layer 1 Cream	Asbestos Fibres Not Detected 95 - 100 % Non-fibrous	Sep 15 2005	GN —
* Layer 1 Subjected To An Ashing and Acid Washing Procedure					
				LP 95 %	
.2		Tile & Mastic East 4th Floor Layer 2 Black Mastic Patches	Asbestos Fibres Not Detected Less Than 1 % Cellulose Fibres Less Than 1 % Synthetic Fibres 95 - 100 % Non-fibrous	Sep 15 2005	GN —
* Layer 2 Subjected To An Ashing Procedure					
				LP 5 %	
7.1	7	Tile & Mastic Elevator Layer 1 Blue	Asbestos Fibres Not Detected 95 - 100 % Non-fibrous	Sep 15 2005	GN —
* Layer 1 Subjected To An Ashing and Acid Washing Procedure					
				LP 90 %	
.2		Tile & Mastic Elevator Layer 2 Black Mastic	Asbestos Fibres Not Detected 95 - 100 % Non-fibrous	Sep 15 2005	GN —
* Layer 2 Subjected To An Ashing Procedure					
				LP 10 %	
8	8	Texture In Ceiling Drop Ceiling 3rd Floor	Asbestos Fibres Not Detected 95 - 100 % Non-fibrous	Sep 15 2005	GN —
* Sample (Composite) Subjected To An Ashing Procedure					
9.1	9	Lino Floor Covering Womens' Washroom Layer 1 Cream	Asbestos Fibres Not Detected 95 - 100 % Non-fibrous	Sep 15 2005	GN —
* Layer 1 Subjected To An Ashing and Acid Washing Procedure					
				LP 90 %	
.2		Lino Floor Covering Womens' Washroom Layer 2 Yellow Mastic Patch	Asbestos Fibres Not Detected 10 - 20 % Cellulose Fibres > 80 % Non-fibrous	Sep 15 2005	GN —
* Layer 2 Subjected To An Ashing Procedure					
				LP 10 %	
10.1	10	Transition Strip Stairwell Layer 1 Grey (White Markings)	1 - 5 % Chrysotile Asbestos > 95 % Non-fibrous	Sep 15 2005	GN .T.
* Layer 1 Subjected To An Ashing and Acid Washing Procedure					
				LP 95 %	

Lab File 6822
Client Id: 50618

Unit 170 2188 No. 5 Road Richmond British Columbia V6X 2T1 (604) - 279 - 9445

American Industrial Hygiene Association BAATP Lab. Id. No. 149340

Client Reference Id:

50618

Wes-Har Asbestos Analysis & Consulting Ltd.

Bulk Asbestos Report
For Theodor Sterling Associates

Location : Project 50618

6822	50618	Sample Location / Description	Result(s)	Analysed	Analyst	ACM
10 . 2	10	Transition Strip Stairwell Layer 2 Brown Mastic Patches	Asbestos Fibres Not Detected 95 -100 % Non-fibrous	Sep 15 2005	GN	—
		* Layer 2 Subjected To An Ashing Procedure				LP 5 %
11 . 1	11	11 Inch Tiles Stairwell Layer 1 Grey	Asbestos Fibres Not Detected 95 -100 % Non-fibrous	Sep 15 2005	GN	—
		* Layer 1 Subjected To An Ashing and Acid Washing Procedure				LP 90 %
. 2		11 Inch Tiles Stairwell Layer 2 Brown Mastic Patches	Asbestos Fibres Not Detected 95 -100 % Non-fibrous	Sep 15 2005	GN	—
		* Layer 2 Subjected To An Ashing Procedure				LP 10 %
12	12	Wall Texture Ball Room North 2nd Floor	Asbestos Fibres Not Detected 95 -100 % Non-fibrous	Sep 15 2005	GN	—
		* Sample Subjected To An Ashing Procedure				
13	13	Texture South Wall Presidents' Room	Asbestos Fibres Not Detected 95 -100 % Non-fibrous	Sep 15 2005	GN	—
		* Sample Subjected To An Ashing Procedure				
14 . 1	14	Drywall Joint Compound Kitchen Phase 1 White/Coating	Asbestos Fibres Not Detected 95 -100 % Non-fibrous	Sep 15 2005	GN	—
						LP 60 %
. 2		Drywall Joint Compound Kitchen Phase 2 Layer 1 White Patch	Asbestos Fibres Not Detected 95 -100 % Non-fibrous	Sep 15 2005	GN	—
						LP 20 %
. 3		Drywall Joint Compound Kitchen Phase 2 Layer 2 Beige Fibrous	Asbestos Fibres Not Detected 95 -100 % Cellulose Fibres > 1 % Non-fibrous	Sep 15 2005	GN	—
						LP 20 %
15	15	Wall Texture 1st Floor	Asbestos Fibres Not Detected 1 - 10 % Cellulose Fibres > 90 % Non-fibrous	Sep 15 2005	GN	—

Lab File: 6822
Client Id: 50618

Unit 170 2188 No. 5 Road Richmond British Columbia V6X 2T1 (604) - 279 - 9445

American Industrial Hygiene Association BAATP Lab. Id. No. 149340

Client Reference Id: 50618

Wes-Har Asbestos Analysis & Consulting Ltd.

Bulk Asbestos Report
For Theodor Sterling Associates

Location : Project 50618

6822	50618	Sample Location / Description	Result(s)	Analyzed	Analyst	ACM
16	16	Ceiling Texture Main Ballroom	Asbestos Fibres Not Detected 95 - 100 % Non-fibrous	Sep 15 2005	GN	—
17	17	Drywall Composite 1st Floor	Asbestos Fibres Not Detected 1 - 5 % Cellulose Fibres > 95 % Non-fibrous	Sep 15 2005	GN	—
18 . 1	18	Brown Tile Stair Well to Lower Level Layer 1 Brown	1 - 5 % Chrysotile Asbestos > 95 % Non-fibrous	Sep 15 2005	GN	.T.
		* Layer 1 Subjected To An Aahing and Acid Washing Procedure				LP 95 %
. 2		Brown Tile Stair Well to Lower Level Layer 2 Brown Mastic Patch	Asbestos Fibres Not Detected 10 - 20 % Cellulose Fibres > 80 % Non-fibrous	Sep 15 2005	GN	—
		* Layer 2 Subjected To An Aahing Procedure (Wood Silver Patches Adhering to Mastic)				LP 5 %
19 . 1	19	Black Tile & Mastic Pub / Lounge 1 Black	Layer 1 - 10 % Chrysotile Asbestos > 90 % Non-fibrous	Sep 15 2005	GN	.T.
		* Layer 1 Subjected To An Aahing Procedure				LP 90 %
. 2		Black Tile & Mastic Pub / Lounge 2 Black Mastic Patches	Layer 20 - 30 % Chrysotile Asbestos > 70 % Non-fibrous	Sep 15 2005	GN	.T.
		* Layer 2 Subjected To An Aahing Procedure				LP 10 %
20	20	Drywall Joint Compound Lower Level South	Asbestos Fibres Not Detected 95 - 100 % Non-fibrous	Sep 15 2005	GN	—
21	21	Plaster Lower Level South	Asbestos Fibres Not Detected 95 - 100 % Non-fibrous	Sep 15 2005	GN	—
22	22	Texture Coat Ceiling Area Lower Level	10 - 20 % Chrysotile Asbestos 50 - 60 % Micaceous Material > 20 % Non-fibrous	Sep 15 2005	GN	.T.

Lab File 6822
Client Id: 50618

Unit 170 2188 No. 5 Road Richmond British Columbia V6X 2T1 (604) - 279 - 9445

American Industrial Hygiene Association BAATP Lab. Id. No. 149340

Client Reference Id: 50618

Wes-Har Asbestos Analysis & Consulting Ltd.

Bulk Asbestos Report
For Theodor Sterling Associates

Location: Project 50618

6822	50618	Sample Location / Description		Result(s)	Analyzed	Analyst	ACM
23 . 1	23	Black Mastic On Pipes Lower Level Foil	Layer 1	Asbestos Fibres Not Detected 10 - 20 % Fibrous Glass > 80 % Non-fibrous	Sep 15 2005	GN	—
* Sample (Composite) Subjected To An Ashing Procedure							
. 2		Black Mastic On Pipes Lower Level Fibrous Weave	Layer 2	Asbestos Fibres Not Detected 90 - 95 % Fibrous Glass > 5 % Non-fibrous	Sep 15 2005	GN	—
. 3		Black Mastic On Pipes Lower Level Beige Mastic	Layer 3	Asbestos Fibres Not Detected 95 -100 % Non-fibrous	Sep 15 2005	GN	—
. 4		Black Mastic On Pipes Lower Level Brown Fibrous	Layer 4	Asbestos Fibres Not Detected 95 -100 % Cellulose Fibres > 1 % Non-fibrous	Sep 15 2005	GN	—
. 5		Black Mastic On Pipes Lower Level Black Mastic Patches	Layer 5	Asbestos Fibres Not Detected 95 -100 % Non-fibrous	Sep 15 2005	GN	—
24 . 1	24	Black Mastic 2nd Floor Mechanical Room Layer 1 Black Mastic		Asbestos Fibres Not Detected 10 - 20 % Fibrous Glass > 80 % Non-fibrous	Sep 15 2005	GN	—
* Sample (Composite) Subjected To An Ashing Procedure							
. 2		Black Mastic 2nd Floor Mechanical Room Layer 2 Brown-Black Fibrous		Asbestos Fibres Not Detected 90 - 95 % Cellulose Fibres > 5 % Non-fibrous	Sep 15 2005	GN	—
. 3		Black Mastic 2nd Floor Mechanical Room Layer 3 Black Mastic		Asbestos Fibres Not Detected 60 - 70 % Fibrous Glass > 30 % Non-fibrous	Sep 15 2005	GN	—
. 4		Black Mastic 2nd Floor Mechanical Room Layer 4 Yellow Fibrous		Asbestos Fibres Not Detected 95 -100 % Fibrous Glass > 1 % Non-fibrous	Sep 15 2005	GN	—

Lab File 6822
Client Id: 50618

Unit 170 2188 No. 5 Road Richmond British Columbia V6X 2T1
American Industrial Hygiene Association BAATP Lab. Id. No. 149340

(604) - 279 - 9445
Client Reference Id: 50618

Wes-Har Asbestos Analysis & Consulting Ltd.

Bulk Asbestos Report

For Theodor Sterling Associates

Location : Project 50618

Comments

Samples Analyzed in Accordance With The NIOSH ASBESTOS (bulk) by PLM Method 9002 [15 August 1994]

Quantitation Limit For Asbestos Analysis Is 1 %

ACM Means Asbestos Containing Material; T - Present

LP - Means Percent : Layer or Phase of Whole Sample

Samples Submitted Will Be Retained For 30 Days After Receipt And Will Be Disposed Of Thereafter Unless Otherwise Notified In Writing

Sample Submitted By Theodor Sterling Associates

September 15, 2005 [Facsimile]

G. Nawrocki

Analyst

G. Nawrocki

Reviewed By

Lab File 6822
Client Id: 50618

Unit 170 2188 No. 5 Road Richmond British Columbia V6X 2T1 (604) - 279 - 9445

American Industrial Hygiene Association (AIHA) Lab. Id. No. 149340

Client Reference Id: 50618

**Sampling of Suspected Asbestos Containing Materials
University Club Building
Vancouver, BC**

TSA Project # 50618

Presented to:

Oxford Properties Group
Guinness Tower
Suite 1680
1055 West Hastings Street
Vancouver, BC
V6E 2E9

Attention: Kieran McGrath

April 6, 2009

1.0 INTRODUCTION

We are pleased to provide you with the report for the asbestos containing materials sampling, carried out on March 24, 2009 at the University Club building in Vancouver BC. The purpose of this sampling was to determine if asbestos was present in suspected building materials before any renovations occurred.

2.0 SCOPE OF WORK

Our scope of work for this project included:

- ◆ A visual inspection of the University Club Building, where asbestos containing materials were suspected. The building engineer and contractor informed TSA which materials would potentially be impacted in the renovation.
- ◆ Sampling of suspect materials to determine potential presence of asbestos.
- ◆ Preparation of a summary report detailing the findings of the survey and recommendations for remedial action, if necessary.

3.0 METHODOLOGY

Theodor Sterling Associates approach to the work followed procedures specified in by the WorkSafeBC *Occupational Health & Safety Regulation* as well as our own in-house protocols. The examination of materials was largely performed visually. In some cases, physical contact was necessary to assess the condition of the material, or to examine for underlying layers.

Bulk samples of materials suspected to contain asbestos were collected for subsequent analysis during the building review. A small volume of material (approximately one teaspoon full) was removed either from a damaged section of suspect material or cut out of intact material and then repaired to prevent fibre release. The samples collected were placed in plastic bags and sealed until they were opened by technicians in an independent laboratory. To ensure quality results, the independent laboratories chosen must successfully participate in an "Asbestos Proficiency Analytical Testing Program" and as such, these laboratories are responsible for their findings.

Analysis was conducted following the *NIOSH Analytical Method 9002 – Asbestos in Bulks*. Asbestos was detected in one of the samples collected. Appendix A contains the laboratory analysis report for the asbestos bulk samples collected during this survey.

4.0 DISCUSSION OF RESULTS

A total of 5 bulk samples of materials suspected to be asbestos containing were collected and analyzed. Asbestos was detected in one of the five samples collected. Appendix A contains the laboratory analysis report for the asbestos bulk sample collected. Table 4-1 summarizes the asbestos containing and non-asbestos containing materials identified in the University Club Building.

Table 4-1
Sample Results
University Club Building – Vancouver, BC

Sample #	Location	Material Description	Result
50618-A1	2 nd floor - South Ballroom wall	Vermiculite	Actinolite 1-10% (asbestos)
50618-A2	2 nd floor – East kitchen wall	Texture Coat	NAD
50618-A3	Conditioning Room – wall with mirrors	Plaster	NAD
50618-A4	Basement - Conditioning Room Pipe Chase	Drywall Joint Compound	NAD
50618-A5	Basement – Stairs	Floor Tile – Grey with black flex	NAD

NAD: non asbestos containing

TSA observed water damage on the second floor ballroom west wall texture coat. The water damage appears to be a result of a previous roof leak (see photo 1). The texture coat on the Ballroom wall is known to be non-asbestos containing, due to the previous asbestos sampling completed in September 2005.

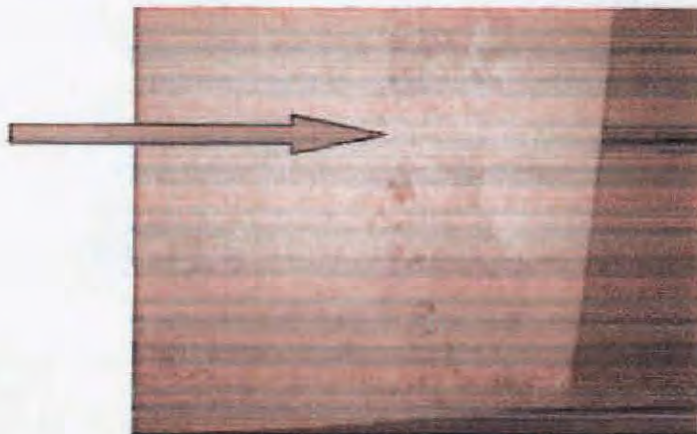


Photo 1 – Water damage on west ballroom wall.

Vermiculite found on the south ballroom floor appeared to have leaked out of the wall cavity (see photo 2). The site engineer and contractor informed TSA that the wall is to

only be boarded up and no demolition/renovations will occur along the south wall of the ballroom.

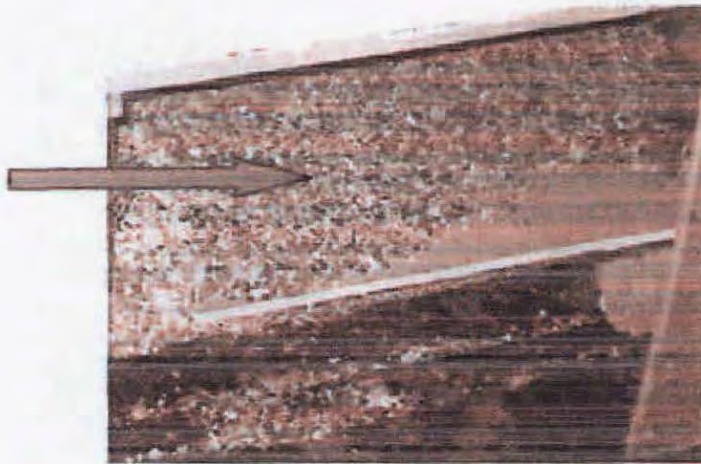


Photo 2 – Vermiculite south Ballroom wall.

Grey with black flex floor tile sampled from the basement stairs (sample 50618-A5) appeared to be similar to the floor tile around the bar.

Appendix A contains the laboratory analysis report for the asbestos bulk samples collected during this survey.

5.0 RECOMMENDATIONS

1. When removing the asbestos containing vermiculite, safe work procedures must be followed as outlined in WorksafeBC. For this material, high-risk safe work procedures are required if the vermiculite is to be completely removed from the entire wall cavity. TSA was informed that the vermiculite debris which has spilled out of the wall cavity is only area which is to be cleaned. With this being the case, moderate-risk safe work procedures are required for clean up of the vermiculite. Contractors conducting the renovations should be aware of the vermiculite present within the wall cavities. If, during renovations, vermiculite is discovered in other wall cavities, all work must stop and vermiculite be dealt with following WorksafeBC guidelines.

2. If any concealed suspected asbestos-containing materials are discovered during demolition, work in this area must stop until laboratory analysis can determine if asbestos is present or not. Only contractors trained and authorized in the handling and removal of asbestos materials should conduct all asbestos removal work.

6.0 GENERAL STATEMENT OF LIMITATIONS

In the performance of this hazardous material study, Theodor Sterling Associates has exercised a degree of thoroughness and competence that is consistent with the profession. Theodor Sterling Associates believes the information presented in this report to be factual at the time of this survey, for the building sections that were accessible to the surveyor.

Due to the nature of building construction, especially in a building that has been renovated and developed extensively, some limitations exist as to the identification of pockets of asbestos-containing materials. Professional judgment has been exercised in gathering and analyzing the information obtained. We cannot warrant or guarantee that the conclusions we reach are absolutely complete or accurate, however, we commit ourselves to care and competence in reaching those conclusions.

The information provided by this report is intended for the sole use of our client, according to the terms of reference. Others who may have an interest in the site must do their own survey to determine if the site conditions affect them. Theodor Sterling Associates reserves the right to review the comments on any interpretation of the data or conclusions derived by others. No other warranty or representation, either expressed or implied, is included in this report.

7.0 CLOSURE

Thank you for using the services of Theodor Sterling Associates. If you have any questions or if we can be of any assistance please feel free to contact the undersigned at (604) 681-2701. Ext 104.

Sincerely,

THEODOR STERLING ASSOCIATES

Per:

Deepuk
Kalkat

Digitally signed by Deepuk Kalkat;
DN: cn=Deepuk Kalkat,
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email=deepuk.kalkat@tsa.bc.ca,
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Deepuk Kalkat, Dipl. OH&S
Project Manager

Reviewed By:

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Glassco

Digitally signed by Michael Glassco;
DN: cn=Michael Glassco, ou=Theodor
Sterling Associates, email=michael.glassco@tsa.bc.ca,
c=CA
Date: 2009.04.06 15:16:04 -0700

Michael Glassco, ROHT
National Operations Manager

APPENDIX A
LABORATORY ANALYTICAL REPORT

FAX COVER SHEET

CANTEST
A Member of the DYNAM Group

CanTest Ltd.

Professional
Analytical
Services

1523 West 3rd Ave.
Vancouver, BC
V6J 1J8

Fax: 604 731 2386

Tel: 604 734 7276

1 800 665 8566

Date: March 25, 2009
To: Theodor D. Sterling and Associates Ltd.
Att'n: Deepak Kalkat
From: LINKS Automatic Fax
Subject: Analytical results for Group# 100324053

MESSAGE:

The analytical results on these pages are being sent to you via the CANTEST Laboratory Information News and Knowledge System (LINKS) "AutoFax" service. This transmission includes data submitted under the following project information:

CANTEST Group# 100324053
Project Name:
Project Number:
Submission Date: March 24, 2009
Matrix: Bulk Material

A signed final report and invoice will be sent within two weeks.

Thank you for considering CANTEST for your analytical needs. Please feel free to contact a Technical Service Representative at (604) 734-7276 (1-800-665-8566) should you have any questions about the LINKS "AutoFax" or any other CANTEST services.



CANTEST & RESEARCH SERVICES GROUP
Helping bring new Canadian products to market

NOTE: This message is intended only for the use of the individual or entity to which it is addressed and contains information that is confidential. If the reader of this message is not the intended recipient, or the agent responsible for delivering the message to the intended recipient, you are hereby notified that any disclosure or distribution of this communication is strictly prohibited. If you have received this communication in error, please notify

REPORTED TO: Theodor D. Sterling and Associates Ltd.

CANTEST

REPORT DATE: March 25, 2009

GROUP NUMBER: 100324053

Asbestos Fiber Identification in Bulk Material

CLIENT SAMPLE ID	CANTEST ID	ASBESTOS TYPE	ASBESTOS CONTENT	OTHER FIBER ID	OTHER FIBER CONTENT	FILLER
50619-A1	903240263	actinolite	1-10	none	<	90-99
50619-A2	903240265	ND	<	none	<	>99
50619-A3	903240266	ND	<	none	<	>99
50619-A4	903240267	ND	<	none	<	>99
50619-A5	903240268	ND	<	none	<	>99

Results expressed as % volume fibre found/submitted (% vol/vol)

< = Less than analytical detection limit of 1 percent (% vol/vol) No fibres were detected

ND = None Detected

> = Greater than

Analysis Report



CANTEST LTD.

Professional
Analytical
Services

4606 Canada Way
Burnaby, B.C.
V5G 1K5

FAX: 604 731 2388

TEL: 604 734 7278

1 800 865 8588

REPORT ON: Analysis of Bulk Material Samples

REPORTED TO: Theodor D. Sterling and Associates Ltd.
318-1122 Mainland St
Vancouver, BC
V6B 5L1

Attn: Deepak Kalkat

CHAIN OF CUSTODY: 2117982

NUMBER OF SAMPLES: 5

REPORT DATE: March 25, 2008

DATE SUBMITTED: March 24, 2009

GROUP NUMBER: 100324053

SAMPLE TYPE: Bulk

NOTE: Results contained in this report refer only to the testing of samples as submitted. Other information is available on request.

TEST METHODS:

Asbestos Fiber Identification - analysis was performed using procedures based on NIOSH Method 9002 "Asbestos (bulk) by PLMF, Polarized Light Microscopy/Dispersion Staining (CANTEST Document Control Number 67-C-002).

TEST RESULTS:

(See following page)

CANTEST LTD.

Alex Jang
Coordinator, Industrial Hygiene

A Member of the **CANAM** Group
www.testing-labs.com

Page 1 of 2

APPENDIX B

ASBESTOS SAMPLE LABORATORY RESULTS

BC ASBESTOS SERVICES Ltd. - 102 - 8299 129 St. Surrey BC V3W 0A6

Bulk Asbestos Results

Client: Theodor Sterling Associates - University Club

BCAS Sample #	Client Sample #	Date Analyzed	Sample Description	Material Type	Layer #	Layer Description	Other Materials Type & Amount	Asbestos Type & Amount
53078	50866P-A1	08-Jun-11	Sink	Caulking	1	Putty	Non-fibrous >99 %	None Detected
53079	50866P-A2	08-Jun-11	Wall	Tile Glue	1	Mastic	Non-fibrous >99 %	None Detected
					2	Paper	Cellulose 90 % Non-fibrous 10 %	None Detected
53080	50866P-A3	08-Jun-11	Floor	Tile Grout	1	Cementitious Material	Non-fibrous >99 %	None Detected
53081	50866P-A4	08-Jun-11	Cove Board	Glue	1	Mastic	Non-fibrous >99 %	None Detected
					2	Vinyl Material	Non-fibrous >99 %	None Detected

Analytical Method: NIOSH 9002

Analyst: David Whiteside

Samples submitted by: Theodor Sterling Associates

BC ASBESTOS SERVICES Ltd. - 102 - 8299 129 St. Surrey BC V3W 0A6

Bulk Asbestos Results

Client: Theodor Sterling Associates - Guinness Tower Fitness Room

BCAS Sample #	Client Sample #	Date Analyzed	Sample Description	Material Type	Layer #	Layer Description	Other Materials Type & Amount	Asbestos Type & Amount
52689	50866P-A1	01-Jun-11	Carpe Tile	Glue	1	Mastic	Non-fibrous >99 %	None Detected
52690	50866P-A2	01-Jun-11	3" Grey Cove Board	Glue	1	Mastic	Non-fibrous >99 %	None Detected
52691	50866P-A3	01-Jun-11		2x4 White Ceiling Tile	1	Fibrous Tile	Cellulose 60 % Non-fibrous 40 %	None Detected
52692	50866P-A4-1	01-Jun-11	Near Dressing Rooms	Drywall Joint Compound	1	Filler Compound	Non-fibrous >99 %	None Detected
					2	Paper	Cellulose 90 % Non-fibrous 10 %	None Detected
52693	50866P-A4-2	01-Jun-11	at Rear Exit	Drywall Joint Compound	1	Filler Compound	Non-fibrous 95 %	Chrysotile 1-5 %
52694	50866P-A4-3	01-Jun-11	North at Centre	Drywall Joint Compound	1	Filler Compound	Non-fibrous >99 %	None Detected
52695	50866P-A5	01-Jun-11	on Cement Wall at Exit	Plaster	1	Plaster	Non-fibrous >99 %	None Detected
52696	50866P-A6	01-Jun-11	Roof Drain	Penetration	1	Fibrous Material	Cellulose 80 % Non-fibrous 20 %	None Detected
52697	50866P-A7	01-Jun-11	Ceiling Plenum	Drywall Joint Compound & Tape	1	Filler Compound	Non-fibrous >99 %	None Detected
					2	Paper	Cellulose 90 % Non-fibrous 10 %	None Detected

Analytical Method: NIOSH 9002

Analyst: David Whiteside

Samples submitted by: Theodor Sterling Associates

BC ASBESTOS SERVICES Ltd. - 102 - 8299 129 St. Surrey BC V3W 0A6

Bulk Asbestos Results

Client: Theodor Sterling Associates - University Club

BCAS Sample #	Client Sample #	Date Analyzed	Sample Description	Material Type	Layer #	Layer Description	Other Materials Type & Amount	Asbestos Type & Amount
52684	50866P-A1	01-Jun-11	Main Floor Dumbwaiter	DWJC / Plaster	1	Filler Compound	Non-fibrous >99 %	None Detected
					2	Plaster	Non-fibrous >99 %	None Detected
54685	50866P-A2	01-Jun-11	2nd Floor Dumbwaiter Front	DWJC / Plaster	1	Filler Compound	Non-fibrous >99 %	None Detected
54686	50866P-A3	01-Jun-11	2nd Floor Dumbwaiter West	DWJC / Plaster	1	Plaster	Non-fibrous >99 %	None Detected
54687	50866P-A4	01-Jun-11	3rd Floor Dumbwaiter	DWJC / Plaster	1	Plaster	Non-fibrous >99 %	None Detected
54688	50866P-A5	01-Jun-11	NW Exit Stairs	Window Clay	1	Putty	Non-fibrous >99 %	None Detected

Analytical Method: NIOSH 9002

Analyst: David Whiteside

Samples submitted by: Theodor Sterling Associates

BC ASBESTOS SERVICES Ltd. - 102 - 8299 129 St. Surrey BC V3W 0A6

Bulk Asbestos Results

Client: Theodor Sterling Associates

BCAS Sample #	Client Sample #	Date Analyzed	Sample Description	Material Type	Layer #	Layer Description	Other Materials Type & Amount	Asbestos Type & Amount
52275	50866P-A30	26-May-11	UC Roof - Dumbwaiter Mech Room	Drywall Joint Compound	1	Filler Compound	Non-fibrous 95 %	Chrysotile 1-5 %
					2	Paper	Cellulose 90 % Non-fibrous 10 %	None Detected
52276	50866P-A31	26-May-11	GT Lower Main	Floor Tiles	1	Tile	Non-fibrous 95 %	Chrysotile 1-5 %
					2	Black Mastic	Non-fibrous >99 %	None Detected

Analytical Method: NIOSH 9002

Analyst: David Whiteside

Samples submitted by: Theodor Sterling Associates

BC ASBESTOS SERVICES Ltd. - 102 - 8299 129 St. Surrey BC V3W 0A6

Bulk Asbestos Results

Client: Theodor Sterling Associates

BCAS Sample #	Client Sample #	Date Analyzed	Sample Description	Material Type	Layer #	Layer Description	Other Materials Type & Amount	Asbestos Type & Amount
52209	50866P-A1	26-May-11	4th Floor SE Stairs	12" Beige Floor Tile	1	Tile	Non-fibrous >99 %	None Detected
					2	Black mastic	Non-fibrous >99 %	None Detected
52210	50866P-A2	26-May-11	4th Floor SE Stairs	Blue Tread & 5" Strip	1	Vinyl Material	Non-fibrous >99 %	None Detected
					2	Grey Mastic	Non-fibrous >99 %	None Detected
52211	50866P-A3	26-May-11	SE Stairs	Blue 9" Floor Tile	1	Tile	Non-fibrous 95 %	Chrysotile 1-5 %
					2	Brown Mastic	Non-fibrous >99 %	None Detected
52212	50866P-A4	26-May-11	SE Stairs	Beige 12" Floor Tile	1	Tile	Non-fibrous >99 %	None Detected
52213	50866P-A5-1	26-May-11	1st Floor Foyer	Drywall Joint Compound	1	Filler Compound	Non-fibrous >99 %	None Detected
52214	50866P-A5-2	26-May-11	1st Floor Foyer	Drywall Joint Compound	1	Filler Compound	Non-fibrous >99 %	None Detected
52215	50866P-A5-3	26-May-11	1st Floor General Office	Drywall Joint Compound	1	Filler Compound	Non-fibrous >99 %	None Detected
52216	50866P-A6	26-May-11	1st Floor Foyer	Large Wall Texture	1	Texture Coat	Non-fibrous >99 %	None Detected

Analytical Method: NIOSH 9002

Analyst: David Whiteside

Samples submitted by: Theodor Sterling Associates

BC ASBESTOS SERVICES Ltd. - 102 - 8299 129 St. Surrey BC V3W 0A6

Bulk Asbestos Results

Client: Theodor Sterling Associates

BCAS Sample #	Client Sample #	Date Analyzed	Sample Description	Material Type	Layer #	Layer Description	Other Materials Type & Amount	Asbestos Type & Amount
52217	50866P-A7	26-May-11	1st Floor Womens Coat Room	Fire Wall Texture	1	Texture Coat	Non-fibrous >99%	None Detected
52218	50866P-A8	26-May-11	2nd Floor Ball Room	Wavy Wall Texture	1	Texture Coat	Non-fibrous >99%	None Detected
52219	50866P-A9-1	26-May-11	2nd Floor South Room	12" Ceiling Tile	1	Fibrous Tile	Glass Fibre 60 % Non-fibrous 40 %	None Detected
52220	50866P-A9-2	26-May-11	2nd Floor South Room	12" Ceiling Tile	1	Fibrous Tile	Glass Fibre 60 % Non-fibrous 40 %	None Detected
52221	50866P-A9-3	26-May-11	2nd Floor South Room	12" Ceiling Tile	1	Fibrous Tile	Glass Fibre 60 % Non-fibrous 40 %	None Detected
52222	50866P-A10	26-May-11	2nd Floor South Room	Ceiling Tile Adhesive	1	Brown Mastic	Non-fibrous >99%	None Detected
52223	50866P-A11	26-May-11	1st Floor Ballroom	Window Putty	1	Putty	Non-fibrous 95 %	Chrysotile 1-5 %
52224	50866P-A12	26-May-11	SE Stairs	Fire Wall Texture	1	Texture Coat	Non-fibrous >99%	None Detected
52225	50866P-A13	26-May-11	2nd Floor S. Kitchen	Drywall Joint Compound	1	Filler Compound	Non-fibrous >99 %	None Detected
52226	50866P-A14	26-May-11	2nd Floor S. Kitchen	Wall Plaster	1	Plaster	Cellulose 5 % Non-fibrous 95 %	None Detected

Analytical Method: NIOSH 9002

Analyst: David Whiteside

Samples submitted by: Theodor Sterling Associates

BC ASBESTOS SERVICES Ltd. - 102 - 8299 129 St. Surrey BC V3W 0A6

Bulk Asbestos Results

Client: Theodor Sterling Associates

BCAS Sample #	Client Sample #	Date Analyzed	Sample Description	Material Type	Layer #	Layer Description	Other Materials Type & Amount	Asbestos Type & Amount
52227	50866P-A15	26-May-11	2nd Floor S Kitchen	Sheet Flooring	1	Top Vinyl Layers	Non-fibrous >99 %	None Detected
					2	Backing	Synthetic 50 % Non-fibrous 50 %	None Detected
52228	50866P-A16	26-May-11	2nd Floor S. Kitchen Under Sheet Flooring	Leveling Compound	1	Leveling Cpd	Non-fibrous >99 %	None Detected
52229	50866P-A17	26-May-11	2nd Floor S. Balcony	Roofing Material	1	Thick Layer With Brown Top	Synthetic 20 % Non-fibrous 80 %	None Detected
					2	Thin Black Layer	Non-fibrous 85 %	Chrysotile 10-20 %
52230	50866P-A18	26-May-11	2nd Floor Balroom	Wall Plaster	1	Plaster	Cellulose 5 % Non-fibrous 95 %	None Detected
52231	50866P-A19	26-May-11	Basement Mech Room	Duct Mastic	1	Mastic	Non-fibrous 85 %	Chrysotile 10-20 %
52232	50866P-A20	26-May-11	Basement Mech Room	Original Wall Plaster	1	Plaster	Cellulose 5 % Non-fibrous 95 %	None Detected
52233	50866P-A21	26-May-11	Basement Receiving Office	12" Floor Tile	1	Tile	Non-fibrous >99 %	None Detected
					2	Black mastic	Non-fibrous >99 %	None Detected
52234	50866P-A22	26-May-11	Basement Corridor	Drywall Joint Compound	1	Filler Compound	Non-fibrous >99 %	None Detected

Analytical Method: NIOSH 9002

Analyst: David Whiteside

Samples submitted by: Theodor Sterling Associates

BC ASBESTOS SERVICES Ltd. - 102 - 8299 129 St. Surrey BC V3W 0A6

Bulk Asbestos Results

Client: Theodor Sterling Associates

BCAS Sample #	Client Sample #	Date Analyzed	Sample Description	Material Type	Layer #	Layer Description	Other Materials Type & Amount	Asbestos Type & Amount
52235	50866P-A23	26-May-11	Basement Receiving Office	Fabric Duct Connector	1	Beige Layer	Synthetic 60 % Non-fibrous 40 %	None Detected
					2	Brown Layer	Cellulose 10 % Non-fibrous 90 %	None Detected
52236	50866P-A24	26-May-11	3rd Floor Billiard Room	Ceiling Tile	1	Fibrous Tile	Glass Fibre 40 % Cellulose 30 % Non-fibrous 30 %	None Detected
52237	50866P-A25	26-May-11	3rd Floor Billiard Room	Drywall Joint Compound	1	Filler Compound	Non-fibrous >99 %	None Detected
					2	Orange Mastic	Non-fibrous >99 %	None Detected
52238	50866P-A26	26-May-11	Roof of Ballroom	Silver Mastic	1	Mastic	Non-fibrous 85 %	Chrysotile 10-20 %
52239	50866P-A27	26-May-11	Roof of Ballroom	Original Roof Felt	1	Tar Material	Cellulose 30 % Non-fibrous 70 %	None Detected
52240	50866P-A28	26-May-11	Roof of Ballroom - on Vent	Black Mastic	1	Mastic	Cellulose 10 % Non-fibrous 90 %	None Detected
52241	50866P-A29	26-May-11	4th Floor Area of Refuge	12" Ceiling Tile	1	Fibrous Tile	Glass Fibre 60 % Non-fibrous 40 %	None Detected

Analytical Method: NIOSH 9002

Analyst: David Whiteside

Samples submitted by: Theodor Sterling Associates