

File No.: 04-1000-20-2021-033

March 1, 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 January 18, 2021 for:

Record of submissions made by the applicant related to demolition/development/building permit application for new construction at 5888 Cambie Street (Lot 3 Block 859 Plan VAP7737 District Lot 526 Land District 36). January 1, 2018 to January 17, 2021.

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download these sections here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00.

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

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2021-033); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

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

Yours truly,

Cobi Falconer, FOI Case Manager, for

[Signature on file]

Barbara J. Van Fraassen, BA
Director, Access to Information & Privacy

Barbara.vanfraassen@vancouver.ca

453 W. 12th Avenue Vancouver BC V5Y 1V4

*If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Encl.

:kt

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: 5890 Cambie Street Specifics: _____

Floor Level: 1 Suite No: N/A

Legal Description:

Lot(s) 3 & 4 Block(s) 859 District Lot(s) 526 Plan Number(s) 7737

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: Graham Carter

Mailing Address: 1355 Main Street

City: North Vancouver Postal Code: V7J 1C4

E-mail Address: gcarter@vertexdevelopments.ca

Phone Number: 604-657-7631 Fax Number: _____

Company Name: Vertex DC (Laurel) Limited Partnership

Business License Account Number: _____

You are the:

01	<input type="checkbox"/>	Property Owner
02	<input type="checkbox"/>	Contractor
03	<input type="checkbox"/>	Certified Professional
04	<input type="checkbox"/>	Design Professional
05	<input checked="" type="checkbox"/>	Tenant
06	<input type="checkbox"/>	Agent for Owner
07	<input type="checkbox"/>	Agent for Tenant
08	<input type="checkbox"/>	Consultant
09	<input type="checkbox"/>	Non-profit Association
		Cert. No: _____
10	<input type="checkbox"/>	Civic Department
98	<input type="checkbox"/>	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>New Oakridge Investment Limited Partnership</u>		
Address: <u>#2288-555 West Hastings St.</u>	City: <u>Vancouver</u>	
Postal Code: <u>V6B 4N6</u>	Phone Number: _____	
Is the owner aware of this application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Contractor's Name: <u>A Louise Construction Ltd.</u>		
Address: <u>6598 Salish Dr.</u>	City: <u>Vancouver</u>	
Postal Code: <u>V6N 2C7</u>	Phone Number: <u>778-840-5150</u>	
Business License Account Number: <u>#20-168798</u>		
Tenant's Name: <u>Vertex DC (Laurel) Limited Partnership</u>		
Address: <u>1355 Main St.</u>	City: <u>North Vancouver</u>	
Postal Code: <u>V7J 1C4</u>	Phone Number: <u>604-657-7631</u>	
Job Contact: <u>Anthony Salvino</u>		
Address: <u>6598 Salish Dr.</u>	City: <u>Vancouver</u>	
Postal Code: <u>V6N 2C7</u>	Phone Number: <u>778-840-5150</u>	
Qualified Professional Contact Name (required for Salvage & Abatement): _____		
Address: _____	City: _____	Postal Code: _____
Phone Number: _____	Business License Account Number: _____	

This application is to: (Check applicable boxes)

001 ☐ Construct a new building(s)

002 ☐ Add to an existing building

003 ☐ Alter the interior/exterior

004 ☐ Add to a building and alter the existing portion

005 ☐ Add to a building and change the use

006 ☐ Add to the building, alter existing portion and change use

007 ☒ Interior/exterior alterations and change of use

008 ☐ Enclose an area of an existing building (balcony enclosures)

011 ☐ Project/Site Permit

014 ☐ Change of use

015 ☐ Retain use

016 ☐ Alter grade (raise or lower grade)

022 ☐ Alterations to legalize a suite

023 ☐ Alterations for a new suite

026 ☐ Demolish

☐ Commercial

☐ Fire damaged building

☐ Non-rental one-family dwelling

☐ Heritage building

☐ Residential rental building

028 ☐ Temporary tents

030 ☐ Construct a garage/carport

031 ☐ Add/alter/demo garage/carport

038 ☐ Construct partial - framing, etc.

040 ☐ Excavate - valid for project address et al.

041 ☐ Move building from another site

042 ☐ Move building on the same site

043 ☐ Install a pool, fence, tennis court, boat ramp, sign, or similar

044 ☐ Upgrade seismic and/or sprinkler

045 ☐ Mechanical kitchen exhaust, roof top unit, satellite dish

046 ☐ Prefabricated structure placed on site

047 ☐ Fire damage repair

048 ☐ Flood damage repair

050 ☐ Landscape only

053 ☐ Building envelope repair

Is this a new tenant? ☒ Yes ☐ No

What is the existing use? Cannabis Store

What is the proposed use? Temporary Sales Office

How many storeys? 1

How many levels of underground parking? 0

How many new rooftop units? 0

Describe work to be done:

(Complete carefully, Your application will be based on your written description.)

Remove and replace interior walls to accommodate a new sales centre.

New display bathroom and kitchen to be provided and

interior finishing changes such as flooring. Display kitchen and bath will be non-functional

and walls being removed are non-structural. Exterior changes will be limited

to new paint on the rear elevation on existing cladding. A new awning cover will be

installed eventually, and will be applied for in a separate awning permit.

Before the previous tenant, the unit was used as a sales centre and most of

this previous layout was kept by the cannabis store. The design intent

is to minimize any possible changes. No HVAC or plumbing changes proposed.

Lights and plug locations will be moved according to design but the lighting load is not

anticipated to change. An electrical permit will be pulled by an electrician if required.

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

\$ 203,000

Will any of the following be altered/repaired/installed?

Select all that apply:

☒ Electrical

☐ Gas

☐ Drain Tile

☒ Plumbing

☐ Sprinkler

☐ Fire Alarm

Sprinkler Contractor's Name: N/A

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

Special Sprinkler Inspection Number SP

Complete the following for all residential buildings

Total number of dwelling units:

Existing

Proposed

Total number of housekeeping units:

Existing

Proposed

Total number of sleeping units:

Existing

Proposed

Complete the following related permit information

Development Permit/Application Number

DE

Minor Amendment Number

DE

Building Permit/Application Number

BU

Board of Variance Appeal Number

Z

Combined Permit Application Number

DB

Office Use Only

Office Use Only

Invoice #

BU

DE

Office Use Only

BU (WWOP?)

DE

DT

BG f/m

ENV. PROT. Site Profile


SUBTOTAL

SP

TOTAL

As owner or owner's agent, I have verified that the information contained within this document and associated applications and plans is correct, and describes a use, a building or a work which complies with all relevant by-laws and statutes. I understand that personal information contained in this form will not be released to the public except as required by law; however, all associated applications and plans will be made publicly available during the development or building application process. I acknowledge that responsibility for by-law compliance rests with the owner and the owner's employees, agents and contractors. I will indemnify and save harmless the City of Vancouver, its officials, employees and agents against all claims, liabilities and expenses of every kind, in respect to anything done or not done pursuant to this application or fact sheet or ensuing permit, including negligence and/or the failure to observe all by-laws, acts or regulations.

SIGNED AT VANCOUVER, B.C. THIS 24 DAY OF November 2020

City of Vancouver  Page 2 of 52

DOC/2016/081493 (Revised March 2016)

SCHEDULE E-2

Forming Part of Subsection 1 6 2 2 (1), Division C of the
Building By-law

Building Permit No. _____

(for Building Official's use)

OWNER'S AND TENANT'S UNDERTAKING
[to be used when a tenant is carrying out the project]**Notes:**

- i) This letter must be submitted with the application for a *building permit*.
- ii) In this letter the words in *italics* have the same meaning as in the Building By-law.

To: The *Chief Building Official*Re: Laurel Presentation Centre

Name of Project (Print)

5890 Cambie St., Vancouver, BC

Address of Property (Print)

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

1. [If an individual is the owner]

☐ I am the *owner* of the above property.

or

[If a corporation is the owner]

☐ 8866999 (New Oakridge) Ltd. is the *owner* of the above property.

(Name of Corporation)

[If an individual is the tenant]

☐ I am the *tenant* of the above property.

or

[If a corporation is the tenant]

☒ Vertex (DC) Laurel Limited Partnership is the *tenant* of the above property.

(Name of Corporation)

2. The *owner* and the *tenant* will comply with and cause those employed for this *project* to comply with all applicable By-laws of the *City* and other statutes and regulations in force in the *City* relating to the development, work, undertaking or permission in respect of which this letter is submitted.
3. The *owner* and the *tenant* fully understands the requirements herein, and acknowledges 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 for compliance. The *owner* has read and understands Article 1.3.2.1. and Article 1.4.1.5. of Division C Book I and Book II of the Building By-law, which are set out below.

Schedule E-2 Continued

Building Permit No. _____
(for Building Official's use)Project address 5890 Cambie St., Vancouver, BC

4. The *owner* and the tenant hereby agree to indemnify and save harmless the *City* and its employees from all claims, liability, judgments, costs and expenses of every kind including negligence which may result from the failure to comply fully with all By-laws, statutes and regulations relating to any work or undertaking in respect of which this letter is submitted.
5. Where the words "work" or "undertaking" are used herein, the *owner* and the tenant understand this to include all trade work, including but not limited to: electrical, plumbing, mechanical, gas and other works necessary to complete the contemplated construction.
6. The *owner* and the tenant are authorized to give these representations, warranties, assurances and indemnities to the *City*.



Owner's signature

[Where the owner is an individual]

Signed, sealed and delivered in the presence of:

Owner's Signature

Witness Signature

Owner's Name (Print)

Witness's Name (Print)

Date

Date

Phone No. and Email address

Witness's address

[Where the owner is a corporation]

8866999 (New Oakridge) Ltd.


Signed, sealed and delivered in the presence of:

Name of Corporation

Witness Signature

Per: Authorized Signatory

Witness's Name (Print)


 Zhong Liang
 Name (Print)


 Selin Yu
 #2288-555 West Hastings St.
 Vancouver, V6B 4N6
 Witness's address

 Nov 24 2020
 Date

 Nov 24 2020
 Date

 604-336-6787 & John@vivagrand.com
 Phone No. and Email address

Schedule E- 2 Continued

Building Permit No. _____

(for Building Official's use)

Project address 5890 Cambie St., Vancouver, BC**Tenant's Signature****[Where the tenant is an individual]**

Signed, sealed and delivered in the presence of:

Tenant's Signature_____
Witness Signature_____
Tenant's Name (Print)_____
Witness's Name (Print)_____
Date_____
Date_____
Phone No. and Email address_____
Witness's address**[Where the tenant is a corporation]**

Vertex (DC) Laurel Limited Partnership

Signed, sealed and delivered in the presence of:

Name of Corporation

Cathy Carter

Witness Signature_____
Per: Authorized Signatory_____
Witness's Name (Print)

Graham Carter

1355 Main St, North Vancouver V7J 3V5

Name (Print)_____
Witness's address

November 24, 2020

November 24, 2020

Date_____
Date**Referenced Articles below****Building By-law, Division C, Article 1.3.2.1 Intent**

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

Building By-law, Division C, Article 1.4.1.5. Compliance with By-law and other enactments

- 1) The owner shall comply with this By-law and all other applicable enactments.
- 2) The owner shall ensure that all work, construction, or occupancy is carried out in accordance with this By-law and all other applicable enactments.
- 3) The owner shall ensure that the occupancy of a building or part of a building complies with the occupancy permit.
- 4) The issuance of a permit, the acceptance of plans and supporting documents submitted for a permit, or the making of inspections by the Chief Building Official shall not relieve the owner of a building from the full responsibility for carrying out the work or having the work carried out in accordance with this By-law and all other applicable enactments.
- 5) The owner shall ensure that all underground storage tanks on the subject property that are intended for the storage of heating oil but have not been used for over 2 years are removed and any associated contamination is remediated to the applicable standards as prescribed in the Contaminated Sites Regulation. All work must be completed in accordance with the requirements of the Vancouver Fire By-law.

SCHEDULE BForming Part of Subsection 2.2.7., Division C of the
Building By-lawBuilding Permit No. _____
(for Building Official's use)**ASSURANCE OF PROFESSIONAL DESIGN AND
COMMITMENT FOR FIELD REVIEW****Notes:**

- i) This letter must be submitted prior to the commencement of *construction* activities of the components identified below. A separate letter must be submitted by each *registered professional of record*.
- ii) This letter is endorsed by: Architectural Institute of B.C. and the Association of Professional Engineers and Geoscientists of the Province of British Columbia.

To: The *Chief Building Official*

Re: Vertex Presentation Centre

Name of Project (Print)

5890 Cambie Street Vancouver B.C.

Address of Project (Print)



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

- ☒ **ARCHITECTURAL**
- ☐ **STRUCTURAL**
- ☐ **MECHANICAL**
- ☐ **PLUMBING**
- ☐ **FIRE SUPPRESSION SYSTEMS**
- ☐ **ELECTRICAL**
- ☐ **GEOTECHNICAL — temporary**
- ☐ **GEOTECHNICAL — permanent**



Components of the plans and supporting documents prepared by this *registered professional* in support of the application for the *building permit* as outlined below substantially comply with the 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 "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS" below.

CRP's Initials

SCHEDULE B - continued

Building Permit No. _____
 (for Building Official's use)
 5890 Cambie St., Vancouver, BC
 Project Address
 Architecture
 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 Building By-law.

Professional's Seal
and Signature

James Frederick Bussey

Registered Professional's Name (Print)

1685 W5th Avenue

Address (Print)

B.C. V6J 1N5

604 683 541

jim@formwerks.ca

Phone No. and Email address

Certified Professional's
Seal and Signature
(if applicable)

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

I am a member of the firm Formwerks Architectural Inc.

(Print name of firm)

and I sign this letter on behalf of the firm

Note: The above letter must be signed by *registered professional of record*, who is a *registered professional*.

The Building By-law defines a *registered professional* to mean

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

CRP's Initials

SCHEDULE B - continued

Building Permit No. _____
 (for Building Official's use)
 5890 Cambie St., Vancouver, BC
 Project Address
 Architecture
 Discipline

SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS

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

X 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 firefighting 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 Condensation control and cavity ventilation
- 1.21 Exterior glazing
- 1.22 Integration of building envelope components
- 1.23 Environmental separation requirements (Part 5)
- 1.24 Building envelope, Part 10 requirements (ASHRAE, NECB, ZEBP, etc)

Professional's Seal
 and Signature

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

Certified Professional's
 Stamp and Signature
 (if applicable)

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
- 3.8 Mechanical systems, Part 10 requirements (ASHRAE, NECB, ZEBP, etc)

CRP's Initial

SCHEDULE B - continued

Building Permit No. _____

(for Building Official's use)
5890 Cambie St., Vancouver, BC

Architecture _____ Project Address _____

Discipline _____

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
- 4.9 Plumbing systems, Part 10 requirements (ASHRAE, NECB, ZEBP, etc)
- 4.10 Plumbing systems, testing, confirmation

FIRE SUPPRESSION SYSTEMS

- 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 Freeze protection measures for fire suppression systems
- 5.14 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
- 6.9 Electrical systems, Part 10 requirements (ASHRAE, NECB, ZEBP, etc)
- 6.10 Electrical systems, testing, confirmation
- 6.11 Radio Antenna Systems

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 Seal and
SignatureCertified Professional
Stamp and Signature
(if applicable)

CRP's Initial

Attention: Anthony Salvino
A. Louis Construction Corp.
6598 Salish Drive
Vancouver, BC V6N 4K9

October 13, 2020

Certificate of Analysis

HBM Lab Project Number: 20-1833

Project Name: Vertex Display Center

Site Address: 5890 Cambie Street, Vancouver, BC

HBM Environmental Laboratory Ltd. (HBM Lab) was retained by Anthony Salvino of A. Louis Construction Corp. to determine the asbestos content of some building materials.

Received: October 13, 2020

Analyzed: October 13, 2020

Report Version: 1

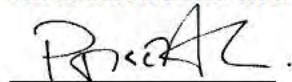
Analytical Method: Submitted samples are analyzed in accordance to NIOSH 9002, Issue 2. The identification of asbestos is accomplished by using a combination of stereomicroscopy and polarized light microscopy. Polarized light microscopy (PLM) is utilized to analyze fiber properties such as morphology, dispersion staining colours, extinction, etc., in which one can use the information to conclude whether the material is asbestos-containing or not, as well as to determine the type and estimated percentage of asbestos if the sample is asbestos-containing.

Summary of Results:

HBM Lab Sample ID	Client Sample ID and Location	Material Identification	Analytical Results
20-1833.001	Wall to be Demolished	Drywall Tape & Mud	No Asbestos Detected

Please see the attached spreadsheet(s) for a detailed breakdown of layers of the submitted sample(s). Analyzed samples will be retained for thirty days. Please call or email HBM Lab if you would like to retrieve the sample(s).

HBM Environmental Laboratory Ltd.



Priscilla Lam, B.Sc.
Laboratory Director

Disclaimer: This report relates only to the sample(s) reported above and may not be reproduced, except in full, without written approval by HBM Lab. Samples were analyzed based on the condition of the materials at the time of submission. HBM Lab assumes no responsibility whatsoever for the sampling methodologies and requirements set by any regulatory agencies (e.g. recommended number of samples collected, minimum quantity of material per sample, composition of sample, etc.). Any use which a third party makes of this report, or any reliance on or decisions to be made based on this report, are the sole responsibility of such third parties. HBM Lab accepts no responsibility for damages, if any, that are suffered by any third parties as a result of decisions made or actions taken based on this report.



Asbestos Bulk Sample Analysis: NIOSH Method 9002, Issue 2

HBM Environmental Laboratory Ltd.
218-2323 Quebec Street
Vancouver, BC, V5T 4S7
Phone: (604) 618-1582
Email: priscilla@hbmenvlab.com
Website: www.hbmenvlab.com

Client: A. Louis Construction Corp.
Site Location: 5890 Cambie Street, Vancouver, BC
Submitted By: Anthony Salvino
Client Project Name: Vertex Display Center

HBM Lab Project Number: 20-1833
Lab Analyst: Priscilla Lam
Received: October 13, 2020
Analyzed: October 13, 2020

The following sample(s) has been analyzed by:

Priscilla Lam, B.Sc.
Laboratory Director

HBM LAB SAMPLE ID	CLIENT SAMPLE ID	SAMPLE LOCATION & MATERIAL IDENTIFICATION	LAYER DESCRIPTION (1 = TOP LAYER/SURFACE)	LAYER CONTENT % (Vol/Vol)	TYPE OF ASBESTOS DETECTED	CONTENT % (Vol/Vol)	TYPE OF OTHER FIBERS DETECTED	CONTENT % (Vol/Vol)	NON-FIBROUS CONTENT	CONTENT % (Vol/Vol)
20-1833.001	N/A	Wall to be Demolished Drywall Tape & Mud	1) Paint 2) White Mud Compound 3) Paper 4) White Mud Compound	10% 78% 10% 2%	None Detected None Detected None Detected None Detected	N/A N/A N/A N/A	None Detected None Detected Cellulose None Detected	N/A N/A 100% N/A	Paint Mud Compound None Detected Mud Compound	100% 100% N/A 100%

**TABLE 9.5.1 Lighting Power Densities
Using the Building Area Method**

Building Area Type ^a	LPD (W/ft ²)
Automotive facility	0.82
Convention center	1.08
Courthouse	1.05
Dining: bar lounge/leisure	0.99
Dining: cafeteria/fast food	0.90
Dining: family	0.89
Dormitory	0.61
Exercise center	0.88
Fire station	0.71
Gymnasium	1.00
Health-care clinic	0.87
Hospital	1.21
Hotel	1.00
Library	1.18
Manufacturing facility	1.11
Motel	0.88
Motion picture theater	0.83
Multifamily	0.60
Museum	1.06
Office	0.90
Parking garage	0.25
Penitentiary	0.97
Performing arts theater	1.39
Police station	0.96
Post office	0.87
Religious building	1.05
Retail	1.40
School/university	0.99
Sports arena	0.78
Town hall	0.92
Transportation	0.77
Warehouse	0.66
Workshop	1.20

^a In cases where both a general building area type and a specific building area type are listed, the specific building area type shall apply.

types. Trade-offs among building area types are permitted provided that the total *installed interior lighting power* does not exceed the *interior lighting power allowance*.

9.6 Alternative Compliance Path: Space-by-Space Method

9.6.1 Space-by-Space Method of Calculating Interior Lighting Power Allowance. Use the following steps to determine the *interior lighting power allowance* by the Space-by-Space Method:

- For each *space* enclosed by partitions that are 80% of the ceiling height or taller, determine the appropriate *space*

type from Table 9.6.1. If a *space* has multiple functions, where more than one *space* type is applicable, that *space* shall be broken up into smaller subspaces, each using their own *space* type from Table 9.6.1. Any of these subspaces that are smaller in floor area than 20% of the original *space* and less than 1000 ft² need not be broken out separately. Include the floor area of balconies and other projections in this calculation.

- In calculating the area of each *space* and subspace, the limits of the area are defined by the centerline of interior *walls*, the dividing line between subspaces, and the outside surface of exterior *walls*.
- Based on the *space* type selected for each *space* or subspace, determine the *lighting power allowance* of each *space* or subspace by multiplying the calculated area of the *space* or subspace by the appropriate LPD determined in 9.6.1(a). For *space* types not listed, selection of a reasonable equivalent category shall be permitted.
- The *interior lighting power allowance* is the sum of *lighting power allowances* of all *spaces* and subspaces. Trade-offs among *spaces* and subspaces are permitted provided that the total *installed interior lighting power* does not exceed the *interior lighting power allowance*.

9.6.2 Additional Interior Lighting Power. When using the Space-by-Space Method, an increase in the *interior lighting power allowance* is allowed for specific lighting functions. Additional power shall be allowed only if the specified lighting is installed and automatically controlled, separately from the *general lighting*, to be turned off during nonbusiness hours. This additional power shall be used only for the specified *luminaires* and shall not be used for any other purpose, unless otherwise indicated.

An increase in the *interior lighting power allowance* is permitted in the following cases:

- For *spaces* in which lighting is specified to be installed in addition to the *general lighting* for the purpose of decorative appearance or for highlighting art or exhibits, provided that the additional lighting power shall not exceed 1.0 W/ft² of such *spaces*.
- For lighting *equipment* installed in sales areas and specifically designed and directed to highlight merchandise, calculate the additional lighting power as follows:

$$\begin{aligned} \text{Additional Interior Lighting Power Allowance} = & \\ & 1000 \text{ watts} + (\text{Retail Area 1} \times 0.6 \text{ W/ft}^2) \\ & + (\text{Retail Area 2} \times 0.6 \text{ W/ft}^2) \\ & + (\text{Retail Area 3} \times 1.4 \text{ W/ft}^2) \\ & + (\text{Retail Area 4} \times 2.5 \text{ W/ft}^2), \end{aligned}$$

where

- Retail Area 1 = the floor area for all products not listed in Retail Areas 2, 3, or 4;
- Retail Area 2 = the floor area used for the sale of vehicles, sporting goods, and small electronics;
- Retail Area 3 = the floor area used for the sale of furniture, clothing, cosmetics, and artwork; and
- Retail Area 4 = the floor area used for the sale of jewelry, crystal, and china.

Lighting Compliance Documentation

Page 1

Project Name: Vertex Presentation Centre		
Project Address: 5890 Cambie St., Vancouver, BC		Date: 20.11.23
Designer of Record: Rom Rono	Email: rom@formwerks.ca	Telephone: 604.683.5441
Contact Person: Rom Rono	Email: rom@formwerks.ca	Telephone: 604.683.5441
City: North Vancouver		Exterior Lighting Zone:

Mandatory Provisions Checklist

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

Interior Lighting Power Allowance (Building Area Method – 9.5)

Building ID	Building Type (9.5.1)	Lighting Power Density, W/ft ² (W/m ²)	Building Area, ft ² (m ²)	Lighting Power Allowance (W)
	Office	0.9	1978	1780
Total				1780W

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

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

Lighting Compliance Documentation

Page 2

Project Name: Vertex Presentation Centre

Contact Person: Rom Rono

Email: rom@formwerks.ca

Telephone: 604.683.5441

Interior Connected Lighting Power

ID	Luminaire Description (including number of lamps per fixture, watts per lamp, type of ballast, type of fixture)	Type						Number of Luminaires	Watts/ Luminaire	Total Watts
		Incandescent	Fluorescent	HID	Line-Voltage Track	Low-Voltage Track	Other			
A	4" Pucklight LED	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	61	4.2	256.2
B	Track Lights LED	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	29	9.3	269.7
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
Total										525.9

Additional Interior Lighting Power Allowance—Control Credits

Space ID	Space Name	Control Type (Table 9.6.2)	Control Factor (Table 9.6.2)	Installed Watts (W)	Additional Allowance (W)
	Control Credits				
	cannot be used when				
	using the Building Area Method				
Total					

Additional Interior Lighting Power Allowance – Decorative and Display

Space ID	Space Name	Type		Area, ft ² (m ²)	Unit Allowance, W/ft ² (W/m ²)	Allowance (W)	Lumin- aire ID's	Installed Power (W)
		Decorative	Display Lighting					
	Decorative and Display Lighting	<input type="radio"/>	<input type="radio"/>					
	cannot be used when	<input type="radio"/>	<input type="radio"/>					
	using the Building Area Method	<input type="radio"/>	<input type="radio"/>					
		<input type="radio"/>	<input type="radio"/>					
		<input type="radio"/>	<input type="radio"/>					
		<input type="radio"/>	<input type="radio"/>					
		<input type="radio"/>	<input type="radio"/>					
		<input type="radio"/>	<input type="radio"/>					

Lighting Compliance Documentation

Page 3

Project Name: Vertex Presentation Centre		
Contact Person: Rom Rono	Email: rom@formwerks.ca	Telephone: 604.683.5441

Additional Interior Connected Lighting Power

Space ID	Luminaire ID	Luminaire Description (including number of lamps per fixture, watts per lamp, type of ballast, type of fixture)	Type						Number of Luminaires	Watts/ Luminaire	Total Watts
			Incandescent	Fluorescent	HID	Line-Voltage Track	Low-Voltage Track	Other			
			<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
		Decorative and Display Lighting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
		cannot be used when	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
		using the Building Area Method	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
		however, this table can be used	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
		as an overflow of the "Interior	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
		Connected Lighting Power" table	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
		for Base Lighting on p2 above.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
			<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			

Lighting Compliance Documentation

Page 4

Exterior Building Lighting Power Allowance (Tradable Lighting Applications)

Application	Allowance	Area or Length, ft ² or ft (m ² or m)	Tradable Power Allowance
Tradable Power Allowance			

Exterior Building Lighting Power Allowance (Non-Tradable Lighting Applications)

ID	Application	Allowance per Unit	Area or Length or Quantity	Non-Tradable Power Allowance
Non-Tradable Power Allowance				

Exterior Connected Lighting Power (Tradable Applications)

ID	Luminaire Description (including number of lamps per fixture, watts per lamp, type of ballast, type of fixture)	Number of Luminaires	Watts/ Luminaire	Total Watts
Total				

Exterior Connected Lighting Power (Non-Tradable Applications)

ID	Non-Tradable Application	Luminaire Description (including number of lamps per fixture, watts per lamp, type of ballast, type of fixture)	Number of Luminaires	Watts/ Luminaire	Total Watts
Total					

Exterior Lighting Compliance Test

	Tradable Power Allowance (Watts)	+	Base site allowance	≥	Tradable Connected Lighting Power (Watts)
Non-Tradable Application	Non-Tradable Power Allowance (Watts)	+		≥	Non-Tradable Connected Lighting Power (Watts)
		+		≥	
		+		≥	
			Allocated base site allowance		Unallocated base site allowance
				≤	

November 22, 2020

The Chief Building Official
City of Vancouver
453 West 12th Avenue
V5Y 1V4

To whom it may concern,

Re: Operational Letter (Revision 1.) – Development Permit Process

In response to the requirement for an “Operational Letter” as part of this application, please find enclosed a description of the proposed functioning of 5890 Cambie St., Vancouver noted in this application.

1. The commercial space is to function as a real estate sales presentation centre for our upcoming multi-family residential development on 4118 Columbia St., Vancouver.

The typical function of the presentation centre is to provide a physical location for marketing and conducting pre-sales activities of listed market sector residential units in the development.

The target market for expected occupancy of the presentation centre will be the general public who are wanting to purchase a new residential unit in our development.

2. The proposed hours of operation to the general public will be 8:30am-5:00pm Monday thru Friday, and 8:00am-7:00pm Saturday's and Sunday's. Office staff will be accessing the presentation centre during these times and outside of public hours. We are expecting approximately six (6) staff members to be working in the presentation centre at any given time.
3. The operator of the presentation centre will be primarily Vertex Developments with sales being conducted by Magnum Projects from the centre. The following are the key contacts:

Vertex Developments
Graham Carter, President
604-319-1636

Magnum Projects
Craig Anderson, Marketing & Sales Director
604-556-8801

4. The Presentation Centre is expected to be in operation for more than one year.
5. No Bylaw relaxations are being requested as part of this application.

We trust this letter is complete in disclosing the operational functioning proposed for the space. If anything else is required, please let us know.

A handwritten signature in blue ink, appearing to read 'Graham Carter', with a horizontal line underneath.

Graham Carter
Authorized Signatory

SCHEDULE A

Forming Part of Sentence 2.2.7.2.(1), Division C of the
Building By-lawBuilding Permit No. _____
(for Building Official's use)CONFIRMATION OF COMMITMENT BY OWNER
AND COORDINATING REGISTERED PROFESSIONAL

Notes:

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

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

To: The Chief Building Official

Re: Vertex Presentation Centre

Name of Project (Print)

5890 Cambie St., Vancouver, BC

Address of Project (Print)

 Verified Professional's Stamp
 and Signature
 (if applicable)

The undersigned has retained Paul Goodwin as a *coordinating registered professional* to coordinate the design work and *field reviews* of the *registered professionals of record*¹ for this project. The *coordinating registered professional* shall coordinate the design work and *field reviews* of the *registered professionals of record* required for the project in order to ascertain that the design will substantially comply with the Building By-law and other applicable enactments respecting safety and that the *construction* of the project will substantially comply with the Building By-law and other applicable enactments respecting safety, not including the *construction safety* aspects.

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

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

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

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

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

SCHEDULE A - continued

Building Permit No. _____
 (for Building Official's use)
 5890 Cambie St., Vancouver

Project Address

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

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

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

Coordinating Registered Professional

Paul Goodwin

Coordinating Registered Professional's Name (Print)

#300 - 224 West 8th Ave, Vancouver, BC, V

Address (Print)

604-736-1156

pgoodwin@gblarchitects.com

Phone No. and Email address

Owner

Owner's Name (Print)

#2288-555 West Hastings St, Vancouver

Address (Print)

B.C. V6J 1N5

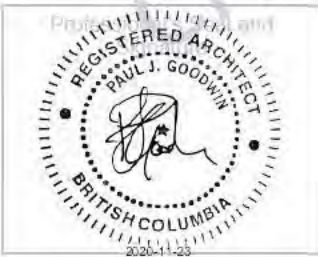
Name of Agent or Signing Officer if applicable (Print)

20.11.23

Date

Owner's or Owner's appointed agent's Signature.

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



Certified Professional's
 Stamp and Signature
 (if applicable)

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

I am a member of the firm GBL Architects Inc.

(Print name of firm)

and I sign this letter on behalf of the firm

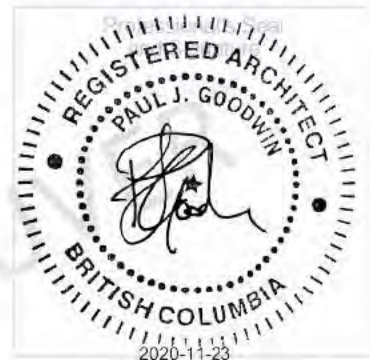
This letter must be signed by the owner or the owner's appointed agent and by the coordinating registered professional. An agent's letter of appointment must be attached. If the owner is a corporation, the letter must be signed by a signing officer of the corporation and the signing officer must set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

The Building By-law defines a registered professional to mean

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

SCHEDULE BForming Part of Subsection 2.2.7., Division C of the
Building By-lawBuilding Permit No. _____
(for Building Official's use)**ASSURANCE OF PROFESSIONAL DESIGN AND
COMMITMENT FOR FIELD REVIEW****Notes:**

- i) This letter must be submitted prior to the commencement of *construction* activities of the components identified below. A separate letter must be submitted by each *registered professional of record*.
- ii) This letter is endorsed by: Architectural Institute of B.C. and the Association of Professional Engineers and Geoscientists of the Province of British Columbia.

To: The *Chief Building Official*Re: Vertex Presentation CentreName of Project (Print)5890 Cambie Street Vancouver B.C.Address of Project (Print)

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

- ☒ ARCHITECTURAL
- STRUCTURAL
- MECHANICAL
- PLUMBING
- FIRE SUPPRESSION SYSTEMS
- ELECTRICAL
- GEOTECHNICAL — temporary
- GEOTECHNICAL — permanent



Components of the plans and supporting documents prepared by this *registered professional* in support of the application for the *building permit* as outlined below substantially comply with the 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 "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS" below.

CRP's Initials

SCHEDULE B - continued

Building Permit No. _____
 (for Building Official's use)
 5890 Cambie St., Vancouver, BC
 Project Address
 Architecture
 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 Building By-law.

James Frederick Bussey

Registered Professional's Name (Print)

1685 W5th Avenue

Address (Print)

B.C. V6J 1N5

604 683 541

jim@formwerks.ca

Phone No. and Email address



Certified Professional's
 Stamp and Signature
 (if applicable)

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

I am a member of the firm Formwerks Architectural Inc.

(Print name of firm)

and I sign this letter on behalf of the firm

Note: The above letter must be signed by *registered professional of record*, who is a *registered professional*.

The Building By-law defines a *registered professional* to mean

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

CRP's Initials

SCHEDULE B - continued

Building Permit No. _____
 (for Building Official's use)
 5890 Cambie St., Vancouver, BC
 Project Address
 Architecture
 Discipline

SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS

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

X 

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 firefighting 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 Condensation control and cavity ventilation
- 1.21 Exterior glazing
- 1.22 Integration of building envelope components
- 1.23 Environmental separation requirements (Part 5)
- 1.24 Building envelope, Part 10 requirements (ASHRAE, NECB, ZEBP, etc)

**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

Certified Professional's
 Stamp and Signature
 (if applicable)

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
- 3.8 Mechanical systems, Part 10 requirements (ASHRAE, NECB, ZEBP, etc)



CRP's Initial

SCHEDULE B - continued

Building Permit No. _____

(for Building Official's use)
5890 Cambie St., Vancouver, BC

Architecture _____ Project Address _____

Discipline _____

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
- 4.9 Plumbing systems, Part 10 requirements (ASHRAE, NECB, ZEBP, etc)
- 4.10 Plumbing systems, testing, confirmation

FIRE SUPPRESSION SYSTEMS

- 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 Freeze protection measures for fire suppression systems
- 5.14 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
- 6.9 Electrical systems, Part 10 requirements (ASHRAE, NECB, ZEBP, etc)
- 6.10 Electrical systems, testing, confirmation
- 6.11 Radio Antenna Systems

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

Certified Professional
Stamp and Signature
(if applicable)

CRP's Initial



Building Permit Data Sheet (2019 VBBL)

(excluding Residential Buildings with not more than 2 Principal Dwelling Units)

Property Address :	5898 Cambie Street, Vancouver	Building Permit Application No.:	
Specific Address :			

Project Description (include whether scope of work is shell only) :

SHELL ONLY. 1-REPLACE THE EXISTING EXTERIOR WALL TILES WITH NEW WALL TILES ON WEST & SOUTH WALLS. 2-RE-PAINT THE EXISTING METAL CLADDING, FLASHING, & WEATHER DRIP ON WEST & SOUTH WALLS. 3-RE-PAINT THE EXISTING STUCCO ON SOUTH WALL. ALL COLORS TO MATCH THE EXISTING COLORS. 4-REPLACE OLD ALUM. ENTRY DOOR WITH NEW ALUM. DOOR. 5-REMOVE EXISTING METAL BARS BEHIND THE WINDOWS. 6-REMOVE THE EXISTING AWNING ALONG WEST & SOUTH WALLS.

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

Governing Code (Part 3 or Part 9) :	Part 3	Building's Major Occupancy Classification(s)	
City of Vancouver Building By-Law Edition :	2019	D	E

Constr'n Article	Floor	Mezz	Roof	Construction	Provided	Project Area: Space / Room	Use	Subsid'y to
3.2.2.62	45 or NC	N/A	N/A	C or NC	Combustible	BUSINESS, PERSONAL SERVICE	D	E

Building Area (sq.m.) :	845	Are either 3.1.2.6 or 9.10.2.3 applied?	No
For Tenant Improvements only - Suite Area (sq.m.) :	156.4	Is storage garage a separate building?	No
Number of Streets :	2	Firewall Fire-Resistance Rating (FRR) :	N/A
Grade Elevation (m) :	N/A	Number of mezzanines :	0
Building Height - Storeys Above Grade :	1	Are any floors interconnected?	No
- Storeys Below Grade :	0	Fire suppression:	No system - Not required
Occupant Load (Suite Occupant Load - if applicable) :	15	Standpipe :	No standpipe - Not required

Spatial Separation Summary (show most restrictive of various faces)				
Elev.	Exposing Building Faces (Min Required)			Location of Calculations
	Construction Type	Cladding Type	FRR	
W	N/A	N/A	N/A	Drawings
S	N/A	N/A	N/A	
E	N/A	N/A	N/A	Drawings

Design Upgrade Levels (Existing Buildings only)				
Fire/Life/Health Safety	Structural	NonStructural	Accessibility	Energy

Site Classification (Table 4.1.8.4.-A)	N/A
Geotechnical conditions :	N/A
N/A	N/A
Are any Alternative Solutions required?	No

Additional Project Notes / Explanations:

20201105

Prepared By :	
Company Name :	SUNRISE ARCHITECTURE LTD.
Company Address :	8219 HUDSON STREET, VANCOUVER
Name :	RONG SUN
Title :	ARCHITECT AIBC
Phone :	(778)960-2066
Fax :	
Email :	s.22(1)



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: <u>5890 Cambie Street</u>		Specifics: _____	
Floor Level: <u>1</u>	Suite No: <u>N/A</u>		
Legal Description:			
Lot(s) <u>3 & 4</u>	Block(s) <u>859</u>	District Lot(s) <u>526</u>	Plan Number(s) <u>7737</u>
Are you aware of the presence of any contaminated soils on the subject property?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the building being converted to strata-title ownership?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 <u>signing</u> the application form		
Your Name: <u>Graham Carter</u>	You are the: 01 <input type="checkbox"/> Property Owner 02 <input type="checkbox"/> Contractor 03 <input type="checkbox"/> Certified Professional 04 <input type="checkbox"/> Design Professional 05 <input checked="" type="checkbox"/> Tenant 06 <input type="checkbox"/> Agent for Owner 07 <input type="checkbox"/> Agent for Tenant 08 <input type="checkbox"/> Consultant 09 <input type="checkbox"/> Non-profit Association <u>Cert. No:</u> _____ 10 <input type="checkbox"/> Civic Department 98 <input type="checkbox"/> Other	
Mailing Address: <u>1355 Main Street</u>		
City: <u>North Vancouver</u> Postal Code: <u>V7J 1C4</u>		
E-mail Address: <u>gcarter@vertexdevelopments.ca</u>		
Phone Number: <u>604-657-7631</u> Fax Number: _____		
Company Name: <u>Vertex DC (Laurel) Limited Partnership</u>		
Business License Account Number: _____		
Note: Contractors/design professionals/consultants <u>MUST</u> 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>New Oakridge Investment Limited Partnership</u>	
Address: <u>#2288-555 West Hastings St.</u>	City: <u>Vancouver</u>
Postal Code: <u>V6B 4N6</u>	Phone Number: _____
Is the owner aware of this application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Contractor's Name: <u>A Louise Construction Ltd.</u>	
Address: <u>6598 Salish Dr.</u>	City: <u>Vancouver</u>
Postal Code: <u>V6N 2C7</u>	Phone Number: <u>778-840-5150</u>
Business License Account Number: <u>#20-168798</u>	
Tenant's Name: <u>Vertex DC (Laurel) Limited Partnership</u>	
Address: <u>1355 Main St.</u>	City: <u>North Vancouver</u>
Postal Code: <u>V7J 1C4</u>	Phone Number: <u>604-657-7631</u>
Job Contact: <u>Anthony Salvino</u>	
Address: <u>6598 Salish Dr.</u>	City: <u>Vancouver</u>
Postal Code: <u>V6N 2C7</u>	Phone Number: <u>778-840-5150</u>
Qualified Professional Contact Name (required for Salvage & Abatement): _____	
Address: _____	City: _____ Postal Code: _____
Phone Number: _____	Business License Account Number: _____

This application is to: (Check applicable boxes)

001

☐

Construct a new building(s)

002

☐

Add to an existing building

003

☐

Alter the interior/exterior

004

☐

Add to a building and alter the existing portion

005

☐

Add to a building and change the use

006

☐

Add to the building, alter existing portion and change use

007

☒

Interior/exterior alterations and change of use

008

☐

Enclose an area of an existing building (balcony enclosures)

011

☐

Project/Site Permit

014

☐

Change of use

015

☐

Retain use

016

☐

Alter grade (raise or lower grade)

022

☐

Alterations to legalize a suite

023

☐

Alterations for a new suite

026

☐

Demolish

☐

Commercial

☐

Fire damaged building

☐

Non-rental one-family dwelling

☐

Heritage building

☐

Residential rental building

028

☐

Temporary tents

030

☐

Construct a garage/carport

031

☐

Add/alter/demo garage/carport

038

☐

Construct partial - framing, etc.

040

☐

Excavate - valid for project address et al.

041

☐

Move building from another site

042

☐

Move building on the same site

043

☐

Install a pool, fence, tennis court, boat ramp, sign, or similar

044

☐

Upgrade seismic and/or sprinkler

045

☐

Mechanical kitchen exhaust, roof top unit, satellite dish

046

☐

Prefabricated structure placed on site

047

☐

Fire damage repair

048

☐

Flood damage repair

050

☐

Landscape only

053

☐

Building envelope repair

Is this a new tenant?

☒ Yes ☐ No

What is the existing use?

Cannabis Store

What is the proposed use?

Temporary Sales Office

How many storeys?

1

How many levels of underground parking?

0

How many new rooftop units?

0

Describe work to be done:

(Complete carefully, Your application will be based on your written description.)
Remove and replace interior walls to accommodate a new sales centre.
New display bathroom and kitchen to be provided and interior finishing changes such as flooring. Display kitchen and bath will be non-functional and walls being removed are non-structural. Exterior changes will be limited to new paint on the rear elevation on existing cladding. A new awning cover will be installed eventually, and will be applied for in a separate awning permit.
Before the previous tenant, the unit was used as a sales centre and most of this previous layout was kept by the cannabis store. The design intent is to minimize any possible changes. No HVAC or plumbing changes proposed.
Lights and plug locations will be moved according to design but the lighting load is not anticipated to change. An electrical permit will be pulled by an electrician if required.

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

\$ 203,000

Will any of the following be altered/repaired/installed?
Select all that apply:

☒ Electrical

☐ Gas

☐ Drain Tile

☒ Plumbing

☐ Sprinkler

☐ Fire Alarm

Sprinkler Contractor's Name:

N/A

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

Special Sprinkler Inspection Number SP

Complete the following for all residential buildings

Total number of dwelling units:

Existing

Proposed

Total number of housekeeping units:

Total number of sleeping units:

Complete the following related permit information

Development Permit/Application Number

DE

Minor Amendment Number

DE

Building Permit/Application Number

BU

Board of Variance Appeal Number

Z

Combined Permit Application Number

DB

Office Use Only

Office Use Only

Invoice #

BU

DE

Office Use Only

BU (WWOP?)

DE

DT

BG

f/m

ENV. PROT. Site Profile

SUBTOTAL

SP

TOTAL

As owner or owner's agent, I have verified that the information contained within this document and associated applications and plans is correct, and describes a use, a building or a work which complies with all relevant by-laws and statutes. I understand that personal information contained in this form will not be released to the public except as required by law; however, all associated applications and plans will be made publicly available during the development or building application process. I acknowledge that responsibility for by-law compliance rests with the owner and the owner's employees, agents and contractors. I will indemnify and save harmless the City of Vancouver, its officials, employees and agents against all claims, liabilities and expenses of every kind, in respect to anything done or not done pursuant to this application or fact sheet or ensuing permit, including negligence and/or the failure to observe all by-laws, acts or regulations.



Energy Checklist for Alterations to Existing Buildings (90.1-2016 & Energy Upgrade Trigger)

Building Address :	5898	CAMBIE STREET	Building Permit Application No.:
Tenancy Address :			

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

IMPORTANT - Submission Format and Process:

Effective June 3, 2019, this Alterations checklist is to be completed and submitted at the Permit application stage. Submit as hard copy, and later in digital format via email to the appropriate account (see Intro tab). Include all relevant documents pertaining to scope of work. Subject line to include project address then building permit application number (BP# or DB#).

Space Use, Area & Performance Information			Indicate all that apply:	Voluntary Upgrade	Voluntary Upgrade	Voluntary Upgrade
Primary Use/Area:	Personal Services	156	100%	TI Space(s)	Non-residential Cond'd Space Area (m ²):	156.0
Second Use/Area:					Resid Cond'd Common Space Area (m ²):	N/A
Tertiary Use/Area:					S miheated Space Area (m ²):	N/A
Total Area (m ²):	Personal Services	156			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:

TI's thermal energy requirement:

VBBL - Part 10 Energy & ASHRAE 90.1 - 2016 Deliverables

Are Reg'd Professionals involved with this project?

10.2.2.22 - Does the proposed scope of work include the design and provision of exterior patio/space heating systems?

Sect 5) Building Envelope	Info	No	SUNRISE ARCHITECTURE LTD.	Applicability:	N/A
<input type="text" value="N/A"/>	Building Envelope Compliance Form (Part I)	<input type="text" value="N/A"/>	Energy Statements on Drawings	Dwg #:	N/A
<input type="text" value="N/A"/>	Building Envelope Compliance Form (Part II)	<input type="text" value="N/A"/>	Complies with 5.1.3 Envelope Alterations of 90.1		
or: <input type="text" value="N/A"/>	Building Envelope Energy Performance Comparison Calculator				

Sect 6) HVAC	Info	No	N/A	Applicability:	N/A
<input type="text" value="N/A"/>	HVAC Simplified Approach	<input type="text" value="N/A"/>	Energy Statements on Drawings	Dwg #:	N/A
or both of the following:		<input type="text" value="N/A"/>	Complies with 6.1.1.2 Additions to Existing Buildings		
<input type="text" value="N/A"/>	Mandatory Provisions	<input type="text" value="N/A"/>	Complies with 6.1.1.3 Alterations to HVAC in EB		
<input type="text" value="N/A"/>	Prescriptive Requirements		Source of Ventilation design:	<input type="text" value="N/A"/>	

Sect 7) Service Water Heating	Info	No	N/A	Applicability:	N/A
<input type="text" value="N/A"/>	Service Water Heating Compliance Forms	<input type="text" value="N/A"/>	Energy Statements on Drawings	Dwg #:	N/A
<input type="text" value="N/A"/>	Electric/Gas Water Heating System is Allowed	<input type="text" value="N/A"/>	Complies with 7.1.1.3 Alterations to Existing Buildings		

Sect 8) Power		No	N/A	Applicability:	N/A
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Sect 9) Lighting	Info	No	N/A	Applicability:	N/A
<input type="text" value="N/A"/>	Lighting Compliance Forms (pdf)	<input type="text" value="N/A"/>	Energy Statements on Drawings	Dwg #:	N/A
or the following:		<input type="text" value="N/A"/>	Drawing: Reflected Ceiling Plan	Dwg #:	N/A
<input type="text" value="N/A"/>	Lighting Compliance Doc (excel)	<input type="text" value="N/A"/>	Complies with 9.1.2 Lighting Alterations		

VBBL - Part 11 Existing Buildings - Energy Upgrade Mechanism

Exemption:

Building Status: BOMA BEST? 90.1-2007 or better?

Categories of Alterations	Path Options
Rehabilitation - Voluntary Upgrade (N/A)	Voluntary Upgrade - No Additional Upgrades Required
Rehabilitation - Voluntary Upgrade (N/A)	Voluntary Upgrade - No Additional Upgrades Required
Rehabilitation - Voluntary Upgrade (N/A)	Voluntary Upgrade - No Additional Upgrades Required

Dominant Option:

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

Other: <input type="text" value="N/A (Voluntary Upgrade)"/>	Dwg #:	N/A
<input type="text" value="N/A"/>	Dwg #:	N/A

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: 5898 Cambie St, Vancouver Specifics: _____

Floor Level: 1 Suite No: _____

Legal Description:

Lot(s) 4,3 Block(s) 859 District Lot(s) LOT 526 NWD Plan Number(s) VAP7737

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: Shiyao Wang

Mailing Address: 540 - 1199 W Pender St.

City: Vancouver Postal Code: V6E 2R1

E-mail Address: ewang@northoriental.ca

Phone Number: 7788651777 Fax Number: _____

Company Name: North Oriental Construction Ltd.

Business License Account Number: 20-122005

You are the:

01	<input type="checkbox"/>	Property Owner
02	<input checked="" type="checkbox"/>	Contractor
03	<input type="checkbox"/>	Certified Professional
04	<input type="checkbox"/>	Design Professional
05	<input type="checkbox"/>	Tenant
06	<input type="checkbox"/>	Agent for Owner
07	<input type="checkbox"/>	Agent for Tenant
08	<input type="checkbox"/>	Consultant
09	<input type="checkbox"/>	Non-profit Association
		Cert. No: _____
10	<input type="checkbox"/>	Civic Department
98	<input type="checkbox"/>	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>8866999 (New Oakridge) Ltd.</u>	
Address: <u>2288-55 W Hastings St.</u>	City: <u>Vancouver</u>
Postal Code: <u>V6B 4N4</u>	Phone Number: <u>6043366787</u>
Is the owner aware of this application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Contractor's Name: <u>North Oriental Construction Ltd.</u>	
Address: <u>540-1199 W Pender St.</u>	City: <u>Vancouver</u>
Postal Code: <u>V6E 2R1</u>	Phone Number: <u>7788651777</u>
Business License Account Number: <u>20-122005</u>	
Tenant's Name: <u>Belford Properties Ltd.</u>	
Address: <u>540-1199 W Pender St.</u>	City: <u>Vancouver</u>
Postal Code: <u>V6E 2R1</u>	Phone Number: <u>7788651777</u>
Job Contact: <u>Ethan Wang</u>	
Address: <u>540-1199 W Pender St.,</u>	City: <u>Vancouver</u>
Postal Code: <u>V6E 2R1</u>	Phone Number: <u>7788651777</u>
Qualified Professional Contact Name (required for Salvage & Abatement): <u>Rong Sun, Sunrise Architecture Ltd.</u>	
Address: <u>8219 Hudson St.</u>	City: <u>Vancouver</u> Postal Code: <u>V6P 4M2</u>
Phone Number: <u>7789602066</u>	Business License Account Number: <u>20-264244</u>

This application is to: (Check applicable boxes)

001 ☐ Construct a new building(s)

002 ☐ Add to an existing building

003 ☒ Alter the interior/exterior

004 ☐ Add to a building and alter the existing portion

005 ☐ Add to a building and change the use

006 ☐ Add to the building, alter existing portion and change use

007 ☐ Interior/exterior alterations and change of use

008 ☐ Enclose an area of an existing building (balcony enclosures)

011 ☐ Project/Site Permit

014 ☐ Change of use

015 ☐ Retain use

016 ☐ Alter grade (raise or lower grade)

022 ☐ Alterations to legalize a suite

023 ☐ Alterations for a new suite

026 ☐ Demolish

☐ Commercial

☐ Fire damaged building

☐ Non-rental one-family dwelling

☐ Heritage building

☐ Residential rental building

028 ☐ Temporary tents

030 ☐ Construct a garage/carport

031 ☐ Add/alter/demo garage/carport

038 ☐ Construct partial - framing, etc.

040 ☐ Excavate - valid for project address et al.

041 ☐ Move building from another site

042 ☐ Move building on the same site

043 ☐ Install a pool, fence, tennis court, boat ramp, sign, or similar

044 ☐ Upgrade seismic and/or sprinkler

045 ☐ Mechanical kitchen exhaust, roof top unit, satellite dish

046 ☐ Prefabricated structure placed on site

047 ☐ Fire damage repair

048 ☐ Flood damage repair

050 ☐ Landscape only

053 ☐ Building envelope repair

Is this a new tenant? ☒ Yes ☐ No

What is the existing use? Retail Office

What is the proposed use? Same

How many storeys? One

How many levels of underground parking? none

How many new rooftop units? none

Describe work to be done:

(Complete carefully, Your application will be based on your written description.)

1. Replace the existing exterior wall tiles with new wall tiles on west and south walls.

2. Repaint the existing stucco on south and east walls

3. Remove existing metal bars behind the windwos inside the space

4. Remove the existing awning along west and south walls

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

\$ 6,000

Will any of the following be altered/repaired/installed?

Select all that apply:

☐ Electrical

☐ Gas

☐ Drain Tile

☐ Plumbing

☐ Sprinkler

☐ Fire Alarm

Sprinkler Contractor's Name: _____

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

Special Sprinkler Inspection Number SP _____

Complete the following for all residential buildings

Total number of dwelling units:

Existing

Proposed

Total number of housekeeping units:

Total number of sleeping units:

Complete the following related permit information

Development Permit/Application Number DE

Minor Amendment Number DE

Building Permit/Application Number BU

Board of Variance Appeal Number Z

Combined Permit Application Number DB

Office Use Only

Office Use Only

Invoice #

BU

DE

Office Use Only

BU (WWOP?)

DE

DT

BG f/m

ENV. PROT. Site Profile

SUBTOTAL

SP

TOTAL

As owner or owner's agent, I have verified that the information contained within this document and associated applications and plans is correct, and describes a use, a building or a work which complies with all relevant by-laws and statutes. I understand that personal information contained in this form will not be released to the public except as required by law; however, all associated applications and plans will be made publicly available during the development or building application process. I acknowledge that responsibility for by-law compliance rests with the owner and the owner's employees, agents and contractors. I will indemnify and save harmless the City of Vancouver, its officials, employees and agents against all claims, liabilities and expenses of every kind, in respect to anything done or not done pursuant to this application or fact sheet or ensuing permit, including negligence and/or the failure to observe all by-laws, acts or regulations.

SIGNED AT VANCOUVER, B.C. THIS 18 DAY OF January 20 21

City of SIGNATURE OF APPLICANT Page 29 of 52

DOC/2016/081493 (Revised March 2016)

SCHEDULE B

BP-2018 -04235

Forming Part of Subsection 2.2.7, Div. C of the
Building By-lawBuilding Permit No.
(for Building Official's use)ASSURANCE OF PROFESSIONAL DESIGN AND
COMMITMENT FOR FIELD REVIEW

- Notes: (i) This letter must be submitted prior to the commencement of *construction* activities of the components identified below.
A separate letter must be submitted by each *registered professional of record*.
(ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C.
(iii) In this letter the words in italics have the same meaning as in the Building By-law.

To: *The Chief Building Official*

Re: Oak Street Presentation Centre

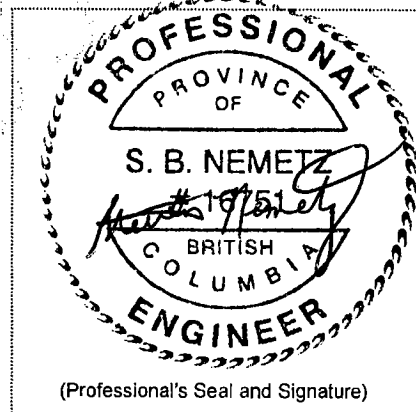
Name of Project (Print)

5864 Cambie Street, Vancouver, B.C.

Address of Project (Print)

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

_____ ARCHITECTURAL
_____ STRUCTURAL
_____ MECHANICAL
_____ PLUMBING
_____ FIRE SUPPRESSION SYSTEMS
☒ ELECTRICAL
_____ GEOTECHNICAL — temporary
_____ GEOTECHNICAL — permanent



(Professional's Seal and Signature)

August 3, 2018

Date

components of the plans and supporting documents prepared by this *registered professional* in support of the application for the *building permit* as outlined below substantially comply with the 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 "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS" below.

CRP's Initials

Schedule B - Continued

BP-2018-04235

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

5864 Cambie Street, Vancouver, B.C.

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 Building By-law.

Steven Nemetz, P.Eng.

Registered Professional's Name (Print)

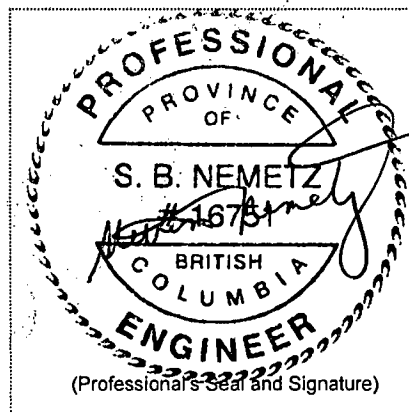
2009 West 4th Avenue

Address (Print)

Vancouver, B.C. V6J 1N3

(604) 736-6562

Phone No.



(Professional's Seal and Signature)

August 3, 2018

Date

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

I am a member of the firm _____
and I sign this letter on behalf of the firm.

NEMETZ (S/A) & ASSOCIATES LTD.

(Print name of firm)

Note: The above letter must be signed by a *registered professional of record*, who is a *registered professional*. The Building By-law defines a *registered professional* to mean

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

Schedule B - Continued

BP-2018-04235

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

5864 Cambie Street, Vancouver, B.C.

Project Address

Electrical

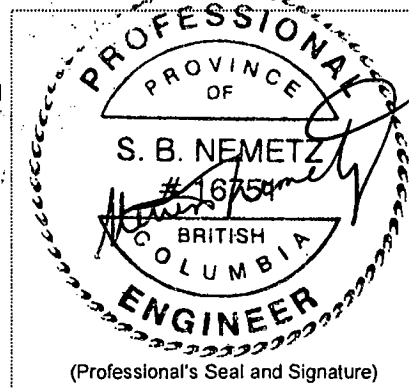
Discipline

SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS

(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 firefighting 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 Condensation control and cavity ventilation
- 1.21 Exterior glazing
- 1.22 Integration of building envelope components
- 1.23 Environmental separation requirements (Part 5)
- 1.24 Building envelope, Part 10 requirements - ASHRAE 90.1 or NECB requirements
- 1.25 Building envelope, testing, confirmation or both as per Part 10 requirements



(Professional's Seal and Signature)

August 3, 2018

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

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
- 3.8 Mechanical systems, Part 10 - ASHRAE 90.1 or NECB requirements
- 3.9 Mechanical systems, testing, confirmation or both as per Part 10 requirements

CRP's Initials

Schedule B - Continued

BP-2018-04235

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

5864 Cambie Street, Vancouver, B.C.

Project Address

Electrical

Discipline

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
- 4.9 Plumbing systems, Part 10 - ASHRAE 90.1 or NECB requirements
- 4.10 Plumbing systems, testing, confirmation, or both as per Part 10 requirements

FIRE SUPPRESSION SYSTEMS

- 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 Freeze protection measures for fire suppression systems
- 5.14 Functional testing of fire suppression systems and devices

ELECTRICAL

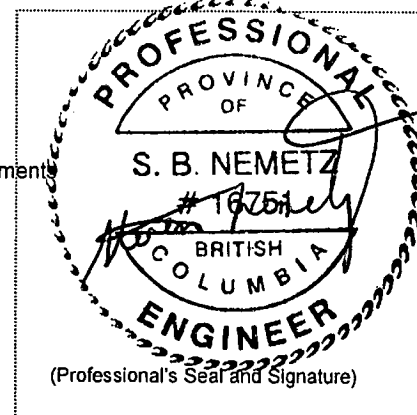
- 6.1 Electrical systems and devices, including high building requirements where applicable
- 6.2 Continuity of *fire separations* at electrical penetrations
- 6.3 Functional testing of electrical related fire emergency systems and devices
- 6.4 Electrical systems and devices maintenance manuals
- 6.5 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
- 6.9 Electrical systems, Part 10- ASHRAE 90.1 or NECB requirements
- 6.10 Electrical systems, testing, confirmation, or both as per Part 10 requirements

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



August 3, 2018

Date

CRP's Initials

SCHEDULE E-3



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

BUILDING BY-LAW "LESSEE'S UNDERTAKING FOR TENANT IMPROVEMENTS"

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

08 07 2018
Date (Month Day Year)

Dear Sir:

RE: Property Address 5864 CAMBIE STREET
Building Permit Application No. BP-2018-04235

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

1. (a) If an individual is the lessee:
() That I am the lessee of the above property, or
(b) If a corporation is the lessee of the property,
(☒) That BOLD PROPERTIES (0AM ST.) LP is the lessee of the above property.
(Name of Corporation)
2. The lessee 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 lessee fully understands the requirements herein, and acknowledges full responsibility for carrying out the work, or gives assurance that the work be carried out, in accordance with all by-laws governing the construction of the building. The lessee 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 Lessee remains responsible at all times to assure compliance. The lessee has read and understands Article 1.3.2.1. and Article 1.4.1.5. of Division C Book I and Book II of the Building By-law which are set out on the reverse side hereof.
4. The lessee hereby agrees to indemnify and save harmless the City of Vancouver and its employees from all claims, liability, judgments, costs and expenses of every kind including negligence which may result from the failure to comply fully with all by-laws, statutes and regulations relating to any work or undertaking in respect of which this application is made.
5. Where used herein the words "work" or "undertaking" in respect of which this application is made, the lessee understands this to include all electrical, plumbing, mechanical, gas and other works necessary to complete the contemplated construction.

Lessee's Undertaking (continued)

Property Address 5864 CAMBIE STREET

Building Permit Application No. BP-2018-04235

6. I am authorized to give these representations, warranties, assurances and indemnities to the City of Vancouver. This Lessee's Undertaking is executed by the Lessee this 08 day of 07, 2018.
(Day) (Month) (Year)

1. Where lessee is an individual:

Signed and delivered in the presence of:

Lessee's Signature _____

Witness's Signature _____

Lessee's Name _____
(PRINT)

Witness's Name _____
(PRINT)

Witness's Address _____

2. Where lessee is a corporation:

Signed, sealed and delivered in the presence of:

Name of Corporation BOLD PROPERTIES (OAK ST.) LP

Witness's Signature _____

Per: Authorized Signatory _____

Witness's Name SEAN MCBAIN

Name Qi (Tommy) He
(PRINT)

Witness's Address 600-688 W. HASTINGS ST.

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

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

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

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

SCHEDULE E-2



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

BUILDING BY-LAW "OWNER'S UNDERTAKING FOR TENANT IMPROVEMENTS"

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

08 07 2018
Date (Month Day Year)

Dear Sir:

RE: Property Address 5864-5866 Cambie Street, Vancouver, B.C.
Building Permit Application No. BP-2018-04235

In consideration of the City accepting and processing the above application for a building permit from BOLD PROPERTIES (OAK ST.) LTD (the "Tenant"), a tenant of the above-mentioned property, and as required by the Building By-law, the following representations, warranties and indemnities are given to the City.

1. (a) If an individual is the owner:
() That I am the owner of the above property, or
(b) If a corporation is the owner of the property,
() That 8866999 (New) (Oxbridge) Ltd. is the owner of the above property.
(Name of Corporation)
2. The owner will use its reasonable efforts to require the tenant to 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 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 the owner remains responsible at all times to use its reasonable efforts to require compliance by the tenant. The owner has read and understands Article 1.3.2.1. and Article 1.4.1.5. of Division C Book I and Book II of the Building By-law which are set out on the reverse side hereof.
4. The owner hereby agrees to use its reasonable efforts to require that the tenant does indemnify and save harmless the City of Vancouver and its employees from all claims, liability, judgments, costs and expenses of every kind including negligence which may result from the failure to comply fully with all by-laws, statutes and regulations relating to any work or undertaking in respect of which this application is made.
5. Where used herein the words "work" or "undertaking" in respect of which this application is made, the owner understands this to include all electrical, plumbing, mechanical, gas and other works necessary to complete the contemplated construction

Owner's Undertaking (continued)
(Tenant Improvements)

Property Address 5864-5866 Cambie Street, Vancouver, B.C.

Building Permit Application No. BP-2018-04235

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 22 day of May, 2018.
(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 _____
(PRINT)

Witness's Name _____
(PRINT)

Witness's Address _____

2. Where owner is a corporation:

Signed, sealed and delivered in the presence of:

Name of Corporation 8866999 (New Oakridge) Ltd.

Witness's Signature _____

Per: Authorized Signatory _____
Name Zhong Liang
(PRINT)

Witness's Name Xiao Lin Yu
(PRINT)

Witness's Address #550-601 West Broadway, Vancouver, B.C.

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

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

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

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

CITY OF
VANCOUVER

PLANNING AND DEVELOPMENT SERVICES

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

WINNIE

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: 5864 CAMPBIE ST. Specifics: _____

Floor Level: 1 Suite No: N/A

Legal Description: _____

Lot(s) 4 Block(s) 859 District Lot(s) 526 Plan Number(s) VAP7737

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: BRIANA MUSSATTO

Mailing Address: 600-688 W. HASTINGS ST.

City: VANCOUVER Postal Code: V6B 1P1

E-mail Address: BRIANAM@BOLD.CA

Phone Number: 604.944.8942 Fax Number: _____

Company Name: BOLD PROPERTIES (OAK ST.) LP

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: 8866999 (NEW OAKRIDGE) LTD.

Address: 550-601 W. BROADWAY City: VANCOUVER

Postal Code: V7Z 4C2 Phone Number: 604-336-6789

Is the owner aware of this application? ☒ Yes ☐ No

Contractor's Name: BOLD CONSTRUCTION

Address: 600-688 W. HASTINGS ST. City: VANCOUVER

Postal Code: V6B 1P1 Phone Number: 604.944.8942

Business License Account Number: 18-435341

Tenant's Name: BOLD PROPERTIES (OAK ST.) LP

Address: 600-688 W. HASTINGS ST. City: VANCOUVER

Postal Code: V6B 1P1 Phone Number: 604.944.8942

Job Contact: BRIANA MUSSATTO

Address: 600-688 W. HASTINGS ST. City: VANCOUVER

Postal Code: V6B 1P1 Phone Number: 604.944.8942

Qualified Professional Contact Name (required for Salvage & Abatement): _____

Address: _____ City: _____ Postal Code: _____

Phone Number: _____ Business License Account Number: _____

<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 type="checkbox"/> Retain use</p> <p>016 <input type="checkbox"/> Alter grade (raise or lower grade)</p> <p>022 <input type="checkbox"/> Alterations to legalize a suite</p> <p>023 <input type="checkbox"/> Alterations for a new suite</p> <p>026 <input type="checkbox"/> Demolish</p> <p style="margin-left: 20px;"> <input type="checkbox"/> Commercial <input type="checkbox"/> Fire damaged building <input type="checkbox"/> Non-rental one-family dwelling <input type="checkbox"/> Heritage building <input type="checkbox"/> Residential rental building </p> <p>028 <input type="checkbox"/> Temporary tents</p> <p>030 <input type="checkbox"/> Construct a garage/carport</p> <p>031 <input type="checkbox"/> Add/alter/demo garage/carport</p> <p>038 <input type="checkbox"/> Construct partial - framing, etc.</p> <p>040 <input type="checkbox"/> Excavate - valid for project address et al.</p> <p>041 <input type="checkbox"/> Move building from another site</p> <p>042 <input type="checkbox"/> Move building on the same site</p> <p>043 <input type="checkbox"/> Install a pool, fence, tennis court, boat ramp, sign, or similar</p> <p>044 <input type="checkbox"/> Upgrade seismic and/or sprinkler</p> <p>045 <input type="checkbox"/> Mechanical kitchen exhaust, roof top unit, satellite dish</p> <p>046 <input type="checkbox"/> Prefabricated structure placed on site</p> <p>047 <input type="checkbox"/> Fire damage repair</p> <p>048 <input type="checkbox"/> Flood damage repair</p> <p>050 <input type="checkbox"/> Landscape only</p> <p>053 <input type="checkbox"/> Building envelope repair</p>	<p>Is this a new tenant? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>What is the existing use? <u>SHOW ROOM</u></p> <p>What is the proposed use? <u>SHOW ROOM</u></p> <p>How many storeys? <u>1</u></p> <p>How many levels of underground parking? <u>0</u></p> <p>How many <u>new</u> rooftop units? <u>0</u></p> <p>Describe work to be done:</p> <p>(Complete carefully, Your application will be based on your written description.)</p> <p><u>MINOR RENOVATION, NO</u></p> <p><u>CHANGE OF USE. RENOVATION</u></p> <p><u>TO OUTFIT SPACE AS PER</u></p> <p><u>BP DRAWINGS, NEW SHOWROOM</u></p> <p><u>LAYOUT FOR MULTI-FAMILY</u></p> <p><u>RESIDENTIAL SALES CENTRE.</u></p>
--	---

<p>What is the value of the work proposed? (Include cost of plans, material and labour)</p> <p>\$ <u>100,000</u></p> <p>Will any of the following be altered/repaired/installed? Select all that apply:</p> <p style="margin-left: 20px;"> <input checked="" type="checkbox"/> Electrical <input type="checkbox"/> Gas <input type="checkbox"/> Drain Tile <input type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Sprinkler <input type="checkbox"/> Fire Alarm </p> <p>Sprinkler Contractor's Name: <u>TBD</u></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 SP _____</p>	<p>Office Use Only</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>												
<p>Complete the following for all residential buildings</p> <table style="width: 100%;"> <tr> <th></th> <th style="text-align: center;">Existing</th> <th style="text-align: center;">Proposed</th> </tr> <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> </table>		Existing	Proposed	Total number of dwelling units:	_____	_____	Total number of housekeeping units:	_____	_____	Total number of sleeping units:	_____	_____	<p>Office Use Only</p> <p>BU (WWOP?) _____</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:	_____	_____											
<p>Complete the following related permit information</p> <p>Development Permit/Application Number DE _____</p> <p>Minor Amendment Number DE _____</p> <p>Building Permit/Application Number BU _____</p> <p>Board of Variance Appeal Number Z _____</p> <p>Combined Permit Application Number DB _____</p>	<p>Office Use Only</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>												

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 8 DAY OF August -- 2018 -- [Signature]

DOC/2016/081493 (Revised March 2016) SIGNATURE OF APPLICANT
City of Vancouver - FOI 2021-033 - Page 39 of 52



Qualified Professional Declaration for Salvage
and Abatement of Commercial, Industrial, or
Residential Buildings Prior to Demolition

The Chief Building Official
City of Vancouver
453 West 12th Avenue
V5Y 1V4

April 1, 2020

Date (Month Day Year)

Dear Sir:

RE: Property Address 5898 Cambie Street

Building Permit Application No. DB-2020-01249

In consideration of the City accepting and processing the above application for a building permit, and as required by the Vancouver Building By-law No. 10908, the following representations, warranties and indemnities are given to the City by the Qualified Professional.

I, Ramin Hamidnejad, CRSP of Kinetic OHS Services Ltd.
(Print Full Name of Qualified Professional) (Print Company Name of Qualified Professional)

Agree as follows:

I have read and understand my obligations as a Qualified Professional as described in City of Vancouver Bulletin 2015-008-EV and will comply with Part 8 of the Vancouver Building By-law No. 10908 and all requirements related to salvage and abatement as required by WorkSafeBC. I certify I am a Qualified Professional as defined in City of Vancouver Bulletin 2015-008-EV.

I hereby undertake to:

Ensure a survey for Hazardous Materials (as defined in City of Vancouver Bulletin 2015-008-EV) is conducted and confirm the Hazardous Materials Inspection Report meets the applicable WorkSafeBC standards;

Ensure a notice of project (NOP) has been provided to WorkSafeBC in writing or by fax, at least 24 hours before starting a construction project (salvage and abatement) as required by section 20.2 of the Occupational Health and Safety Regulation, as amended from time to time;

Ensure all Hazardous Materials identified in the Hazardous Materials Inspection Report and any Hazardous Materials uncovered during work have been removed from site and properly disposed of, once the salvage and abatement permit has been issued, by qualified contractors as outlined by WorkSafeBC, who are licensed to work in the City of Vancouver; and

Complete the Hazardous Materials Report Form and provide, and make available upon request, documentation confirming that all identified Hazardous Materials have been removed, and disposed of according to all applicable rules and regulations to Environmental Protection upon completion of work.

.../ over

Qualified Professional Declaration for Salvage and Abatement of Commercial, Industrial, or Residential Buildings Prior to Demolition. (continued)

Permit # DB-2020-01249

I agree to:

Indemnify and save harmless the City of Vancouver, including its elected and appointed officials, officers, employees, agents, nominees, delegates, permittees and contractors from all claims, liability, judgments, costs and expenses of every kind which may result from the failure of the Qualified Professional to comply fully with all by-laws, statutes and regulations relating to any work or undertaking in respect of which this application is made, or from failure to comply with the undertakings given in this Qualified Professional Declaration.

This Qualified Professional Declaration for Salvage and Abatement is executed by the Qualified Professional this April 1, 2020,
(Day) (Month) (Year)

Qualified Professional's Company Name Kinetic OHS Services Ltd.

Qualified Professional Signature and Seal

Name of Qualified Professional Ramin Hamidnejad, CRSP
(PRINT)



Owner or Owner's Representative Signature

Owner or Owner's Representative Name

(PRINT)

Note: Upon issuance of the salvage and abatement permit this declaration becomes part of the specifications and conditions of the salvage and abatement permit. Failure to comply with the provisions of this declaration may result in a Stop Work Order, additional fees, a request for charges under the applicable by-laws, or a review of your business licence.

Note: A separate Demolition/Deconstruction Contractor Declaration Form is required

Print Form

Kinetic OHS Services Ltd.
City of Vancouver Business
License Number:
20-106708

SCHEDULE E-2

Forming Part of Subsection 1.6.2.2.(1), Division C of the
Building By-lawDB-2474 Permit No. 1249
(for Building Official's use)**OWNER'S AND TENANT'S UNDERTAKING**
[to be used when a tenant is carrying out the project]

Notes:

- i) This letter must be submitted with the application for a *building permit*.
- ii) In this letter the words in italics have the same meaning as in the Building By-law.

To: The *Chief Building Official*

Re: TH (Ash) PC

Name of Project (Print)

5898 Cambie St

Address of Property (Print)

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

1. [If an individual is the owner]

☐ I am the *owner* of the above property.

or

[If a corporation is the owner]

☒ 8866999 (New Oakridge) Ltd. is the *owner* of the above property.

(Name of Corporation)

[If an individual is the tenant]

☐ I am the *tenant* of the above property.

or

[If a corporation is the tenant]

☒ Belford (Ash) Properties LP is the *tenant* of the above property.

(Name of Corporation)

2. The *owner* and the *tenant* will comply with and cause those employed for this *project* to comply with all applicable By-laws of the *City* and other statutes and regulations in force in the *City* relating to the development, work, undertaking or permission in respect of which this letter is submitted.
3. The *owner* and the *tenant* fully understands the requirements herein, and acknowledges 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 for compliance. The *owner* has read and understands Article 1.3.2.1. and Article 1.4.1.5. of Division C Book I and Book II of the Building By-law, which are set out below.

Schedule E- 2 *Continued*Building Permit No. **08-2020-01249**
(for Building Officials use)Project address 5898 Cambie St

4. The *owner* and the tenant hereby agree to indemnify and save harmless the *City* and its employees from all claims, liability, judgments, costs and expenses of every kind including negligence which may result from the failure to comply fully with all By-laws, statutes and regulations relating to any work or undertaking in respect of which this letter is submitted.
5. Where the words "work" or "undertaking" are used herein, the *owner* and the tenant understand this to include all trade work, including but not limited to: electrical, plumbing, mechanical, gas and other works necessary to complete the contemplated *construction*.
6. The *owner* and the tenant are authorized to give these representations, warranties, assurances and indemnities to the *City*.


 Owner's signature

[Where the owner is an individual]

Signed, sealed and delivered in the presence of:

Owner's Signature

Witness Signature

Owner's Name (Print)

Witness's Name (Print)

Date

Date

Phone No. and Email address

Witness's address

[Where the owner is a corporation]

8866999 (New Oakridge) Ltd.

Signed, sealed and delivered in the presence of:

Name of Corporation

Witness Signature

Per: Authorized Signatory

Witness's Name (Print)

Name (Print)

Witness's address

Date

Date

Phone No. and Email address

604-336-6787

Schedule E- 2 Continued

DB-2020-01249
 Building Permit No.
 (for Building Official's use)

Project address 5898 Cambie St

Tenant's Signature

[Where the tenant is an individual]

Signed, sealed and delivered in the presence of:

Tenant's Signature

Witness Signature

Tenant's Name (Print)

Witness's Name (Print)

Date

Date

Phone No. and Email address

Witness's address

[Where the tenant is a corporation]

Signed, sealed and delivered in the presence of:

Belford (Ash) Properties LP

Name of Corporation

Witness Signature

Per: Authorized Signatory

Witness's Name (Print)

Name (Print)

Witness's address

Date

Date

Referenced Articles below

Building By-law, Division C, Article 1.3.2.1 Intent

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

Building By-law, Division C, Article 1.4.1.5. Compliance with By-law and other enactments

- 1) The owner shall comply with this By-law and all other applicable enactments.
- 2) The owner shall ensure that all work, construction, or occupancy is carried out in accordance with this By-law and all other applicable enactments.
- 3) The owner shall ensure that the occupancy of a building or part of a building complies with the occupancy permit.
- 4) The issuance of a permit, the acceptance of plans and supporting documents submitted for a permit, or the making of inspections by the Chief Building Official shall not relieve the owner of a building from the full responsibility for carrying out the work or having the work carried out in accordance with this By-law and all other applicable enactments.
- 5) The owner shall ensure that all underground storage tanks on the subject property that are intended for the storage of heating oil but have not been used for over 2 years are removed and any associated contamination is remediated to the applicable standards as prescribed in the Contaminated Sites Regulation. All work must be completed in accordance with the requirements of the Vancouver Fire By-law.



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**

DB-2020 - 01249
LC APR 8/20

Genica

field

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: 5898 Cambie St Specifics: _____

Floor Level: _____ Suite No: _____

Legal Description:

Lot(s) 4 Block(s) 859 District Lot(s) 526 Plan Number(s) VAP 7737

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: Shiyao Wang (Ethan)

Mailing Address: 1630-1177 W Hastings St.

City: Vancouver Postal Code: V6E 2K3

E-mail Address: ewang@northoriental.ca

Phone Number: 778-865-1777 Fax Number: _____

Company Name: North Oriental Construction Ltd.

Business License Account Number: #20-122005

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: 8866999 (New Oakridge) Ltd

Address: #2288-555 W Hastings St City: Vancouver

Postal Code: V6B 4N6 Phone Number: 604-336-6787

Is the owner aware of this application? ☒ Yes ☐ No

Contractor's Name: North Oriental Construction Ltd.

Address: 1630-1177 W Hastings St. City: Vancouver

Postal Code: V6E 2K3 Phone Number: 778-865-1777

Business License Account Number: #20-122005

Tenant's Name: Belford (Ash) Properties LP

Address: #1630-1177 W Hastings St City: Vancouver

Postal Code: V6E 2K3 Phone Number: 604-559-3359

Job Contact: _____

Address: _____ City: _____

Postal Code: _____ Phone Number: _____

Qualified Professional Contact Name (required for Salvage & Abatement): Kinetic OHS Services

Address: 202-1520 Burrard St. City: North Vancouver Postal Code: V7J 1B7

Phone Number: 604 988 0099 Business License Account Number: _____

This application is to: (Check applicable boxes)

001

☐

Construct a new building(s)

002

☐

Add to an existing building

003

☐

Alter the interior/exterior

004

☐

Add to a building and alter the existing portion

005

☐

Add to a building and change the use

006

☐

Add to the building, alter existing portion and change use

007

☒

Interior/exterior alterations and change of use

008

☐

Enclose an area of an existing building (balcony enclosures)

011

☐

Project/Site Permit

014

☐

Change of use

015

☐

Retain use

016

☐

Alter grade (raise or lower grade)

022

☐

Alterations to legalize a suite

023

☐

Alterations for a new suite

026

☐

Demolish

☐

Commercial

☐

Fire damaged building

☐

Non-rental one-family dwelling

☐

Heritage building

☐

Residential rental building

028

☐

Temporary tents

030

☐

Construct a garage/carport

031

☐

Add/alter/demo garage/carport

038

☐

Construct partial - framing, etc.

040

☐

Excavate - valid for project address et al

041

☐

Move building from another site

042

☐

Move building on the same site

043

☐

Install a pool, fence, tennis court, boat ramp, sign, or similar

044

☐

Upgrade seismic and/or sprinkler

045

☐

Mechanical kitchen exhaust, roof top unit, satellite dish

046

☐

Prefabricated structure placed on site

047

☐

Fire damage repair

048

☐

Flood damage repair

050

☐

Landscape only

053

☐

Building envelope repair

Is this a new tenant?

☒ Yes ☐ No

What is the existing use?

Retail

What is the proposed use?

Retail office / Hco

How many storeys?

1

How many levels of underground parking?

0

How many new rooftop units?

0

Describe work to be done:

(Complete carefully, Your application will be based on your written description.)

Demolition to shell space

Relocating lightings, sprinklers,

Add new flooring, walls, millwork

bothrooms.

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

\$ 250,000

Will any of the following be altered/repaired/installed?

Select all that apply:

☒ Electrical

☐ Gas

☐ Drain Tile

☒ Plumbing

☒ Sprinkler

☒ Fire Alarm

Sprinkler Contractor's Name:

GPM Fire Protection

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

Special Sprinkler Inspection Number SP

Office Use Only

Office Use Only

Invoice #

BU

DE

Office Use Only

BU (WWOP?)

DE

DT

BG

f/m

ENV. PROT. Site Profile

SUBTOTAL

SP

TOTAL

Complete the following for all residential buildings

Total number of dwelling units:

Existing

Proposed

Total number of housekeeping units:

Existing

Proposed

Total number of sleeping units:

Existing

Proposed

Complete the following related permit information

Development Permit/Application Number DE

Minor Amendment Number

DE

Building Permit/Application Number

BU

Board of Variance Appeal Number

Z

Combined Permit Application Number

DB

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

1

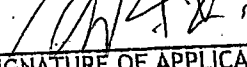
DAY OF

April

20

20

SIGNATURE OF APPLICANT



SCHEDULE BForming Part of Subsection 2.2.7., Division C of the
Building By-lawBuilding Permit No. _____
(for Building Official's use)**ASSURANCE OF PROFESSIONAL DESIGN AND
COMMITMENT FOR FIELD REVIEW****Notes:**

- i) This letter must be submitted prior to the commencement of *construction* activities of the components identified below. A separate letter must be submitted by each *registered professional of record*.
- ii) This letter is endorsed by: Architectural Institute of B.C. and the Association of Professional Engineers and Geoscientists of the Province of British Columbia.

To: The *Chief Building Official*

Re: EXTERIOR ALTERATION ON WEST, SOUTH & EAST WALLS

Name of Project (Print)

5898 Cambie Street

Address of Project (Print)

VANCOUVER

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

RS ✓ **ARCHITECTURAL**
 _____ **STRUCTURAL**
 _____ **MECHANICAL**
 _____ **PLUMBING**
 _____ **FIRE SUPPRESSION SYSTEMS**
 _____ **ELECTRICAL**
 _____ **GEOTECHNICAL — temporary**
 _____ **GEOTECHNICAL — permanent**



20201105

Certified Professional's
Stamp and Signature
(if applicable)

Components of the plans and supporting documents prepared by this *registered professional* in support of the application for the *building permit* as outlined below substantially comply with the 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 "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS" below.

RS
CRP's Initials

SCHEDULE B - continued

Building Permit No. _____
 (for Building Official's use)
 5898 Cambie Street
 Project Address
 ARCHITECTURAL
 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 Building By-law.

RONG SUN

Registered Professional's Name (Print)

s.22(1)

Address (Print)

VANCOUVER

(778)960-2066

s.22(1)

Phone No. and Email address



Certified Professional Seal
 Stamp and Signature
 (if applicable) 20201105

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

I am a member of the firm SUNRISE ARCHITECTURE LTD.

(Print name of firm)

and I sign this letter on behalf of the firm.

Note: The above letter must be signed by *registered professional of record*, who is a *registered professional*.

The Building By-law defines a *registered professional* to mean

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

RS

CRP's Initials

SCHEDULE B - continued

Building Permit No. _____
 (for Building Official's use)
 5898 Cambie Street
 Project Address
 ARCHITECTURAL
 Discipline

SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS

(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 firefighting 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 Condensation control and cavity ventilation
- 1.21 Exterior glazing
- 1.22 Integration of building envelope components
- 1.23 Environmental separation requirements (Part 5)
- 1.24 Building envelope, Part 10 requirements (ASHRAE, NECB, ZEBP, etc)

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

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
- 3.8 Mechanical systems, Part 10 requirements (ASHRAE, NECB, ZEBP, etc)



20201105

Certified Professional's
 Stamp and Signature
 (if applicable)

CRP's Initial

Building Permit No. _____

(for Building Official's use)
5898 Cambie Street

Project Address

ARCHITECTURAL

Discipline

SCHEDULE B - continued

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
- 4.9 Plumbing systems, Part 10 requirements (ASHRAE, NECB, ZEBP, etc)
- 4.10 Plumbing systems, testing, confirmation

FIRE SUPPRESSION SYSTEMS

- 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 Freeze protection measures for fire suppression systems
- 5.14 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
- 6.9 Electrical systems, Part 10 requirements (ASHRAE, NECB, ZEBP, etc)
- 6.10 Electrical systems, testing, confirmation
- 6.11 Radio Antenna Systems

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



20201105

Certified Professional's
Stamp and Signature
(if applicable)

CRP's Initial

SCHEDULE E-1Forming Part of Subsection 1.6.2.2.(1), Division C
of the Building By-lawBuilding Permit No. _____
(for Building Official's use)**OWNER'S UNDERTAKING****Notes:**

- i) This letter must be submitted with the application for a *building permit*.
- ii) In this letter the words in *italics* have the same meaning as in the Building By-law.

To: The *Chief Building Official*

Re: 203-263 West 49th Avenue

Name of Project (Print)

5864 Cambie Street

Address of Property (Print)

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

1. [If an individual is the owner]

☐ I am the owner of the above property.

or

[If a corporation is the owner]

☒ 8866999 (New Oakridge) Ltd
 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* and other statutes and regulations in force in the *City* relating to the development, work, undertaking or permission in respect of which this letter is submitted.
3. The *owner* fully understands the requirements herein, and acknowledges 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 for compliance. The *owner* has read and understands Article 1.3.2.1. and Article 1.4.1.5. of Division C Book I and Book II of the Building By-law, which are set out below.
4. The owner hereby agrees to indemnify and save harmless the *City* and its employees from all claims, liability, judgments, costs and expenses of every kind including negligence which may result from the failure to comply fully with all by-laws, statutes and regulations relating to any work or undertaking in respect of which this letter is submitted.
5. Where the words "work" or "undertaking" are used herein, the *owner* understands this to include all trade work, including but not limited to: electrical, plumbing, mechanical, gas and other works necessary to complete the contemplated *construction*.
6. I am authorized to give these representations, warranties, assurances and indemnities to the *City*.

Schedule E-1 Continued

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

[Where the owner is an individual]

Signed, sealed and delivered in the presence of:

Owner's Signature _____

Witness Signature _____

Owner's Name (Print) _____

Witness's Name (Print) _____

Date _____

Date _____

Phone No. and Email address _____

Witness's address _____

[Where the owner is a corporation]

Signed, sealed and delivered in the presence of:

8866999 (New Oakridge) Ltd.
Name of Corporation

Witness Signature _____

Per: Authorized SignatorySelin Yu
Witness's Name (Print)Zhong Liang
Name (Print)#2288 - 555 West Hastings St. Van.
Witness's addressDec 2 2020
DateDec 2 2020
Date604 - 336-6787 & John@vivagrand.com
Phone No. and Email address

Referenced Articles below

Building By-law, Division C, Article 1.3.2.1 Intent

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

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- 1) The owner shall comply with this By-law and all other applicable enactments.
- 2) The owner shall ensure that all work, construction, or occupancy is carried out in accordance with this By-law and all other applicable enactments.
- 3) The owner shall ensure that the occupancy of a building or part of a building complies with the occupancy permit.
- 4) The issuance of a permit, the acceptance of plans and supporting documents submitted for a permit, or the making of inspections by the Chief Building Official shall not relieve the owner of a building from the full responsibility for carrying out the work or having the work carried out in accordance with this By-law and all other applicable enactments.
- 5) The owner shall ensure that all underground storage tanks on the subject property that are intended for the storage of heating oil but have not been used for over 2 years are removed and any associated contamination is remediated to the applicable standards as prescribed in the Contaminated Sites Regulation. All work must be completed in accordance with the requirements of the Vancouver Fire By-law.