

File No.: 04-1000-20-2022-018

May 6, 2022

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 11, 2022 under the ***Freedom of Information and Protection of Privacy Act, (the Act)***, for:

Records (including forms, application materials, letters of assurance, and/or decisions) related to any applications to the City of Vancouver with respect to DP-2020-00781 at 2720 Ward Street which include for Zoning and letters of assurance. Date range: January 1, 2017 to January 11, 2022.

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

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

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2022-018); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signed by Cobi Falconer]

Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy
cobi.falconer@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. (Response package)

:ku

From: ["Greig, Zoë" <Zoe.Greig@vancouver.ca>](mailto:Zoe.Greig@vancouver.ca)
To: ["Choi, Nicole" <Nicole.Choi@vancouver.ca>](mailto:Nicole.Choi@vancouver.ca)
["Szeleczyk, Oliver" <Oliver.Szeleczyk@vancouver.ca>](mailto:Oliver.Szeleczyk@vancouver.ca)
CC: ["McAuley, Jordan" <Jordan.McAuley@vancouver.ca>](mailto:Jordan.McAuley@vancouver.ca)
["Embley, Erin" <Erin.Embley@vancouver.ca>](mailto:Erin.Embley@vancouver.ca)
["Farmand, Saba" <Saba.Farmand@vancouver.ca>](mailto:Saba.Farmand@vancouver.ca)
["Neufeld, Justin" <Justin.Neufeld@vancouver.ca>](mailto:Justin.Neufeld@vancouver.ca)
Date: 2/23/2021 12:38:06 PM
Subject: RE: 2720 + 2726 Ward Street - DP-2020-00781 Conditions

Hi all –

Thanks for your patience while I looked into this further. I've confirmed that the subject assembly won't be required to provide a setback as it is far enough away from the future linear park. Please note that Ravine way remains a long-term ambition, so big thanks to those who brought this to everyone's attention.

Thanks everyone,

Zoë Greig | Planner
Planning, Urban Design & Sustainability | Community Planning | City of Vancouver
515 West 10th Avenue, Vancouver BC V5Z 4A8
P: (604) 707 5341 | E: zoe.greig@vancouver.ca

She/her/hers

*With gratitude I acknowledge that I live and work on the unceded homelands of the x'm (Musqueam),
l̓ Ɂwú 7mesh (Squamish), and ŌŃŃŃ w̓ ta (Tsleil-Waututh) Peoples*

From: Choi, Nicole
Sent: Wednesday, February 17, 2021 9:42 AM
To: Szeleczyk, Oliver <Oliver.Szeleczyk@vancouver.ca>; Greig, Zoë <Zoe.Greig@vancouver.ca>
Cc: McAuley, Jordan <Jordan.McAuley@vancouver.ca>; Embley, Erin <Erin.Embley@vancouver.ca>;
Farmand, Saba <Saba.Farmand@vancouver.ca>; Neufeld, Justin <Justin.Neufeld@vancouver.ca>
Subject: RE: 2720 + 2726 Ward Street - DP-2020-00781 Conditions

Hi Zoe,

I just wanted to follow up with Oliver's email below.
Any insights?

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Szeleczyk, Oliver <Oliver.Szeleczyk@vancouver.ca>

Sent: Tuesday, February 9, 2021 5:13 PM

To: Greig, Zoë <Zoe.Greig@vancouver.ca>; Choi, Nicole <Nicole.Choi@vancouver.ca>

Cc: McAuley, Jordan <Jordan.McAuley@vancouver.ca>; Embley, Erin <Erin.Embley@vancouver.ca>;

Farmand, Saba <Saba.Farmand@vancouver.ca>; Neufeld, Justin <Justin.Neufeld@vancouver.ca>

Subject: RE: 2720 + 2726 Ward Street - DP-2020-00781 Conditions

Hi Zoe,

Thank you for your email.

Thank you for also providing input on this proposal.

The applicant had been in contact with us since the pre-application stage. Since the beginning we had difficulties convincing them to achieve the minimum livability goals in an RM-7 zone, and the applicant applied anyways for the DP.

The proposal seeks a general RM-7 development with the maximum density squeezed into the site – no setbacks regarding the green network have been addressed.

Would you please advise what setback would be appropriate to seek? As per the guidelines, is there a support for a full third storey for the trade off?

Best Regards,

Oliver Szeleczyk

DEVELOPMENT PLANNER (Urban Design Group)

Planning, Urban Design, & Sustainability | City of Vancouver

515 W 10th Ave., Vancouver BC V5Z 4A8

T: 604 871 6668

E: oliver.szeleczyk@vancouver.ca



From: Greig, Zoë <Zoe.Greig@vancouver.ca>

Sent: Tuesday, February 9, 2021 12:00 PM

To: Szeleczyk, Oliver <Oliver.Szeleczyk@vancouver.ca>; Choi, Nicole <Nicole.Choi@vancouver.ca>

Cc: McAuley, Jordan <Jordan.McAuley@vancouver.ca>; Embley, Erin <Erin.Embley@vancouver.ca>;

Farmand, Saba <Saba.Farmand@vancouver.ca>; Neufeld, Justin <Justin.Neufeld@vancouver.ca>

Subject: RE: 2720 + 2726 Ward Street - DP-2020-00781 Conditions

Hi all,

Oliver and Nicole - can you confirm that we are seeking setbacks and/or right-of-way agreements on portions of property that are impacted by future greenway plans?

Regardless of the project's current status, the long-term ambition is still to get this linear park-like connection. As such, while it does not make sense to have units oriented to the future greenway right now without clarity on timelines for the project, it is important that we are getting appropriate setbacks.

Best,

Zoë Greig | Planner
Planning, Urban Design & Sustainability | Community Planning | City of Vancouver
515 West 10th Avenue, Vancouver BC V5Z 4A8
P: (604) 707 5341 | E: zoe.greig@vancouver.ca

She/her/hers

*With gratitude I acknowledge that I live and work on the unceded homelands of the x̱m̱ŋ̱w̱ (Musqueam),
Ṟw̱í̱7mesh (Squamish), and ǂE̱ǂǂw̱ta (Tsleil-Waututh) Peoples*

From: McAuley, Jordan <Jordan.McAuley@vancouver.ca>
Sent: Monday, February 8, 2021 9:59 AM
To: Farmand, Saba <Saba.Farmand@vancouver.ca>; Embley, Erin <Erin.Embley@vancouver.ca>;
Neufeld, Justin <Justin.Neufeld@vancouver.ca>
Cc: Szeleczy, Oliver <Oliver.Szeleczy@vancouver.ca>; Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: RE: 2720 + 2726 Ward Street - DP-2020-00781 Conditions

Hi again,

Just looping in Justin Neufeld who I'm told has some history on this as well.

Cheers,

Jordan

From: Farmand, Saba
Sent: Monday, February 08, 2021 9:47 AM
To: McAuley, Jordan <Jordan.McAuley@vancouver.ca>; Embley, Erin <Erin.Embley@vancouver.ca>
Cc: Szeleczy, Oliver <Oliver.Szeleczy@vancouver.ca>; Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: RE: 2720 + 2726 Ward Street - DP-2020-00781 Conditions

Thank you, Jordan and hello Erin,

I am including the development planner (Oliver) and the project coordinator (Nicole) into this email thread.

Please .reply all when you have the chance to respond to, Erin.

Thank you,

Saba

From: McAuley, Jordan
Sent: Monday, February 8, 2021 9:45 AM
To: Farmand, Saba <Saba.Farmand@vancouver.ca>; Embley, Erin <Erin.Embley@vancouver.ca>
Subject: FW: 2720 + 2726 Ward Street - DP-2020-00781 Conditions

Hi Saba,

Yes, we have some long-term planning goals for this area. I've looped in Erin Embley from our Acquisitions team who would know more.

Erin,

Please see Saba's last below, as well as the highlighted email if you scroll way down.

Note there is a DP application submitted for 2720-2726 Ward Street, so any required design changes to address a future greenway would need to be understood very soon, noting that there will be an interim condition with the existing single family homes within the future greenway site.

Modifying the proposed development to face the future greenway would obviously mean it would be facing the side wall of an existing home until a greenway is built.

Let me know if I may be of any further help.

Thanks,

Jordan

From: Farmand, Saba
Sent: Friday, February 05, 2021 4:47 PM
To: McAuley, Jordan <Jordan.McAuley@vancouver.ca>
Cc: Choi, Nicole <Nicole.Choi@vancouver.ca>; Szeleczy, Oliver <Oliver.Szeleczy@vancouver.ca>
Subject: RE: 2720 + 2726 Ward Street - DP-2020-00781 Conditions

Hi Jordan,

We've been in communication a lot lately!

This is for something new, which I was directed by senior staff to not to spend too long on and just ask Parks Planning if this is actually happening . It was suggested I reach out to you, but if there is anyone else in Parks Planning who I should direct this to, please let me know.

Please refer to the highlighted email (Jan. 6th, a few emails below) for the relevant visuals. The black and white plan with shaded area is an excerpt from the RM-7 Design Guidelines, pg. 19 of that document. The shaded area is the extent of a new linear park system (Ravine Way Linear Park system). If you read Section 10 of those design guidelines (it s a short read! Sorry, but it s probably the easiest way to communicate this) you will understand the background behind my question.

The Satellite image (in the Jan. 6th email below) shows pins on the (2) properties we are reviewing as part of this DP . These 2 lots (identified as #8 and #9) are being consolidated into a single lot, and as you can see, this parcel is adjacent to the Ravine Way Linear Park system , which per the RM- 7 Design Guidelines means this property would have to be completely redesigned and essentially front onto [the future/hypothetical] Ravine Way which has a lot of big and ensuing implications Hence the question: Is this (the Linear Park system) actually happening?

Look forward to hearing back from you.

Thank you,

Saba

From: Farmand, Saba
Sent: Thursday, February 04, 2021 3:41 PM
To: Szeleczy, Oliver <oliver.szeleczy@vancouver.ca>
Cc: Choi, Nicole <nicole.choi@vancouver.ca>
Subject: RE: 2720 + 2726 Ward Street - DP-2020-00781 Conditions

Hi Nicole,

Per DoP today, can you please just delete my PT condition 1.14 (re.: the overhead trellis)?

I will look into the Ravine Way with Parks before signing off on Posse.

Thank you,

Saba

From: Szeleczy, Oliver
Sent: Thursday, February 4, 2021 9:51 AM

To: Farmand, Saba <Saba.Farmand@vancouver.ca>
Cc: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: RE: 2720 + 2726 Ward Street - DP-2020-00781 Conditions

Hi Saba,

Yeah no coordination is needed I think.
I actually expect the proposal change quite a bit so let's see.

Best,
Oliver

From: Farmand, Saba <Saba.Farmand@vancouver.ca>
Sent: Wednesday, February 3, 2021 5:03 PM
To: Szeleczy, Oliver <Oliver.Szeleczy@vancouver.ca>; Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: RE: 2720 + 2726 Ward Street - DP-2020-00781 Conditions

Thanks Nicole and Oliver.

DoP have been more than willing to relax FSR to support trellises to screen parking areas in the past, so let's see what they say when I raise these items at DoP sound good?

I guess you do not need to coordinate your conditions with these Oliver, do you?

Thanks,

Saba

From: Szeleczy, Oliver
Sent: Wednesday, February 3, 2021 4:21 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Cc: Farmand, Saba <Saba.Farmand@vancouver.ca>
Subject: RE: 2720 + 2726 Ward Street - DP-2020-00781 Conditions

Hi Nicole,

Please find conditions attached.

Best,

Oliver Szeleczy
DEVELOPMENT PLANNER (Urban Design Group)
Planning, Urban Design, & Sustainability | City of Vancouver

515 W 10th Ave., Vancouver BC V5Z 4A8
T: 604 871 6668
E: oliver.szeleczky@vancouver.ca



From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: Wednesday, February 3, 2021 1:55 PM
To: Szeleczky, Oliver <Oliver.Szeleczky@vancouver.ca>
Subject: RE: 2720 + 2726 Ward Street - DP-2020-00781 Conditions

Oliver.

Yes. I have a meeting at 2. Should be done at 3ish
I'll give you a call then

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Szeleczky, Oliver <Oliver.Szeleczky@vancouver.ca>
Sent: Wednesday, February 3, 2021 1:53 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: RE: 2720 + 2726 Ward Street - DP-2020-00781 Conditions

Hi Nicole,

I'll be sending the conditions shortly.
Would you like to have a discussion through Jabber?

Oliver

From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: Tuesday, February 2, 2021 12:19 PM
To: Szeleczky, Oliver <Oliver.Szeleczky@vancouver.ca>
Subject: RE: 2720 + 2726 Ward Street - DP-2020-00781 Conditions
Importance: High

Hi Oliver,

Can you please send me your conditions no later than today or tomorrow morning J

Thanks,

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Choi, Nicole
Sent: Thursday, January 28, 2021 1:16 PM
To: Farmand, Saba <saba.farmand@vancouver.ca>; Szeleczy, Oliver <oliver.szeleczy@vancouver.ca>
Subject: RE: 2720 + 2726 Ward Street - DP-2020-00781 - New

Hi Saba,

I took a look at your conditions and my comments are as follows:

- (1) Generally a trellis would trigger floor area, and they are well above the allowable currently so I cant seem to support it from a DRB perspective, but DOP has the ability to say, sure if they are willing to relax that.
- (2) I'm okay with the planting, as long as you are. J My problem is the grasscrete. What are you thoughts?

Oliver, id like to discuss some of the items in my conditions to see what your thoughts are.. can you please let me know when you finish reviewing this project. Eg: depth, FY, etc.

Thanks !!!

DOP next Thursday !

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Farmand, Saba <Saba.Farmand@vancouver.ca>
Sent: Thursday, January 7, 2021 4:57 PM
To: Szeleczy, Oliver <Oliver.Szeleczy@vancouver.ca>; Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: RE: 2720 + 2726 Ward Street - DP-2020-00781 - New

Hi Team,

Here are my conditions.

I will like DoP.s opinion on whether or not the last two conditions should be considerations or to just ask for them as design development. I welcome your comments in the meantime.

Thank you,
Saba

x.x design development to provide screening of the PMT and the Electrical equipment though Landscaping;

Note to Applicant: The screening should occur using substantial landscaping such as trees and/or shrubs. If space does not allow for this, vertical elements such as a trellis complete with vines may be supportable.

x.x provision of a letter of assurance for arborist supervision;

Note to Applicant: Arborist supervision is necessary when any work is required within a minimum root protection zone of a retained tree. The arborist report discusses supervision requirements for Trees OS-1 and OS-2, and the plans depict work that encroaches into their tree protection zones. Typically, an assurance letter will outline the critical construction points where the arborist shall be contacted to attend the site. The Letter must be signed and dated by the owner, arborist and contractor.

x.x consideration to provide an overhead trellis complete with vines above the surface parking along the lane;

Note to applicant: This will help to encourage neighbourliness by improving views from the lane and from neighbouring properties, as well as improve livability by providing screening of the parking area

x.x consideration to add planting in lieu of, or in addition to, the sodded lawn at the front and back boulevards;

Note to Applicant: More intense planting is encouraged in the RM-7 zone for the boulevards, so long as it is in keeping with the CoV s Guidelines for Planting City Boulevards. Refer to the guidelines for planting requirements.

From: Szeleczy, Oliver

Sent: Wednesday, January 6, 2021 4:42 PM

To: Farmand, Saba <Saba.Farmand@vancouver.ca>; Choi, Nicole <Nicole.Choi@vancouver.ca>

Subject: RE: 2720 + 2726 Ward Street - DP-2020-00781 - New

Just would like to mention that the Guidelines ask for new development to be oriented towards this grey area, that we should mention.

However I don't think it will be enforced at this application considering that a new development in that case would face an empty wall of the neighbor, versus an empty block.

Oliver

From: Farmand, Saba <Saba.Farmand@vancouver.ca>

Sent: Wednesday, January 6, 2021 4:00 PM

To: Choi, Nicole <Nicole.Choi@vancouver.ca>; Szeleczy, Oliver <Oliver.Szeleczy@vancouver.ca>

Subject: RE: 2720 + 2726 Ward Street - DP-2020-00781 - New

Hi Team,

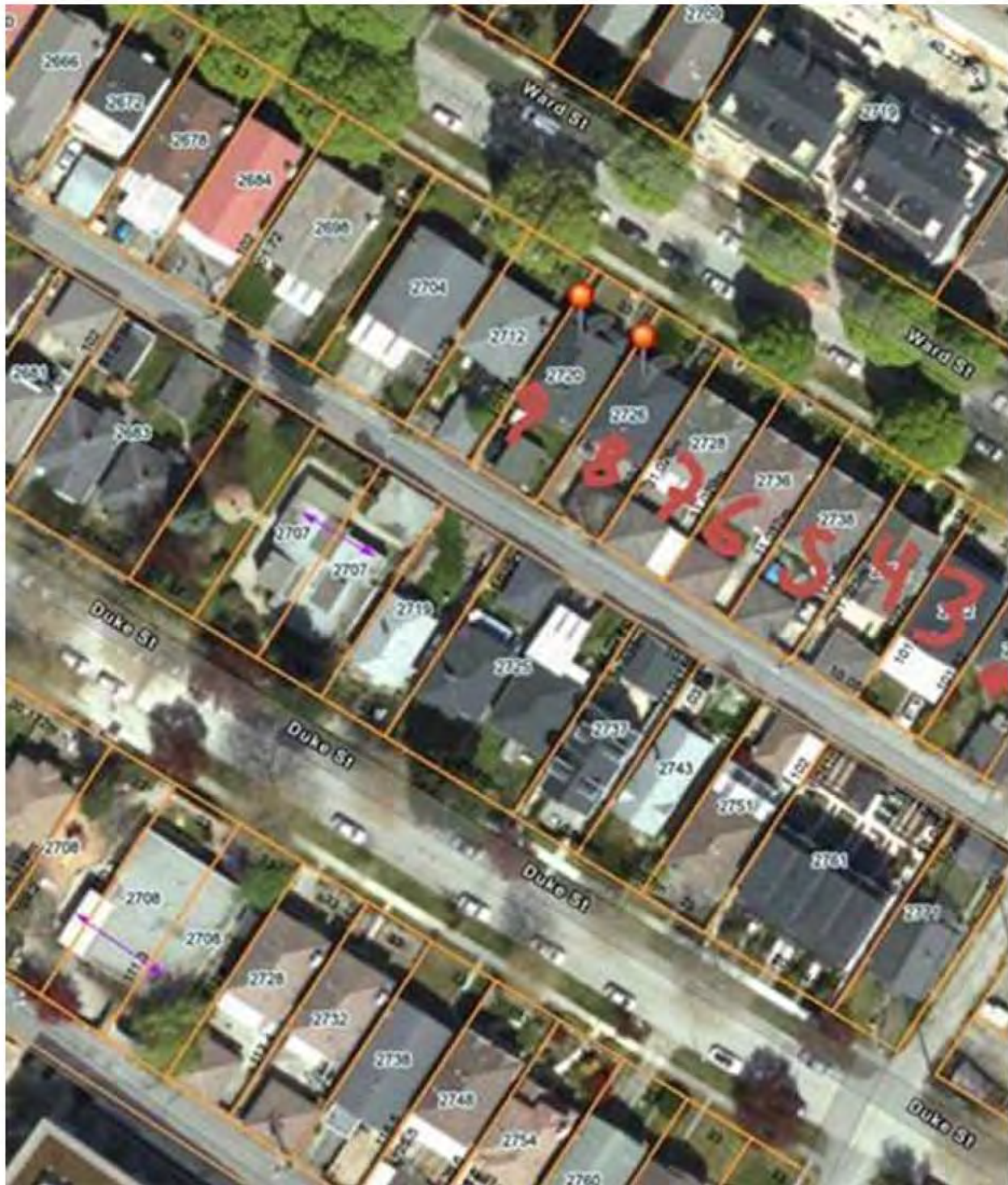
I was preparing my conditions for this noticed that our site may apply to Section 10: . Special Considerations for Development Along Ravine Way Linear Park in Norquay of the RM- 7 Design Guidelines.

Oliver and I have discussed on Jabber, but I wanted to bring Nicole n the Loop.

Thank you,

Saba





From: Choi, Nicole

Sent: Thursday, November 5, 2020 1:47 PM

To: Farmand, Saba <Saba.Farmand@vancouver.ca>; Szeleczy, Oliver
<Oliver.Szeleczy@vancouver.ca>

Subject: RE: 2720 + 2726 Ward Street - DP-2020-00781 - New

Hi Saba,

Everything went okay.

We will proceed. ☺

Nicole Choi | Project Coordinator | Development Review Branch

Development, Buildings, & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Z 4A8



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From: Farmand, Saba <Saba.Farmand@vancouver.ca>

Sent: Tuesday, November 3, 2020 1:13 PM

To: Choi, Nicole <Nicole.Choi@vancouver.ca>; Wilson, Terry <terry.wilson@vancouver.ca>; Ranjan, Jaya <jaya.ranjan@vancouver.ca>; Montgomery, Nicole <nicole.montgomery@vancouver.ca>; Szeleczy, Oliver <Oliver.Szeleczy@vancouver.ca>

Subject: RE: 2720 + 2726 Ward Street - DP-2020-00781 - New

Hi Team,

I have no Nap-level issues with this application and it can proceed as far as Landscape is concerned.

Nicole: If OK with you, can you please notify DoP that Landscape is OK to proceed and I will not attend NAP?

Thank you,

Saba

From: Choi, Nicole

Sent: Wednesday, October 21, 2020 3:21 PM

To: Wilson, Terry; Ranjan, Jaya; Montgomery, Nicole; Szeleczy, Oliver; Farmand, Saba

Subject: 2720 + 2726 Ward Street - DP-2020-00781 - New

Hi Team,

Please accept this as a form of electronic distribution for the project noted above.
Hardcopies will still be distributed, but at a later date.

Documents and drawings are uploaded in POSSE.

Nicole Choi | Project Coordinator | Development Review Branch

Development, Buildings, & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Z 4A8



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From: "Choi, Nicole" <nicole.choi@vancouver.ca>
To: "Greenberg, Jeff" <jeff.greenberg@vancouver.ca>
CC: "Blackwood, Shannon" <Shannon.Blackwood@vancouver.ca>
Date: 11/15/2021 9:06:48 AM
Subject: 2720 Ward Street - Lawyer Assignment Request
Attachments: 2720 Ward - DP-2020-00781 - PTL.pdf
Title Search Charge Summary ACCEPTED.pdf

Good afternoon Jeff,

Please find attached supporting documents related to DP-2020-00781 requiring lawyer assignment for the following conditions:

Condition # 2.4

Purpose:

Provision of a **natural watercourse covenant** to the satisfaction of the General Manager of Engineering Services.

Contact: Shannon.Blackwood@vancouver.ca

Condition # 2.2

Purpose:

Arrangements shall be made, to the satisfaction of the Director of Planning and the Director of Legal Services, for a covenant pursuant to Section 219 of the Land Title Act to be registered, restricting subdivision or strata titling of the proposed 8 Dwelling Units plus **2 Lock-Off Units**.

Contact: nicole.choi@vancouver.ca

Below is the contact information for the owner's legal counsel:

Adele Epp
Legal Assistant to Gerald Palmer
Downtown Abby Lawyers LLP
Barristers and Solicitors
#1-33775 Essendene Avenue
Abbotsford, B.C.
V2S 2H1
Ph: 604.852.1682
Fax: 604.852.1686
E: adele@abbotsfordlawyers.com

Please confirm lawyer name upon assignment.

Nicole Choi | Project Coordinator | Development Review Branch

Development, Buildings, & Licensing
City of Vancouver | 515 W 10th Ave
Vancouver | BC V5Z 4A8



Upcoming Out of Office Alert - Please note that I will be away from the office October 22nd, 29th, November 5th, 9th -12th, 26th, December 3rd, 20th, 21st, 22nd, 23rd and 24th.

The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθdōʔrəm (Musqueam), Məq̓w̓ (Squamish), and səlilwətał (Tsleil-Waututh) Nations.

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March 3, 2021

Mo Maani DBA: VictorEric Design Group
15 E 3rd Avenue
Vancouver, BC V5T1C5

RE 2720 WARD STREET, Vancouver, BC V5R 4S6
Development Application Number DP-2020-00781

On behalf of the Director of Planning, your application has been approved to develop a 3-storey plus basement multiple dwelling containing 8 units and 2 lock-off units providing 5 surface parking spaces having vehicular access from the lane.

A permit may be issued upon the completion of the revisions and conditions noted below under items 1.0 to 2.7 of this "prior-to permit issuance" letter.

IMPORTANT!!! HOW TO SUBMIT YOUR REVISIONS

Once you are ready to submit, please contact Nicole Choi at Nicole.choi@vancouver.ca with your electronic submission. **Partial/individual drawings sheets will not be accepted. Please compile the drawing sets.** Please do not mail, drop-off or courier your response because this will delay the processing of your application. A preliminary review of your submission, which must include your revised drawings and a written explanation describing how you have addressed each of the conditions, will be reviewed prior to receiving instruction for drop off.

- 1.0 Prior to the issuance of the Development Permit, two (2) half-sized sets of revised drawings shall be submitted, to the satisfaction of the Director of Planning, clearly indicating:

Urban Design conditions:

- 1.1 design development to improve the livability of the basement level;
- i. by increased fenestration meeting the regulations pertaining to the Horizontal Angle of Daylight;
- (Note to Applicant:** Refer to RM-7 District Schedule 4.10, Design Guidelines 4.10. Refer to Development Review Branch condition 1.10.)
- ii. adjust the finished grade elevation of the basement level;

(Note to Applicant: Ensure the livability of rooms at the basement level, the basement floor should not be placed more than 0.9 m (3 ft.) lower than the adjacent exterior grade. Refer to RM-7 Guidelines 4.10.c)

- 1.2 provision of typical architectural details to sufficiently understand the proposed architectural expression, including architectural appurtenances, guards etc;

(Note to Applicant: The intent is to ensure the provision of high-quality materials and construction. Details should generally be in section, at a large scale minimum as 1:20, and include notes and dimensions. A review of these drawings may result in additional Urban Design comments or conditions.)

- 1.3 Provision of built features intended to create a bird-friendly design;

(Note to Applicant: Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted.)

Development Review Branch conditions:

- 1.4 compliance with 4.7 – Floor Space Ratio of the RM-7 District Schedule of the Zoning and Development Bylaw;

(Note to Applicant: Maximum permitted FSR is 1.2 (8058 sq.ft.) reduce floor area to bring into compliance. Refer to Development Review Branch 1.5.)

- 1.5 provision of updated FSR overlays to include the following into the computation of the total floor area:

(Note to Applicant: The FSR calculations are pending the required information and further conditions may apply.)

- i. Electrical room located at the rear;

(Note to Applicant: As per 4.7.5.c(iii) heating and mechanical equipment or use which in the opinion of the Director of Planning are only excludable if its located below the base surface.)

- ii. Bicycle space lockers located at the rear;

(Note to Applicant: As per section 4.7.4.(e) bicycle lockers must be included in the computation of floor area.)

- 1.6 confirmation of compliance with 10.11 – Floor Area Exclusions of the District Schedule of the Zoning and Development Bylaw;

(Note to Applicant: If you wish to utilize 10.11.3, a signed and sealed letter by a Building Envelope Professional must be provided. This letter must verify the area

occupied by the rain screen elements and confirmation that areas that are not included towards floor area are not being double excluded. Refer to Floor Area Exclusions for Improved Building Performance Bulletin.)

- 1.7 compliance with Bulk Storage and In-Suite Storage – Multiple Family Residential Developments Bulletin;

(Note to Applicant: Provide a minimum of 5.7 m³ of bulk storage for each dwelling units.)

- 1.8 compliance with Section – 6.3.9 Bicycle Space Size of the Parking By-law 6059:

(Note to Applicant: Provide a minimum of one (1) oversized parking space that is a minimum of 2.4m X 0.9m.)

- 1.9 confirmation of compliance with Section 6.2.1.2 – of the Parking By-law 6059:

(Note to Applicant: Provide unit breakdown overlays.)

- 1.10 confirmation of compliance with Section 4.10 – Horizontal Angle of Daylight of the District Schedule of the Zoning and Development Bylaw;

(Note to Applicant: Provide separate sheets to demonstrate compliance.)

- 1.11 confirmation of compliance with 4.8 Impermeability;

(Note to Applicant: Refer to Engineering condition 1.15. Once surface is revised, please update impermeability.)

Landscape Review conditions:

- 1.12 design development to provide screening of the PMT and the Electrical equipment through landscaping;

(Note to Applicant: The screening should occur using substantial landscaping such as trees and/or shrubs. If space does not allow for this, vertical elements such as a trellis complete with vines may be supportable.)

- 1.13 consideration to add planting in lieu of, or in addition to, the sodded lawn at the front and back boulevards;

(Note to Applicant: More intense planting is encouraged in the RM-7 zone for the boulevards, so long as it is in keeping with the CoV's Guidelines for Planting City Boulevards. Refer to the guidelines for planting requirements.)

Engineering Services conditions:

1.14 compliance with Section 6 – Off-street Bicycle Space Regulations of Parking By-law 6059:

- i. 6.3.2 – Bicycle Room Requirement;

(Note to Applicant: Drawing must demonstrate provision of secure Class A bicycle parking.)

- ii. 6.3.6 – Bicycle Room, Compound or Locker Access;

(Note to Applicant: Access route direct to the outside must be stair free.)

- iii. 6.3.10 – Bicycle Space Access;

(Note to Applicant: Class A bicycle lockers must measure 1.8m length. Vertical lockers are not supported. Automatic door openers are required on route from Class A bicycle parking to the outside and must be illustrated and labeled on the drawings.)

- iv. 6.3.19 – Bicycle Locker Size;

(Note to Applicant: A minimum 1.2m wide access routes for the bicycle parking spaces is required.)

1.15 compliance with Section 4.8.10 – Surface of the Parking By-law 6059:

(Note to Applicant: Grasscrete is not a hard durable surface and when used for disability parking spaces it cause accessibility issues along with slips and trips. Durability and functionality is lost if mobility and accessibility is reduced. Grasscrete will also impact garbage collection as the surface treatment can make it difficult to roll out totes and bins.)

1.16 correction of the following drawing deficiencies:

- i. a complete tech table;

(Note to Applicant: Include the calculations for the minimum required parking, loading, bicycle spaces and end-of-trip facilities, passenger loading and the number of spaces being provided.)

- ii. section drawings showing elevations and minimum vertical clearances bicycle parking;

(Note to Applicant: These clearances must consider mechanical projections and built obstructions.)

- iii. design elevations on both sides of the disability spaces, parking spaces, and at the bicycle parking spaces; and

(Note to Applicant: The slope and length of ramped sections at all breakpoints to be shown on the submitted drawings.

- 1.17 provision of clearly labeled City provided Building Grades (BG's) along the property line on the Architectural site plan and Landscape site plan;

(Note to Applicant: One BG is missing in the Lane. See building grade letter for more information.)

- 1.18 provision of clearly labeled Design Elevations (DE's) calculated from the City provided BG's along the property line at all entrances to the property on both Architectural site plan and Landscape site plan;

(Note to Applicant: DE's not provided. For walkways, place a single DE in the center. Driveways and parking stalls require a DE at each corner at the property line. Contact building.grades@vancouver.ca for additional clarification if required.)

- 1.19 provision of the following streetscape improvements to City standard with appropriate transitions, all to the satisfaction of the General Manager of Engineering Services:

- i. 2.14m (7') wide broom finish saw-cut concrete sidewalk along Ward Street adjacent to the site; and
- ii. adjustment to all existing infrastructure to accommodate the proposed street improvements.

(Note to Applicant: Draw, label, dimension and note the off-site works on both the Architectural site plan and Landscape site plan.)

- 1.20 provision of all utility services to be underground from the closest existing suitable service point for this "conditional" development.

- 1.21 provision of additional details on accessibility of the garbage and recycling on site for collection.

(Note to Applicant: There is an unlabeled rectangle adjacent the totes, please identify. With the lane access blocked directly in front of the garbage and recycling with a garden and the rectangle forming a block for turning to roll out totes and a disability space that may be occupied at collection time, it appears access will be problematic for collection.)

- 1.22 provision of following note(s) to be displayed on the Landscape site plan:

"This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such

plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.”

2.0 **Condition(s) to be met prior to the issuance of the Development Permit:**

Development Review Branch conditions:

- 2.1 Written confirmation that the site sign(s) have been removed.
- 2.2 Arrangements shall be made, to the satisfaction of the Director of Planning and the Director of Legal Services, for a covenant pursuant to Section 219 of the Land Title Act to be registered, restricting subdivision or strata titling of the proposed 8 Dwelling Units plus 2 Lock-Off Units.

Landscape Review conditions:

- 2.3 provision of a letter of assurance for arborist supervision;

(Note to Applicant: Arborist supervision is necessary when any work is required within a minimum root protection zone of a retained tree. The arborist report discusses supervision requirements for Trees OS-1 and OS-2, and the plans depict work that encroaches into their tree protection zones. Typically, an assurance letter will outline the critical construction points where the arborist shall be contacted to attend the site. The Letter must be signed and dated by the owner, arborist and contractor.)

Engineering Services conditions:

- 2.4 Provision of a natural watercourse covenant to the satisfaction of the General Manager of Engineering Services.

(Note to Applicant: Records indicate a natural watercourse passes through this site, a legal agreement ensuring that should the watercourse be discovered or impact the site during development and beyond, that its flow will not be obstructed.)

- 2.5 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lots 12 and 13, except the South 10' now Lane, both of Lot B, Blocks 1 to 4, District Lot 37, Plan 2421 to create a single parcel.

- 2.6 Submission of a written confirmation from BC Hydro that all required electrical plant is provided for on the development property.

(Note to Applicant: BC Hydro service to the site shall be primary. All BC Hydro infrastructure (e.g., pad mounted transformer, vista switch and control kiosks) shall be located on the development property.

- 2.7 Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required.

(Note to Applicant: The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan. All third party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant shall acquire written acceptance from the third party utilities prior to submitting to the city. The review of third party utility service drawings will not be initiated until the Key Plan is completed. For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.)

3.0 Conditions of the Development Permit:

- 3.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law **prior to the issuance of any required occupancy permit**, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.

- 3.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings **prior to the issuance of any required occupancy permit**, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.

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

- 3.3 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.
- 3.4 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any subsurface work.
- 3.5 All work on the site must be conducted in compliance with British Columbia's Environmental Management Act and the Contaminated Sites Regulation.

4.0 Notes to Applicant:

- 4.1 Use of street for temporary power (e.g., temp pole, pole mounted transformer or ducting) shall be coordinated with the city well in advanced of construction.

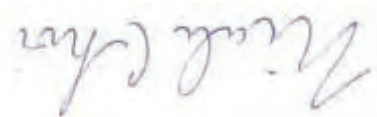
(Note to Applicant: Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required. For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.)

- 4.2 It should be noted that your Development Permit will be issued when you have complied with all the above conditions. However, if these conditions have not been complied with **on, or before May 28, 2021**, this Development Application may stand refused.
- 4.3 A new Development Application will be required for any significant changes. This approval is subject to any change in the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.
- 4.4 If this Development Application included a written notification of neighbouring property owners or other interested parties, a copy of this letter will be sent to all respondents advising them of the decision.
- 4.5 The Canadian Electrical Code regulates high voltage overhead conductor clearances from structures and dielectric liquid-filled transformer clearances from combustible building surfaces, doors, windows and ventilation openings. All structures must have a horizontal distance of at least 3 m from existing BC Hydro high voltage overhead conductors. Combustible building surfaces, windows, doors and ventilation openings must be located at least 6 m from dielectric liquid-filled, pole-mounted BC Hydro transformers, unless an acceptable non-combustible barrier is constructed between these transformers and combustible building surfaces, doors, windows or ventilation openings.

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

- 4.6 **This site may be affected by a Development Cost Levy By-law. Levies will be required to be paid prior-to issuance of Building Permit(s). More information is available at <http://vancouver.ca/home-property-development/development-cost-levies.aspx>**
- 4.7 Submission of most Building Permit applications now requires an appointment. When your Building Permit application is ready, please phone 604.873.7611 to book an appointment for an application intake with the Project Coordinator who will manage your application. Only full and complete applications will be accepted. If you need advice in preparing your application, you may book an enquiry appointment (604.873.7611), or walk into our Development and Building Services Centre (1st Floor, 515 West 10th Avenue).

Yours truly,



Nicole Choi,
nicole.choi@vancouver.ca
(604) 829-9390

Urban Planner: Oliver Szeleczly
Landscape Planner: Saba Farmand
Engineering: Shannon Blackwood

October 19, 2020

BY EMAIL

TO WHOM IT MAY CONCERN:

Dear Sirs/Mesdames:

Re: Our Client: 0953063 B.C. Ltd. Inc. No.BC0953063
Properties: (i) 2720 Ward Street (PID: 013-812-548)
(ii) 2726 Ward Street (PID: 013-812-356)

We are counsel for 0953063 B.C. Ltd. which is the owner of the above-noted properties. We enclose the title searches for the respective properties.

We confirm that there the titles are free and clear of any liens or encumbrances with the exception of mortgages as follows:

1. As against 2720 Ward Street – Mortgage CA8110553 registered in favour of Canadian Imperial Bank of Commerce;
2. As against 2726 Ward Street – Mortgage and Assignment of Rents under numbers CA6653147 and CA6653148 in favour of Canadian Imperial Bank of Commerce.

We trust the foregoing to be satisfactory.

Yours truly,
DHINSA LAW OFFICE
per:



AVTAR DHINSA
Barrister & Solicitor
Att.

TITLE SEARCH PRINT

File Reference: Ward
Declared Value \$1180000

2020-10-19, 11:50:02
Requestor: Gurbinder Dhinsa

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

| | |
|--|---|
| Land Title District Land Title Office | VANCOUVER VANCOUVER |
| Title Number From Title Number | CA8110552 CA6893361 |
| Application Received | 2020-03-27 |
| Application Entered | 2020-03-31 |
| Registered Owner in Fee Simple Registered Owner/Mailing Address: | 0953063 B.C. LTD., INC.NO. BC0953063 13080 - 56 AVENUE SURREY, BC V3X 2Z4 |
| Taxation Authority | Vancouver, City of |
| Description of Land Parcel Identifier: Legal Description: | 013-812-548 LOT 12, EXCEPT THE SOUTH 10 FEET NOW LANE, OF LOT B BLOCKS 1 TO 4 DISTRICT LOT 37 PLAN 2421 |
| Legal Notations | NONE |
| Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: | MORTGAGE CA8110553 2020-03-27 15:10 CANADIAN IMPERIAL BANK OF COMMERCE |
| Duplicate Infeasible Title | NONE OUTSTANDING |
| Transfers | NONE |
| Pending Applications | NONE |

TITLE SEARCH PRINT

File Reference: Ward
Declared Value \$1610000

2020-10-19, 11:51:08
Requestor: Gurbinder Dhinsa

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

| | |
|--|--|
| Land Title District Land Title Office | VANCOUVER VANCOUVER |
| Title Number From Title Number | CA6653146 BG262800 |
| Application Received | 2018-02-28 |
| Application Entered | 2018-03-02 |
| Registered Owner in Fee Simple Registered Owner/Mailing Address: | 0953063 B.C. LTD., INC.NO. BC0953063 13080 - 56 AVENUE SURREY, BC V3X 2Z4 |
| Taxation Authority | Vancouver, City of |
| Description of Land Parcel Identifier: Legal Description: | 013-812-556 LOT 13 EXCEPT THE SOUTH 10 FEET, NOW LANE OF LOT B BLOCKS 1 TO 4 DISTRICT LOT 37 PLAN 2421 |
| Legal Notations | NONE |
| Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: | MORTGAGE CA6653147 2018-02-28 14:26 CANADIAN IMPERIAL BANK OF COMMERCE |
| Nature: Registration Number: Registration Date and Time: Registered Owner: | ASSIGNMENT OF RENTS CA6653148 2018-02-28 14:26 CANADIAN IMPERIAL BANK OF COMMERCE |
| Duplicate Infeasible Title | NONE OUTSTANDING |
| Transfers | NONE |

TITLE SEARCH PRINT

File Reference: Ward

Declared Value \$1610000

2020-10-19, 11:51:08

Requestor: Gurbinder Dhinsa

Pending Applications

NONE

RECOMMENDATION TO DOP

February 26, 2021

ACCEPT --- ✓**REFUSE --- ☐****ADDRESS:**

2720 WARD STREET, Vancouver, BC V5R 4S6

PERMIT NUMBER:

DP-2020-00781

RECOMMENDATION TO:Mandy So + Joe Bosnjak
Manager/Supervisor Name**FROM:**Nicole Choi
Staff Initials**RECOMMENDATION SUMMARY:**

I would recommend APPROVAL to develop a 3-storey plus basement stacked townhouse containing 8 units and 2 lock-off units providing 5 surface parking spaces having vehicular access from the lane.

- Although subject site is near the future ravine way outlined in the guidelines, planning and landscaping have confirmed with community planning that no required setbacks are required. (email in documents tab)
- Engineering has no comments on Ravine way (email in documents tab)
- No major concerns at DOP;
- Only 3 notification responses (see below)
- Consolidating two lots

NOTIFICATION SUMMARY:**Site Sign:** Yes**Install Date:** January 14, 2021**Postcards:** Yes**Send Date:** January 15, 2019**Number:** 366**Expiry Date:** February 3, 2020

Results of Notification:

Responses: 3**Objections:** 1**In Favour:** 1**Mixed:** 1

Responses from outside of the notification area: No

Summary of Responses:

- Too many multiple dwellings
- Increase parking if possible
- Great to see more developments
- Parking issues

HISTORY:

Number of Dwelling Units: 2

Approved Use: Dwelling

Occupancy: *Owner*

Permit / Application Details: No information on POSSE OR PRISM

TECHNICAL REVIEW:

Relaxations: *Yes*

Front yard.

Rationale: fronting properly line is slanted, DOP willing to relax to allow for uniformity across the front.

Parking & Loading & Bicycle Calculation Details: (see tech)

**APPLICABLE SECTION 10 & 11 REGULATIONS: NO
ADDITIONAL REGULATIONS & REQUIREMENTS:**

Bonus Density: *N/A*

Covenants: *Applicable*

LOCK OFF UNITS
WATER COURSE

Guidelines: *Yes*



guidelines-rm-7-7a
n.pdf

TECHNICAL CALCULATION DETAILS:

Proposed Address 2720-2726 Ward
Project Description: Multiple Dwellings (8 DU + 2 LOCKS)
Approved Use: Dwelling Use

DP-2020-00781

| RM-7 District Schedule | | | |
|------------------------|---------|-------------|--|
| SITE | Minimum | Existing | Comments |
| Area 4.1(sf) | 4788.2 | 6715.0 | For multiple dwelling containing 4 units - Survey Dec 4 2019 |
| Site width (ft) | | 66.09 | North |
| Site width (ft) | | 101.73 | East |
| Site depth (ft) | | 65.99 | South |
| Site depth (ft) | | 101.7 | (used for depth) West |
| Lot type | | inside lane | |
| FRONTAGE (ft) | 41.98 | 66.09 | |

| | | | | |
|--------------------------|---------------------|--|---------------|--|
| LANE WIDTH (ft) | | 20 | 20 | |
| YARDS 4.4 - 4.6 | | Minimum (ft) | Proposed (ft) | |
| Front Yard - 6.1m | | 20.01 | 19.18 | Porch encroaches <1.8m |
| Side Yard 1- East - 1.2m | | 3.94 | 4.02 | |
| Side Yard 2- West - 1.2m | | 3.94 | 4.03 | |
| Rear Yard | | 5.90 | 39.66 | |
| | | Maximum (ft) | Proposed (ft) | |
| HEIGHT 4.3 | | | | |
| IN | | 37.72 | 37.50 | INT 289.39 |
| | No. of Storeys | 3.50 | 3.50 | |
| | | Maximum (ft) | Proposed (ft) | |
| Building Depth 45% | | 45.77 | 41.52 | including excess porch proj. |
| | | Maximum (ft) | Proposed (ft) | |
| Accessory Building | | | | |
| | Width | No accessory building proposed, parking is surface | | |
| | Length | | | |
| | Area | | | |
| | Peak Height | | | |
| | Mean Height | | | |
| | Maneuvering Aisle | | 22.13 | at East small car space |
| | Setback from ULT PL | | 2.13 | |
| | | Required | Proposed | |
| | Parking Spaces | | | |
| | Regular | 6 | 2 | 4.2.1.4 |
| | Small (25%) | 2 | 2 | |
| | Accessible | 1 | 1 | 4.8.4 |
| | | | 6.00 | H/C is double counted |
| | Bicycle Spaces | | | |
| | Class A | 18.50 | 20.00 | individual unit sizes required to confirm bicycle spaces |
| 5% | Oversized (min) | 1 | | |
| 30% | Vertical (max) | 6 | | |
| 60% | Vertical + Stacked | 11 | | |
| 10% | Lockers (min) | 2 | | |
| | Class B | 0.00 | | |
| | | | | |
| | Loading | | | |
| | | N/R | | |
| FSR 4.7 | | Maximum (sf) | Proposed (sf) | |
| | Building 1 | | | |
| | Basement | | 2361.25 | |
| | Main | | 2358.11 | |

| | | | | |
|---|---------------------------------------|---------|-----------------------|-------------------------------------|
| | Second | | 2307.90 | |
| | Third (Half Storey) | 1384.74 | 1346.94 | *must be max 60% of storey below |
| | Storage | | 72.09 | max 3.7m^2 |
| | Thermal Exclusion 2% of total area | 167.5 | | |
| Overages | | | | |
| | Electrical room | | 80.98 | |
| | Bicycle spaces | | 87.26 | at rear |
| | Bicycle spaces | | 274.83 | under porch |
| Dwelling Uses | | 8058.0 | 8374.20 | |
| | | 1.20 | 1.25 | |
| FSR Other | | | | |
| | Bay windows (1%) | 60.1 | 60.5 | |
| | Open decks/balconies (12%) | 967.0 | 0.0 | |
| | Porches | | 272.2 | |
| | Porches + Decks (13%) | 1047.5 | 3% 272.2 | |
| SITE COVERAGE | | | | |
| | Building 1 | | 2529.5 | |
| | Porches | | 272.2 | |
| TOTAL SITE COVERAGE (55%) | | 3693.25 | 2801.73 | 42% |
| | steps/walkways | | 1821.40 | |
| | sunken patios - front | | 119.20 | |
| | grasscrete (parking+sunken) | | 493.35 | 50% counted |
| IMPERMEABILITY (70%) | | 4701 | 5067.44 | 75% |
| HORIZONTAL ANGLE OF DAYLIGHT | | | | |
| UNIT DENSITY (132/HECT) | | 8 | 8.00 | Round Down (not including lock-off) |
| REVIEW FINALIZED BY: Nicole Choi | | | DATE REVIEWED: | |

Review Notes:

1

FY to be discussed at DOP

Depth relaxed as per the guidelines
Parking relaxed under the guidelines
Impermeability relaxed under the guidelines

Survey Responses

18 February 2020 - 10 March 2021

Send your comments

Shape Your City Vancouver

Project: 2720 Ward St (DP-2020-00781) development application



VISITORS

6

CONTRIBUTORS

3

RESPONSES

3

0

Registered

3

Unverified

0

Anonymous

0

Registered

3

Unverified

0

Anonymous



Respondent No: 1

Login: s.22(1)

Email:

Responded At: Jan 20, 2021 18:00:20 pm

Last Seen: Jan 20, 2021 18:00:20 pm

IP Address: n/a

Q1. Your comments:

Hello! I'm excited for continued development of the Norquay village neighbourhood and in general support the project. However, if I could make one request it would be to increase the alley-access parking stalls available from 5 to 6 (or more if possible). s.22(1) I already experience limited street parking. I'd be happy to be contacted for further explanation or comments! Have a great day, James.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 2

Login: s.22(1)

Email:

Responded At: Jan 29, 2021 21:30:42 pm

Last Seen: Jan 29, 2021 21:30:42 pm

IP Address: n/a

Q1. Your comments:

There are too many multi-dwelling units going up in a very small area at the same time. All the construction going on at the same time is negatively affecting the families currently living in the neighbourhood - lots of noise, more people coming through (not a good thing during the pandemic), more construction garbage and dirt that gets pulled through the surrounding streets. Construction sites are also an added danger to the neighbourhood.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 3

Login: s.22(1)

Email:

Responded At: Feb 08, 2021 17:02:50 pm

Last Seen: Feb 08, 2021 17:02:50 pm

IP Address: n/a

Q1. Your comments:

I was wondering what the city is going to do about the lack of parking available already on Ward street especially as a new development is going to be built on this street? It has been fantastic that new townhouses are being developed in this area but each new place has had more occupants than parking lot spaces associated with the building, so then overflow happens on the street. Will the city be trying to accommodate for this? Could lines be painted on Ward Street to help maximize parking since currently cars sometimes park staggered with larger than needed gaps. If we had lines then maybe cars would be more efficiently parked and then more could fit on the street. Thanks

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Mixed

Project Report

18 February 2020 - 10 March 2021

Shape Your City Vancouver

2720 Ward St (DP-2020-00781) development application



Visitors Summary

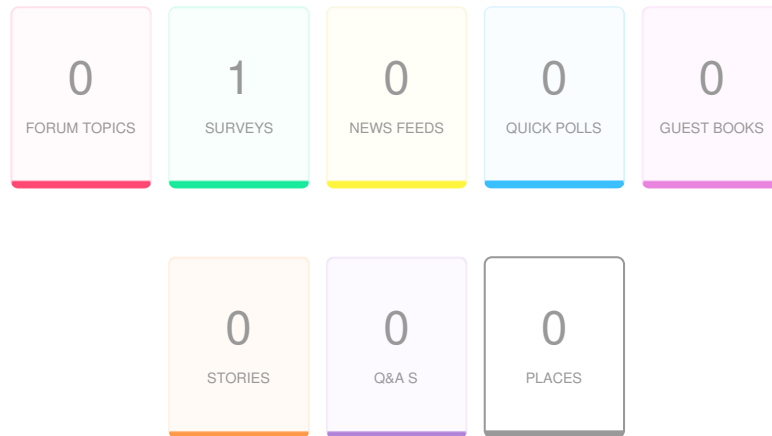


Highlights

| | | |
|-------------------|----------------------|----------------|
| TOTAL VISITS | MAX VISITORS PER DAY | |
| 129 | 10 | |
| NEW REGISTRATIONS | | |
| 0 | | |
| ENGAGED VISITORS | INFORMED VISITORS | AWARE VISITORS |
| 3 | 42 | 104 |

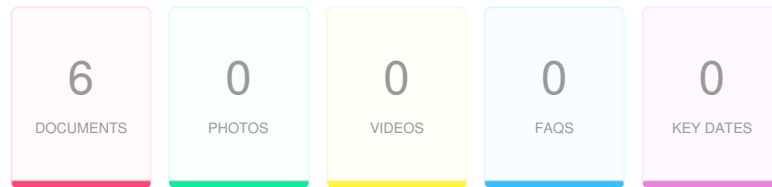
| | | | |
|---------------------------------|--------------|-----------------------------|-------------------------------|
| Aware Participants | 104 | Engaged Participants | 3 |
| Aware Actions Performed | Participants | Engaged Actions Performed | RegisteredUnverifiedAnonymous |
| Visited a Project or Tool Page | 104 | | |
| Informed Participants | 42 | Contributed on Forums | 000 |
| Informed Actions Performed | Participants | Participated in Surveys | 030 |
| Viewed a video | 0 | Contributed to Newsteeds | 000 |
| Viewed a photo | 0 | Participated in Quick Polls | 000 |
| Downloaded a document | 38 | Posted on Guestbooks | 000 |
| Visited the Key Dates page | 1 | Contributed to Stories | 000 |
| Visited an FAQ list Page | 0 | Asked Questions | 000 |
| Visited Instagram Page | 0 | Placed Pins on Places | 000 |
| Visited Multiple Project Pages | 37 | Contributed to Ideas | 000 |
| Contributed to a tool (engaged) | 3 | | |

ENGAGEMENT TOOLS SUMMARY



| Tool Type | Engagement Tool Name | Tool Status | Visitors | Contributors | | |
|-------------|----------------------|-------------|----------|--------------|------------|-----------|
| | | | | Registered | Unverified | Anonymous |
| Survey Tool | Send your comments | Published | 6 | 0 | 3 | 0 |

INFORMATION WIDGET SUMMARY



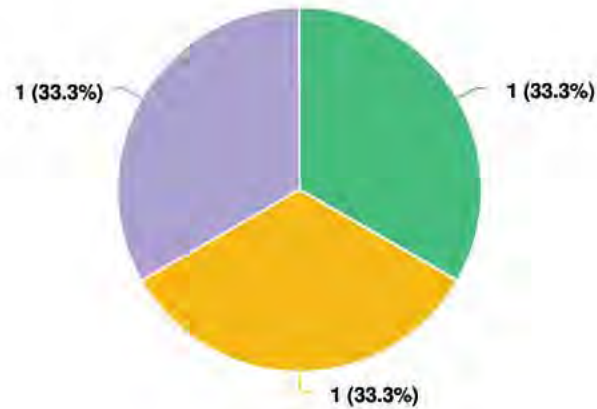
| Widget Type | Engagement Tool Name | Visitors | Views/Downloads |
|-------------|-----------------------|----------|-----------------|
| Document | Design rationale | 22 | 22 |
| Document | Project summary | 21 | 22 |
| Document | Site plan | 14 | 15 |
| Document | Notification postcard | 13 | 14 |
| Document | Elevations | 10 | 10 |
| Document | Landscape plan | 8 | 8 |
| Key Dates | Key Date | 1 | 1 |

ENGAGEMENT TOOL: SURVEY TOOL

Send your comments

| | | |
|-------------------|-----------------------|------------------------|
| Visitors 6 | Contributors 3 | CONTRIBUTIONS 3 |
|-------------------|-----------------------|------------------------|

Your overall position about the application:



Question options

Support Opposed Mixed

Optional question (3 response(s), 0 skipped)

Question type: Dropdown Question



453 West 12th Avenue
Vancouver, BC V5Y 1V4

Development,
Buildings & Licensing

IMPORTANT INFORMATION Please have this translated

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

重要資料 請找人為你翻譯

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

알려드립니다 이것을 번역해 주십시오

ਸ਼ਹੀਦੀ ਜਨਤਕਤਾ ਵਿਰਧਾ ਕਰਕੇ ਜਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਟ੍ਰਾਂਸਲੇਟ ਕਰਵਾਓ



City of Vancouver
Mailroom
JAN 18 2021
Received

NICOLE CHOI
CITY OF VANCOUVER
453 W 12TH AV
VANCOUVER BC V5Y 1V4

NOTICE OF DEVELOPMENT APPLICATION

2720 & 2726 Ward Street
DP-2020-00781



January 15, 2021

VictorEric Design Group has applied to the City of Vancouver for permission to develop a 3-storey plus basement stacked 8-unit multiple dwelling consisting of:

- A proposed height of 11.5 m (37.7 ft.)
- A proposed overall floor space ratio of 1.20 (745.7 m² / 8023.5 sq. ft.)
- A total of five parking spaces at the rear having vehicular access from the lane.

Under the site's existing RM-7 zoning, the application is "conditional" so it may be permitted. However, it requires the decision of the Director of Planning.

We welcome your written comments on this application by **February 3, 2021**.

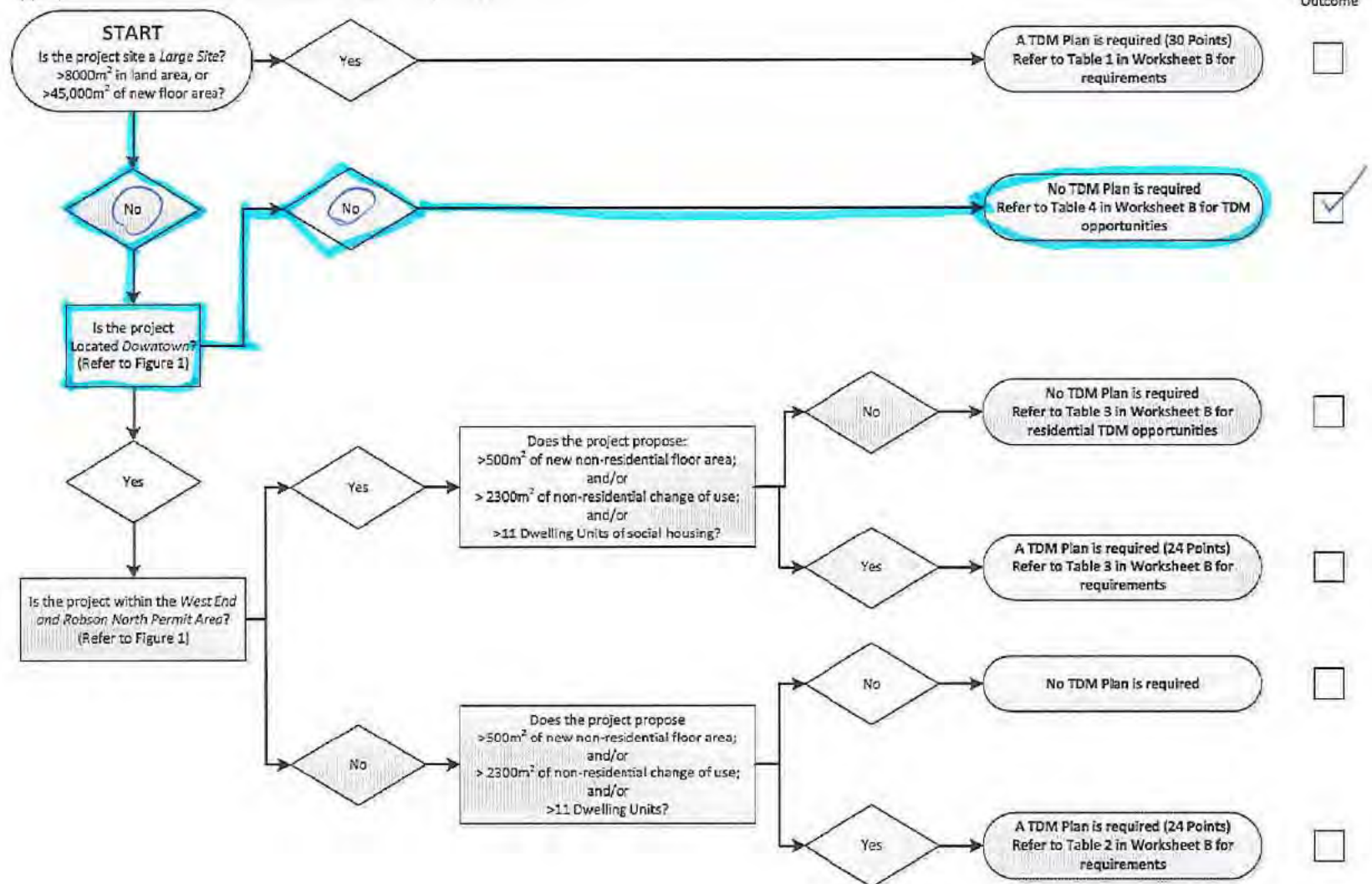
For more information and updates, visit: **shapeyourcity.ca/development** or scan the attached QR code:



Contact **Nicole Choi**, Project Coordinator at **604.829.9390** or **nicole.choi@vancouver.ca**

WORKSHEET A: TDM Requirements Flow Chart

Use this flow chart to determine the appropriate TDM Point Requirements Table for the project. Select the appropriate outcome and include this worksheet with your application.



I CONTACT IDENTIFICATION

A. Name of Site Owner:

Last _____ First _____ Middle Initial(s) _____ (and/or, if applicable)

Company 0953063 B.C. LTD.

Owner's Civic Address s.22(1)

City Surrey Province/State B.C.

Country CANADA Postal Code/ZIP s.22(1)

B. Person Completing Site Profile (Leave blank if same as above):

Last MOORE First PERDIP Middle Initial(s) S (and/or, if applicable)

Company 0953063 B.C. LTD.

C. Person to Contact Regarding the Site Profile:

Last MOORE First PERDIP Middle Initial(s) S (and/or, if applicable)

Company 0953063 B.C. LTD.

Mailing Address Unit 104- 8288 North Fraser Way

City Burnaby Province/State B.C.

Country Canada Postal Code/ZIP V3N 5W4

Telephone (604) 345-4663 Fax () - -

II SITE IDENTIFICATION

Please attach a site location map

All Property

Coordinates (using the North American Datum 1983 convention) for the centre of the site:

Latitude: Degrees _____ Minutes _____ Seconds _____

Longitude: Degrees _____ Minutes _____ Seconds _____

Please attach a map of appropriate scale showing the boundaries of the site.

For Legally Titled, Registered Property

Site Street Address (if applicable) 2720 and 2726 WARD ST Vancouver

City Vancouver Postal Code V5R 4S6

PID numbers and associated legal descriptions. *Attach an additional sheet if necessary.*

| <u>PID</u> | <u>Legal Description</u> |
|-------------|---|
| 013-812-548 | Lot 12 Except South 10 Feet NOW CANE OF LOT B Blocks 1-4 D.L. 37 Plan 2421 |
| 013-812-556 | Lot 13 Except South 10 FEET, NOW CANE OF LOT B Blocks 1-4 D.L. 37 Plan 2421 |
| | |
| | |

Total number of titled parcels represented by this site profile is: 2

For Untitled Crown Land

PIN numbers and associated Land Description. *Attach an additional sheet if necessary.*

| <u>PIN</u> | <u>Land Description</u> |
|------------|-------------------------|
| | |
| | |
| | |
| | |
| | |

Total number of untitled crown land parcels represented by this site profile is: _____

(and, if available)

Crown land file numbers. *Attach an additional sheet if necessary.*

III COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES

Please indicate below, in the format of the example provided, which of the industrial and commercial purposes and activities from Schedule 2 have occurred or are occurring on this site.

EXAMPLE


| <u>Schedule 2 Reference</u> | <u>Description</u> |
|-----------------------------|--|
| E1 | appliance, equipment or engine repair, reconditioning, cleaning or salvage |
| F10 | solvent manufacturing or wholesale bulk storage |

Please print legibly. Attach an additional sheet if necessary

| <u>Schedule 2 Reference</u> | <u>Description</u> |
|-----------------------------|--------------------------------|
| | Residential Singh Family House |
| | |
| | |
| | |

| IV AREAS OF POTENTIAL CONCERN | | | |
|-------------------------------|--|-----|----|
| | Is there currently or to the best of your knowledge has there previously been on the site any (please mark the appropriate column opposite the question): | YES | NO |
| A. | Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres? | | ✓ |
| B. | Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust? | | ✓ |
| C. | Discarded barrels, drums or tanks? | | ✓ |
| D. | Contamination resulting from migration of substances from other properties? | | ✓ |
| V FILL MATERIALS | | | |
| | Is there currently or to the best of your knowledge has there previously been on the site any deposit of (please mark the appropriate column opposite the question): | YES | NO |
| A. | Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2? | | ✓ |
| B. | Discarded or waste granular materials such as sand blasting grit, asphalt paving or roofing material, spent foundry casting sands, mine ore, waste rock or float? | | ✓ |
| C. | Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or stormwater discharges? | | ✓ |
| VI WASTE DISPOSAL | | | |
| | Is there currently or to the best of your knowledge has there previously been on the site any landfilling, deposit, spillage or dumping of the following materials (please mark the appropriate column opposite the question): | YES | NO |
| A. | Materials such as household garbage, mixed municipal refuse, or demolition debris? | | ✓ |
| B. | Waste or byproducts such as tank bottoms, residues, sludge, or flocculation precipitates from industrial processes or wastewater treatment? | | ✓ |
| C. | Waste products from smelting or mining activities, such as smelter slag, mine tailings, or cull materials from coal processing? | | ✓ |
| D. | Waste products from natural gas and oil well drilling activities, such as drilling fluids and muds? | | ✓ |
| E. | Waste products from photographic developing or finishing laboratories; asphalt tar manufacturing; boilers, incinerators or other thermal facilities (e.g. ash); appliance, small equipment or engine repair or salvage; dry cleaning operations (e.g. solvents); or from the cleaning or repair of parts of boats, ships, barges, automobiles or trucks, including sandblasting grit or paint scrapings? | | ✓ |

| VII TANKS OR CONTAINERS USED OR STORED, OTHER THAN TANKS USED FOR RESIDENTIAL HEATING FUEL | | | |
|---|--|------------|-----------|
| | Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question): | YES | NO |
| A. | Underground fuel or chemical storage tanks other than storage tanks for compressed gases? | | ✓ |
| B. | Above ground fuel or chemical storage tanks other than storage tanks for compressed gases? | | ✓ |
| VIII HAZARDOUS WASTES OR HAZARDOUS SUBSTANCES | | | |
| | Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question): | YES | NO |
| A. | PCB-containing electrical transformers or capacitors either at grade, attached above ground to poles, located within buildings, or stored? | | ✓ |
| B. | Waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried? | | ✓ |
| C. | Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres? | | ✓ |
| IX LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS | | | |
| | To the best of your knowledge are there currently any of the following pertaining to the site (please mark the appropriate column opposite the question): | YES | NO |
| A. | Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media? | | ✓ |
| B. | Liens to recover costs, restrictive covenants on land use, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions? | | ✓ |
| C. | Government notifications relating to past or recurring environmental violations at the site or any facility located on the site? | | ✓ |
| X ADDITIONAL COMMENTS AND EXPLANATIONS | | | |
| <p>(Note 1: Please list any past or present government orders, permits, approvals, certificates and notifications pertaining to the environmental condition, use or quality of soil, surface water, groundwater or biota at the site.</p> <p>Note 2: If completed by a consultant, receiver or trustee, please indicate the type and degree of access to information used to complete this site profile. Attach extra pages, if necessary):</p> <hr/> <hr/> <hr/> <hr/> | | | |

| | | | |
|--|--|---|---|
| XI SIGNATURES | | | |
| The person completing the site profile states that the above information is true based on the person's current knowledge as of the date completed. | | | |
|  _____ Signature of person completing site profile | | 2020/10/19 _____ Date completed: (YY-MM-DD) | |
| XII OFFICIAL USE | | | |
| Local Government Authority | | | |
| Reason for submission <i>(Please check one or more of the following)</i> | | | Soil removal <input type="checkbox"/> |
| Subdivision application <input type="checkbox"/> Zoning application <input type="checkbox"/> Development permit <input type="checkbox"/> Variance permit <input type="checkbox"/> Demolition permit <input type="checkbox"/> | | | |
| Date received: | <u>Local Government contact :</u> Name _____ Agency _____ Address _____ Telephone _____ Fax _____ | Date submitted to Site Registrar: | Date forwarded to Director of Waste Management: |
| Director of Waste Management | | | |
| Reason for submission <i>(Please check one or more of the following)</i> | | | |
| Under Order <input type="checkbox"/> Site decommissioning <input type="checkbox"/> Foreclosure <input type="checkbox"/> | | | |
| Date received: | <u>Assessed by:</u> Name _____ Region _____ Telephone _____ Fax _____ If site profile entered, SITE ID # _____ | Investigation Required? YES NO | Decision date: |
| Site Registrar | | | |
| Date received: | <u>Entered onto Site Registry by:</u> | SITE ID #: | Entry date: |

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: 2720 & 2726 Ward St Specifics: _____

Floor Level: _____ Suite No: _____

Legal Description:
Lot(s) 1 (12 & 13) Block(s) 1 to 4 District Lot(s) 37 Plan Number(s) 2421

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: Mo Maani

Mailing Address: 15 East 3rd Ave

City: Vancouver Postal Code: V5T 1C5

E-mail Address: s.22(1)

Phone Number: s.22(1) Fax Number: _____

Company Name: VictorEric Design Group

Business License Account Number: 20- 103 291

You are the:

| | | |
|----|-------------------------------------|------------------------|
| 01 | <input type="checkbox"/> | Property Owner |
| 02 | <input type="checkbox"/> | Contractor |
| 03 | <input type="checkbox"/> | Certified Professional |
| 04 | <input checked="" 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>0953063 B.C. LTD. INC.</u> | | NO. <u>8C0953063</u> | |
| Address: <u>s.22(1)</u> | | City: <u>SURREY, BC</u> | |
| Postal Code: <u>v3x2z4</u> | | Phone Number: <u>s.22(1)</u> | |
| Is the owner aware of this application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | |
| Contractor's Name: <u>n/a</u> | | | |
| Address: | | City: | |
| Postal Code: | | Phone Number: | |
| Business License Account Number: | | | |
| Tenant's Name: <u>n/a</u> | | | |
| Address: | | City: | |
| Postal Code: | | Phone Number: | |
| Job Contact: | | | |
| Address: | | City: | |
| Postal Code: | | Phone Number: | |
| Qualified Professional Contact Name (required for Salvage & Abatement): <u>n/a</u> | | | |
| Address: | | Postal Code: | |
| Phone Number: | | Business License Account Number: | |

| | |
|--|--|
| <p>This application is to: (Check applicable boxes)</p> <p>001 <input checked="" type="checkbox"/> Construct a new building(s)</p> <p>002 <input type="checkbox"/> Add to an existing building</p> <p>003 <input type="checkbox"/> Alter the interior/exterior</p> <p>004 <input type="checkbox"/> Add to a building and alter the existing portion</p> <p>005 <input type="checkbox"/> Add to a building and change the use</p> <p>006 <input type="checkbox"/> Add to the building, alter existing portion and change use</p> <p>007 <input 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> <div style="margin-left: 20px;"> <input type="checkbox"/> Commercial <input type="checkbox"/> Fire damaged building <input type="checkbox"/> Non-rental one-family dwelling <input type="checkbox"/> Heritage building <input type="checkbox"/> Residential rental building </div> <p>028 <input type="checkbox"/> Temporary tents</p> <p>030 <input type="checkbox"/> Construct a garage/carport</p> <p>031 <input type="checkbox"/> Add/alter/demo garage/carport</p> <p>038 <input type="checkbox"/> Construct partial - framing, etc.</p> <p>040 <input type="checkbox"/> Excavate - valid for project address et al.</p> <p>041 <input type="checkbox"/> Move building from another site</p> <p>042 <input type="checkbox"/> Move building on the same site</p> <p>043 <input type="checkbox"/> Install a pool, fence, tennis court, boat ramp, sign, or similar</p> <p>044 <input type="checkbox"/> Upgrade seismic and/or sprinkler</p> <p>045 <input type="checkbox"/> Mechanical kitchen exhaust, roof top unit, satellite dish</p> <p>046 <input type="checkbox"/> Prefabricated structure placed on site</p> <p>047 <input type="checkbox"/> Fire damage repair</p> <p>048 <input type="checkbox"/> Flood damage repair</p> <p>050 <input type="checkbox"/> Landscape only</p> <p>053 <input type="checkbox"/> Building envelope repair</p> | <p>Is this a new tenant? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>What is the existing use? <u>Residential</u></p> <p>What is the proposed use? <u>Residential- Multi Family</u></p> <p>How many storeys? <u>3</u></p> <p>How many levels of underground parking? <u>n/a</u></p> <p>How many <u>new</u> rooftop units? _____</p> <p>Describe work to be done:</p> <p>(Complete carefully, Your application will be based on your written description.)</p> <p>- Construction of 8 units including 2 lock-off units in</p> <p><u>3 storey stacked townhouse in RM-7 zone.</u></p> <p><u>- No Variance is sought.</u></p> |
|--|--|

| <p>What is the value of the work proposed? (Include cost of plans, material and labour)</p> <p><u>\$ 2,000,000</u></p> <p>Will any of the following be altered/repaired/installed? Select all that apply:</p> <div style="display: flex; flex-wrap: wrap;"> <div style="margin-right: 10px;"><input checked="" type="checkbox"/> Electrical</div> <div style="margin-right: 10px;"><input checked="" type="checkbox"/> Gas</div> <div style="margin-right: 10px;"><input checked="" type="checkbox"/> Drain Tile</div> <div style="margin-right: 10px;"><input checked="" type="checkbox"/> Plumbing</div> <div style="margin-right: 10px;"><input checked="" type="checkbox"/> Sprinkler</div> <div style="margin-right: 10px;"><input checked="" type="checkbox"/> Fire Alarm</div> </div> <p>Sprinkler Contractor's Name: _____</p> <p>Note: If the sprinkler contractor noted on this application changes, please notify the City of Vancouver in writing within 24 hours.</p> <p>Special Sprinkler Inspection Number 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%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center; border-bottom: 1px solid black;">Existing</th> <th style="text-align: center; border-bottom: 1px solid black;">Proposed</th> </tr> </thead> <tbody> <tr> <td>Total number of dwelling units:</td> <td style="text-align: center;"><u>3</u></td> <td style="text-align: center;"><u>8</u></td> </tr> <tr> <td>Total number of housekeeping units:</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>Total number of sleeping units:</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> </tbody> </table> | | Existing | Proposed | Total number of dwelling units: | <u>3</u> | <u>8</u> | 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: | <u>3</u> | <u>8</u> | | | | | | | | | | | |
| 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>Invoice # _____</p> <p>BU _____</p> <p>DE _____</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 20th DAY OF October

20 20 City of Vancouver - FOI 2022-018 Page 50 of 127



JP Architect Inc.

custom home • residential • commercial • institutional • highrise • rezoning

203-1106 Austin Ave, Coquitlam, BC, V3K 3P5 T. 604-917-0154 D. 604-771-5695 F. 604-492-0234 Email: jp@jpai.ca
Principal: Joseph Kyung Rae Park, Architect AIBC

To: City of Vancouver
Attn: Development Services
Date: Oct 08, 2020
Re: 2720, 2726 Ward Street., Vancouver, BC, V5R 4S6- DE Application
8 Unit Stacked Townhouse with 2 Lock Off Suites Multiple Dwelling

Design Rationale:

The proposed lot located in Norquay Village Area and designated as RM-7 Rowhouse/Stacked Townhouse Zone under current OCP. It has 66' frontage which resulted from consolidation of two standard lots.

Presently, its existing neighborhood is consisted of 2-1/2 and 1-1/2 storey houses and newly developed 3-1/2 storey stacked townhouses to the north. The subject lots are located on Ward St., which is two street north of Kingsway and where commercial buildings are creating a street front. The neighbouring houses are mostly 2 storey (at grade) Vancouver Specials with a few 1 1/2 storey bungalow homes. The wall cladding for the neighbouring homes are a mixture of stucco, red brick, and vinyl siding. Most of the roof forms are gabled roofs with asphalt shingles and many of them have hipped roof concrete tiles.

The proposed design is consisted of an 8 unit stacked townhouse in a traditional style with a light craftsman detailing; two lower units of the 8 units will each contain a lock off suite. All units are oriented towards Ward Street with access to the street through front porch and shared stairs; two units are sharing one stair. Top floors are stepped back from the rest of the street fronting facade to reduce massing of the building and provided with roof patio at the front and back. All units are provided with usable outdoor spaces including walk out patio, porch, balcony and roof deck. The wall cladding will mostly be stucco to achieve modern color finishes & textures to create matching contrast to craftsman style of detailing.

To enhance livability for the lower units, the basement floor is located so that it's not more than 1.48m below the adjacent grade at the worst spot whereas 1.8m is allowed by the city. This allows for larger windows to the lower floor for enhanced natural lighting. The main living space for the lower units are located above the bedroom floor to enhance livability and to provide privacy and noise buffer for bedrooms.

Two lock-off suites are located in middle two units at the basement level. They are provided with large window and have access to egress pathways which connect to Ward St. 5 open parking stalls are proposed at the rear yard behind outdoor garden space; one of them is for a person with disabilities and would count as 2 parking spaces per Vancouver Parking Bylaw. The proposed parking spaces will be landscaped and paved with grass grid such as Grasscrete to enhance permeability and screened from dwelling units by landscaping

Landscape Design Rationale:

The landscape design for this stacked townhouse complex was created with the intention of providing a dichotomy between individuality and community, intimately private spaces and connected spaces. Each walk up has its own defined garden with hedging on either side for privacy providing a low to medium garden within the at grade garden beds creating a welcoming experience from the sidewalk.

Regards,
Joseph Park, Architect AIBC

Per Joseph Park Architecture
jpai.ca

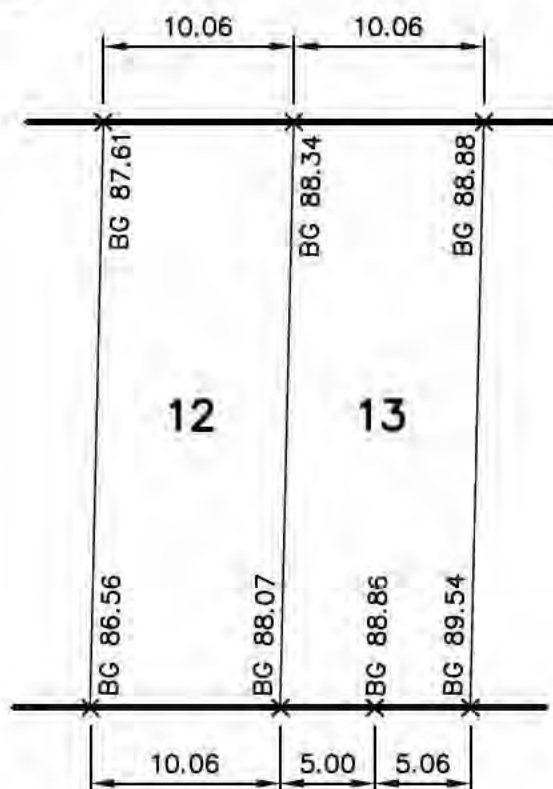




WARD STREET

TO DUCHESS STREET

TO EARLES STREET



LANE SOUTH OF WARD STREET

BENCH MARK ELEVATION: 86.967 DESCRIPTION: SURVEY MONUMENT MARKED V-1563 AT THE NORTH WEST CORNER OF HORLEY STREET AND EARLES STREET.

ATTENTION

ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES
BASED ON GVRD DATUM (ISSUED MARCH 31, 2005).
DIMENSIONS ARE ALSO IN METRES.

THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS SHOWN ON THIS PLAN.
BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.



CITY OF VANCOUVER ENGINEERING SERVICES

SCALE: 1:400

DATE: 2020-02-05

REF: FILE 2019-00230.

**BUILDING GRADE ELEVATIONS
FOR LOTS 12 & 13, BLK. 1,
D.L. 37, PLAN VAP2421.**

DESIGN: B.M. DWG: B.F.G.

CHK: F.G. REV:

BG-2019-00230

Checklist for

Clearances from Existing BC Hydro Overhead Dielectric Liquid-filled Transformers and High Voltage Conductors to Buildings / Developments

This checklist is required to be completed by a qualified person familiar with the construction; the electrical equipment and hazards involved.

Note:

- (a) To be completed by a Registered Professional - Electrical Engineer retained to undertake electrical design under electrical permit.
- (b) Where (a) is not possible or feasible, to be completed by an architect, electrical consultant, electrical contractor or qualified designer.

Date: Oct 8, 2020

Project/Site Address:

DP/BP/DB Permit No.:

2120, 2726 WARD ST.

Yes No N/A

- ☒ ☐ ☐ (1) The clearance from the existing BC Hydro high voltage conductors has been evaluated and safe clearance will be provided for the new development / construction / building in accordance with Bulletin 2015-002-AD/EL.
- ☒ ☐ ☐ (2) The clearance from the existing BC Hydro pole-mounted dielectric liquid-filled transformer(s) has been evaluated and safe clearance will be provided for the new development / construction / building in accordance with Bulletin 2015-002-AD/EL.

If any part of your development, construction or building is planned in proximity to the existing BC Hydro electrical works (e.g. it is intended to be within 3m of a property line that abuts a street or lane), please contact BC Hydro and request information regarding BC Hydro works adjacent to the property. It is important to ensure any potential impact or risks from your proposed development, construction or building will be assessed and addressed.

Due to the possibility of severe hazard of electrical shock or fire, unqualified persons must not attempt to measure the distances.

Company

JP Architect Inc.

Email

jpa@jpa.ca

Telephone/Cell Phone Number(s)

604-711-5695

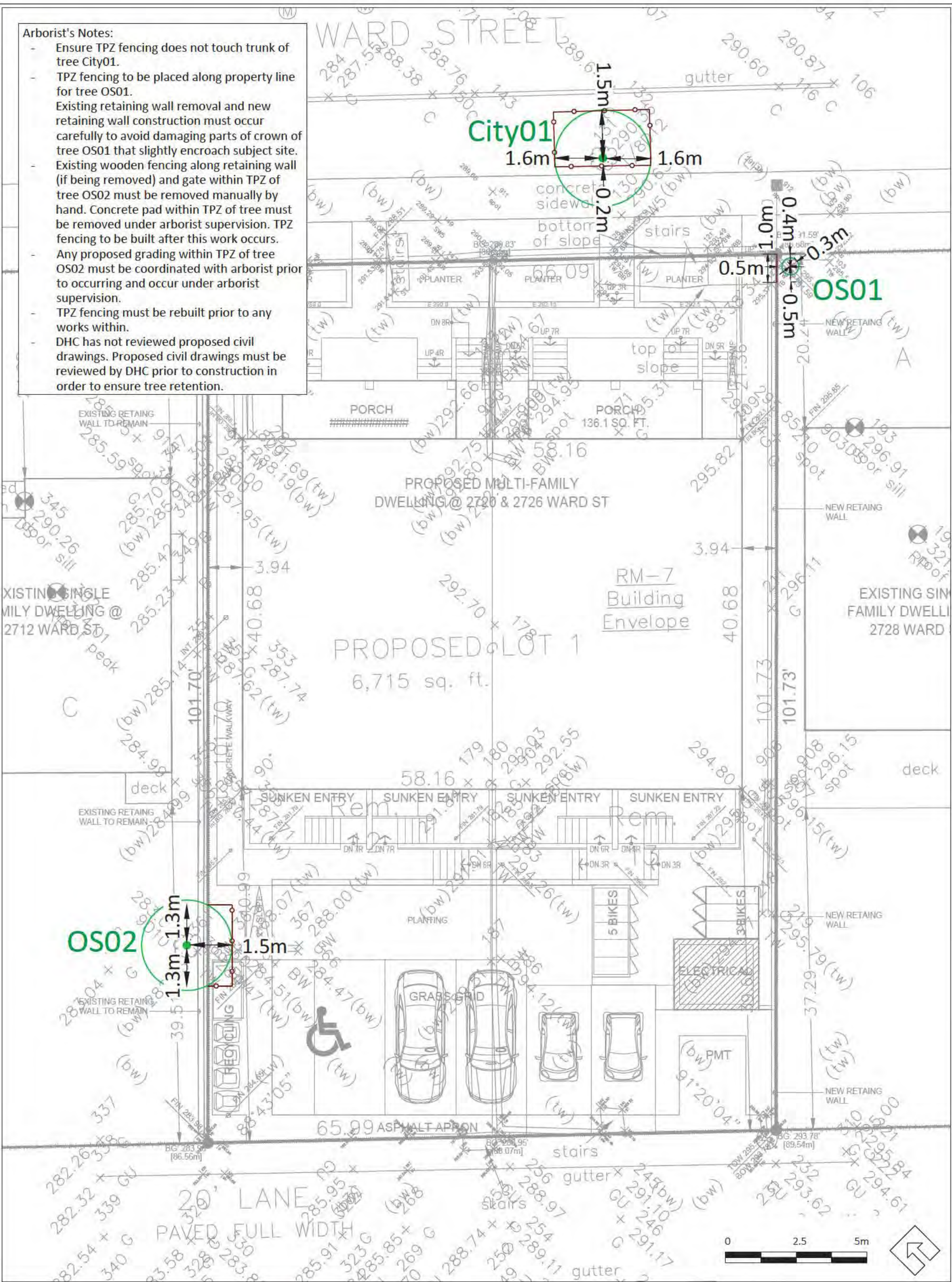
Name

Joseph Park, Architect AIBC

Signature (Affix Professional Stamp here)



- Arborist's Notes:
- Ensure TPZ fencing does not touch trunk of tree City01.
 - TPZ fencing to be placed along property line for tree OS01.
 - Existing retaining wall removal and new retaining wall construction must occur carefully to avoid damaging parts of crown of tree OS01 that slightly encroach subject site.
 - Existing wooden fencing along retaining wall (if being removed) and gate within TPZ of tree OS02 must be removed manually by hand. Concrete pad within TPZ of tree must be removed under arborist supervision. TPZ fencing to be built after this work occurs.
 - Any proposed grading within TPZ of tree OS02 must be coordinated with arborist prior to occurring and occur under arborist supervision.
 - TPZ fencing must be rebuilt prior to any works within.
 - DHC has not reviewed proposed civil drawings. Proposed civil drawings must be reviewed by DHC prior to construction in order to ensure tree retention.



- LEGEND
- CRITICAL ROOT ZONE
 - TREE PROTECTION ZONE AND FENCING
 - SURVEYED TREE TO BE RETAINED
 - UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
 - TREE TO BE REMOVED

- REFERENCE DRAWINGS
1. Site Plan provided by Victor Eric.
 2. Base Survey by Louis Ngan Land Surveying Inc. dated December 4, 2019.

- NOTES
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (If the tree diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
 5. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
 6. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.



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Drawing title: Tree Management Plan
Project address: 2720, 2726 Ward Street, Vancouver BC
Client: Moore Homes Inc.

Drawing No: 01
Date: 2020/08/28
City of Vancouver
Page 54 of 127
Page Size: TABLOID 11"x17"

Page #
1271 of 1

Arboricultural Inventory and Report

For:
Moore Homes Inc.

Site Location:
2720, 2726 Ward Street
Vancouver, BC

To be submitted with Tree Management Plan
dated August 28, 2020.

Submitted to:
Moore Homes Inc.
Attn: Perdip Moore
Email: perdip@moorehomesinc.com

Date: August 28, 2020

Submitted by:



The following Diamond Head Consulting staff conducted the on-site tree inventory and prepared or reviewed the report.

All general and professional liability insurance and staff accreditations are provided below for reference.

Supervisor:



Max Rathburn
ISA Certified Arborist (PN-0599A)
ISA Tree Risk Assessment Qualified (TRAQ)
BC Wildlife and Danger Tree Assessor

Project Staff:



Dean Bernasch, BLA
ISA Certified Arborist (PN-8676A)
ISA Tree Risk Assessment Qualified (TRAQ)

Please contact us if there are any questions or concerns about the contents of this report.

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Insurance Information:

WCB: # 657906 AQ (003)
General Liability: Northbridge General Insurance Corporation - Policy #CBC1935506, \$10,000,000
Errors and Omissions: Lloyds Underwriters – Policy #1010615D, \$1,000,000

Scope of Assignment:

Diamond Head Consulting Ltd. (DHC) was retained to complete an arboricultural assessment to supplement the proposed project for 2720, 2726 Ward Street. This report contains an inventory of protected on and off-site trees and summarizes management recommendations with respect to future proposed plans and construction activities. Off-site trees are included because pursuant to municipal bylaws, site owners must include the management of off-site trees that are within the scope of the development. This report is produced with the following primary limitations, detailed limitations specified in Appendix 7:

- 1) Our investigation is based solely on visual inspection of the trees during our last site visit. This inspection is conducted from ground level. We do not conduct aerial inspections, soil tests or below grade root examinations to assess the condition of tree root systems unless specifically contracted to do so.
- 2) Unless otherwise stated, tree risk assessments in this report are limited to trees with a *high* or *extreme* risk rating in their current condition, and in context of their surrounding land use at the time of assessment.
- 3) The scope of work is primarily determined by site boundaries and local tree-related bylaws. Only trees specified in the scope of work were assessed.
- 4) Beyond six months from the date of this report, the client must contact DHC to confirm its validity because site base plans and tree conditions may change beyond the original report's scope. Additional site visits and report revisions may be required after this point to ensure report accuracy for the municipality's development permit application process. Site visits and reporting required after the first submission are not included within the original proposal fee and will be charged to the client at an additional cost.

The client is responsible for:

- Reviewing this report to understand and implement all tree **risk**, removal and protection requirements related to the project.
- Understanding that we did not assess trees off the subject property and therefore cannot be held liable for actions you or your contractors may undertake in developing this property which may affect the trees on neighboring properties.
- Obtaining a tree removal permit from the relevant municipal authority prior to any tree cutting.
- Obtaining relevant permission from adjacent property owners before removing off-site trees and vegetation.
- Obtaining a timber mark if logs are being transported offsite.
- Ensuring the project is compliant with the tree permit conditions.
- Constructing and maintaining tree protection fencing.
- Ensuring an arborist is present onsite to supervise any works in or near tree protection zones.

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1.0 Introduction

1.1 Site Overview

The subject sites currently consist of one (1) dwelling each. 2720 Ward Street has a carport and 2726 Ward Street has a garage at the rear of the property. Grades vary throughout the subject sites and are retained with retaining walls. No on-site trees were found that are protected under the City of Vancouver Protection of Trees Bylaw No. 9958.

1.2 Proposed Land Use Changes

The proposed consists of a multi-family dwelling. In preparing this report, we reviewed the following information:

1. Site Plan provided by Victor Eric.
2. Base Survey by Louis Ngan Land Surveying Inc. dated December 4, 2019.

1.3 Report Objective

This report has been prepared to ensure the proposed project is compliant with the City of Vancouver Protection of Trees Bylaw No. 9958 and the City of Vancouver Street Tree Bylaw No. 5985, which protects any City trees. Refer to Bylaw 9958 for the complete definition of protected trees, summarized below as:

- Trees with a stem diameter at breast height (DBH, measured at 1.4 m above grade) equal to or greater than 20 cm, measured for a single stem or the combined diameter of the two or three largest trunks or stems;
- Replacement trees of any size;
- All trees that are part of a hedge (counted as a group) if any single tree in the hedge has a stem diameter at breast height equal to or greater than 20 cm.

Trees on adjacent properties with a tree protection zone that extends into the subject site have also been captured in the arborist report.

This report outlines the existing condition of protected trees adjacent to the property, summarizes the proposed tree retention and removal, and suggests guidelines for protecting retained trees during the construction process.



Figure 1. Aerial image of subject site (VanMap 2016 Imagery).

2.0 Process and Methods

Dean Bernasch of DHC visited the site on August 27, 2020. The following methods and standards are used throughout this report.

2.1 Tree Inventory

Trees on site and trees shared with adjacent properties were marked with a numbered tag and assessed for attributes including: species; height measured to the nearest meter; and, diameter at breast height (DBH) measured to the nearest centimeter at 1.4 m above grade. Off-site trees were inventoried, but not tagged. The general health and structural integrity of each tree was assessed visually and assigned to one of five categories: *excellent*; *good*; *moderate*; *poor*; or *dying/dead*. Descriptions of the health and structure rating criteria are given in Appendix 3.

Tree retention value, categorized as *high*, *medium*, *low*, or *nil*, was assigned to each tree or group of trees based on their health and structure rating, and potential longevity in a developed environment. Descriptions of the retention value ratings are given in Appendix 4. Recommendations for tree retention or removal were determined by taking in to account a tree's retention value rating, its location in relation to proposed building envelopes and development infrastructure.

2.2 Tree Risk Assessment

Tree risk assessments were completed following methods of the ISA Tree Risk Assessment Manual¹ published in 2013 by the International Society of Arboriculture, which is the current industry standard for assessing tree risk. This methodology assigns risk based on the likelihood of failure, the likelihood of impact and the severity of consequence if a failure occurs. Only on-site trees that had *high* or *extreme* risk ratings in their current condition and in context of their surrounding land use were identified and reported in section 3.2. Appendix 5 gives the likelihood and risk rating matrices used to categorize tree risk. DHC recommends that on-site trees be re-assessed for risk after the site conditions change (e.g. after damaging weather events, site disturbance from construction, creation of new targets during construction or in the final developed landscape).

2.3 Tree Protection

Tree protection zones were calculated for each tree according to the City of Vancouver Protection of Trees Bylaw 9958 requirements for minimum protection around a tree, but may be modified based on professional judgement of the project arborist to accommodate species specific tolerances and site specific growing conditions.

¹ Dunster, J.A., Smiley, E.T., Matheny, N. and Lilly, S. (2013). Tree Risk Assessment Manual. *International Society of Arboriculture*. Champaign, Illinois.

3.0 Findings: Tree Inventory and Risk Assessment

3.1 Tree Inventory

The complete tree inventory is given in Appendix 1.

Trees on Adjacent Properties

One (1) City tree was found that is protected under the City of Vancouver Street Tree Bylaw No. 5985. This tree was an American Ash (*Fraxinus americana*) which had good health.

Two (2) off-site trees were found. Off-site tree OS01 was a Japanese Maple (*Acer palmatum*) that had good health. Off-site tree OS02 was a Mountain-Ash (*Sorbus aucuparia*) that had moderate health.

3.2 Tree Risk Assessment

There were no trees on this site that posed a *high* or *extreme* risk at the time of assessment.

4.0 Tree Retention, Removal and Replacement

It should be noted that DHC has not reviewed proposed civil drawings. Proposed civil drawings must be reviewed by DHC prior to construction to ensure tree retention.

4.1 Tree Retention

All off-site and City trees can be retained due to the health of the trees and the current design of the proposed project. Refer to Appendix 1 for the noted tree protection zone and retention comments by tree, and ensure the proposed design accommodates the tree protection zones shown in the Tree Management Plan. The following is a summary of tree retention recommendations:

- City tree City01: Protect and retain as per TMP.
- Off-site trees OS01 and OS02: Protect and retain as per TMP.

4.2 Tree Removal

Due to existing tree health and the proposed design, no tree removals are currently recommended as part of this project.

4.3 Tree Replacement

The City of Vancouver Tree Bylaw requires that replacement trees be planted for trees that are removed. The City will decide the quantity of replacement trees required and the project arborist or landscape architect can then prepare a tree replacement plan showing the location and species. No tree removals are required for this project, therefore no replacement trees are required.

Appendix 1 Complete Tree Inventory Table

The complete tree inventory below contains information on tree attributes and recommendations for removal or retention. Tree ownership in this inventory table is not definitive, its determination here is based on information available from the legal site survey, GPS locations, and field assessment during site visits. Tree protection zones are measured from the outer edge of a tree's stem. If using these measurements for mapping the tree protection zone, ½ the tree's diameter must be added to the distance to accommodate a survey point at the tree's center. Where tree protection fencing is proposed to vary from the minimum municipal TPZ, comments will be included in the Retention/TPZ comments and shown on the Tree Management Plan.

*TPZ is the tree protection zone size required by the relevant municipal bylaw or, if not defined, the project arborist.

| Surveyed? | Tag # | Location | Species Common Name | Botanical Name | DBH (cm) | Height (m) | Dripline Radius (m) | Health and Structure Rating | Comments | Retention Value Rating | Retain/ Remove | Retention/TPZ Comments | *TPZ (m) |
|-----------|--------|----------|------------------------|-----------------------|-------------|---------------|---------------------------|-----------------------------------|--|------------------------------|-------------------|--------------------------------|-------------|
| Yes | City01 | City | American Ash | Fraxinus americana | 26 | 14 | 4 | Good | Tree growing between sidewalk and Ward Street in City, lawned boulevard. Appears healthy. | | Retain | Protect and retain as per TMP. | 1.6 |
| No | OS01 | Off-Site | Japanese Maple | Acer palmatum | 5 | 2 | 1 | Good | Young tree. Wooden fence within dripline. Dripline just comes over subject site. | | Retain | Protect and retain as per TMP. | 0.3 |
| Yes | OS02 | Off-Site | Rowan/Mountain-Ash | Sorbus aucuparia | 25 | 10 | 1 | Moderate | DBH approximate. Tree growing off-site below site grades and beside concrete retaining wall. Wooden perimeter fence beside tree. Ivy growing up tree. Dripline just encroaches subject site. | | Retain | Protect and retain as per TMP. | 1.5 |

Appendix 2 Site Photographs



Photo 1. Overview of City tree City01.



Photo 2. Overview of off-site tree OS01.



Photo 3. Overview of off-site tree OS02.

Appendix 3 Tree Health and Structure Rating Criteria

The tree health and structure ratings used by Diamond Head Consulting summarize each tree based on both positive and negative attributes using five stratified categories. These ratings indicate health and structural conditions that influence a tree's ability to withstand local site disturbance during the construction process (assuming appropriate tree protection) and benefit a future urban landscape.

Excellent: Tree of possible specimen quality, unique species or size with no discernible defects.

Good: Tree has no significant structural defects or health concerns, considering its growing environment and species.

Moderate: Tree has noted health and/or minor to moderate structural defects. This tree can be retained, but may need mitigation (e.g., pruning or bracing) and monitoring post-development. A moderate tree may be suitable for retention within a stand or group, but not suitable on its own.

Poor: Tree is in serious decline from previous growth habit or stature, has multiple defined health or structural weaknesses. It is unlikely to acclimate to future site use change. This tree is not suitable for retention within striking distance of most targets.

Dying/Dead: Tree is in severe decline, has severe defects or was found to be dead.

Appendix 4 Tree Retention Value Rating Criteria

The tree retention value ratings used by Diamond Head Consulting provide guidance for tree retention planning. Each tree in an inventory is assigned to one of four stratified categories that reflect its value as a future amenity and environmental asset in a developed landscape. Tree retention value ratings take in to account the health and structure rating, species profile*, growing conditions and potential longevity assuming a tree's growing environment is not compromised from its current state.

High: Tree suitable for retention. Has a good or excellent health and structure rating. Tree is open grown, an anchor tree on the edge of a stand or dominant within a stand or group. Species of *Populus*, *Alnus* and *Betula* are excluded from this category.

Medium: Tree suitable for retention with some caveats or suitable within a group**. Tree has moderate health and structure rating, but is likely to require remedial work to mitigate minor health or structural defects. Includes trees that are recently exposed, but wind firm, and trees grown on sites with poor rooting environments that may be ameliorated.

Low: Tree has marginal suitability for retention. Health and structure rating is moderate or poor; remedial work is unlikely to be viable. Trees within striking distance of a future site developments should be removed.

Nil: Tree is unsuitable for retention. It has a dying/dead or poor health and structure rating. It is likely that the tree will not survive, or it poses an unacceptable hazard in the context of future site developments.

* The species profile is based upon mature age and height/spread of the species, adaptability to land use changes and tree species susceptibility to diseases, pathogen and insect infestation.

** Trees that are 'suitable as a group' have grown in groups or stands that have a single, closed canopy. They have not developed the necessary trunk taper, branch and root structure that would allow them to be retained individually. These trees should only be retained in groups.

Appendix 5 Risk Rating Matrices

Trees with a *probable* or *imminent* likelihood of failure, a *medium* or *high* likelihood of impacting a specified target, and a *significant* or *severe* consequence of failure have been assessed for risk and included in this report (Section 3.2). These two risk rating matrices showing the categories used to assign risk are taken without modification to their content from the International Society of Arboriculture Tree Risk Assessment Qualification Manual.

Matrix 1: Likelihood

| Likelihood of Failure | Likelihood of Impacting Target | | | |
|-----------------------|--------------------------------|-----------------|-----------------|-----------------|
| | Very Low | Low | Medium | High |
| Imminent | Unlikely | Somewhat Likely | Likely | Very Likely |
| Probable | Unlikely | Unlikely | Somewhat Likely | Likely |
| Possible | Unlikely | Unlikely | Unlikely | Somewhat Likely |
| Improbable | Unlikely | Unlikely | Unlikely | Unlikely |

Matrix 2: Risk Rating

| Likelihood of Failure and Impact | Consequences of Failure | | | |
|----------------------------------|-------------------------|----------|-------------|----------|
| | Negligible | Minor | Significant | Severe |
| Very Likely | Low | Moderate | High | Extreme |
| Likely | Low | Moderate | High | High |
| Somewhat Likely | Low | Low | Moderate | Moderate |
| Unlikely | Low | Low | Low | Low |

Appendix 6 Construction Guidelines

Tree management recommendations in this report are made under the expectation that the following guidelines for risk mitigation and proper tree protection will be adhered to during construction.

Respecting these guidelines will prevent changes to the soil and rooting conditions, contamination due to spills and waste, or physical wounding of the trees. Any plans for construction work and activities that deviate from or contradict these guidelines should be discussed with the project arborist so that mitigation measures can be implemented.

Tree Protection Zones

A Tree protection zone (TPZ) is determined using either dripline or a DBH multiplier to define a radius measured in all directions from the outside of a tree's trunk. It is typically determined according to local municipal bylaw specifications and may be modified based on professional judgement of the project arborist to accommodate species specific tolerances and site specific growing conditions. For retained trees, the TPZ and fencing indicated in this report are proposed as suitable in relation to the level of disturbance proposed on the site plan provided to the project arborist. Arborist consultation is required if any additional work beyond the scope of the plans provided is proposed near the tree. Work done in addition to the proposed impacts discussed in this report may cause the tree to decline and die.

Tree Protection Fencing: Tree protection zones (TPZs) will be protected by Tree Protection Fencing except where site features constrict roots (e.g., retaining walls or roads), where continual access is required (e.g., sidewalks), or when an acceptable encroachment into the TPZ is proposed, in which case the fencing will be modified. Tree Protection Fencing is shown on the Tree Protection Plan and, where it varies from the TPZ, the rationale is described in the inventory table in Section 3.1.

Within a TPZ, no construction activity, including materials storage, grading or landscaping, may occur without project arborist approval. Within the TPZ, the following are tree preservation guidelines based on industry standards for best practice and local municipal requirements:

- No soil disturbance or stripping.
- Maintain the natural grade.
- No storage, dumping of materials, parking, underground utilities or fires within TPZs or tree driplines.
- Any planned construction and landscaping activities affecting trees should be reviewed and approved by a consulting arborist.
- Install specially designed foundations and paving when these structures are required within TPZs.
- Route utilities around TPZs.
- Excavation within the TPZs should be supervised by a consultant arborist.
- Surface drainage should not be altered in such a way that water is directed in or out of the TPZ.

- Site drainage improvements should be designed to maintain the natural water table levels within the TPZ.

Prior to any construction activity, Tree Protection Fencing must be constructed as shown on the Tree Protection Plan. The protection barrier or temporary fencing must be at least 1.2 m in height and constructed of 2" by 4" lumber with orange plastic mesh screening. Tree Protection Fencing must be constructed prior to tree removal, excavation or construction and remain intact for the entire duration of construction.

Tree Crown Protection and Pruning

All heavy machinery (excavators, cranes, dump trucks, etc.) working within five meters of a tree's crown should be made aware of their proximity to the tree. If there is to be a sustained period of machinery working within five meters of a tree's crown, a line of colored flags should be suspended at eye-level of the machinery operator for the length of the protected tree area. Any concerns regarding the clearance required for machinery and workers within or immediately outside tree protection zones should be referred to the project arborist so that a zone surrounding the crowns can be established or pruning measures undertaken. Any wounds incurred to protected trees during construction should be reported to the project arborist immediately.

Unsurveyed Trees

Unsurveyed trees identified by DHC in the Tree Retention Plan have been hand plotted for approximate location only using GPS coordinates and field observations. The location and ownership of unsurveyed trees cannot be confirmed without a legal survey. The property owner or project developer must ensure that all relevant on- and off-site trees are surveyed by a legally registered surveyor, whether they are identified by DHC or not.

Removal of logs from sites

Private timber marks are required to transport logs from privately-owned land in BC. It is property owner's responsibility to apply for a timber mark prior to removing any merchantable timber from the site. Additional information can be found at: <http://www.for.gov.bc.ca/hth/private-timber-marks.htm>

Regulation of Soil Moisture and Drainage

Excavation and construction activities adjacent to TPZs can influence the availability of moisture to protected trees. This is due to a reduction in the total root mass, changes in local drainage conditions, and changes in exposure including reflected heat from adjacent hard surfaces. To mitigate these concerns the following guidelines should be followed:

- Soil moisture conditions within the tree root protection zones should be monitored during hot and dry weather. When soil moisture is inadequate, supplemental irrigation should be provided that penetrates soil to the depth of the root system or a minimum of 30 cm.
- Any planned changes to surface grades within the TPZs, including the placement of mulch, should be designed so that any water will flow away from tree trunks.

- Excavations adjacent to trees can alter local soil hydrology by draining water more rapidly from TPZs more rapidly than it would prior to site changes. It is recommended that when excavating within 6 m of any tree, the site be irrigated more frequently to account for this.

Root Zone Enhancements and Fertilization

Root zone enhancements such as mulch, and fertilizer treatments may be recommended by the project arborist during any phase of the project if they deem it necessary to maintain tree health and future survival.

Paving Within and Adjacent to TPZs

If development plans propose the construction of paved areas and/or retaining walls close to TPZs, measures should be taken to minimize impacts. Construction of these features would raise concerns for proper soil aeration, drainage, irrigation and the available soil volume for adequate root growth. The following design and construction guidelines for paving and retaining walls are recommended to minimize the long-term impacts of construction on protected trees:

- Any excavation activities near or within the TPZ should be monitored by a certified arborist. Structures should be designed, and excavation activities undertaken to remove and disturb as little of the rooting zone as possible. All roots greater than 2 cm in diameter should be hand pruned by a Certified Arborist.
- The natural grade of a TPZ should be maintained. Any retaining walls should be designed at heights that maintain the existing grade within 20 cm of its current level. If the grade is altered, it should be raised not reduced in height.
- Compaction of sub grade materials can cause trees to develop shallow rooting systems. This can contribute to long-term pavement damage as roots grow. Minimizing the compaction of subgrade materials by using structural soils or other engineered solutions and increasing the strength of the pavement reduces reliance on the sub-grade for strength.
- If it is not possible to minimize the compaction of sub-grade materials, subsurface barriers should be considered to help direct roots downward into the soil and prevent them from growing directly under the paved surfaces.

Plantings within TPZs

Any plans to landscape the ground within the TPZ should implement measures to minimize negative impacts on the above or below ground parts of a tree. Existing grass layer in TPZs should not be stripped because this will damage surface tree roots. Grass layer should be covered with mulch at the start of the project, which will gradually kill the grass while moderating soil moisture and temperatures. Topsoil should be mixed with the mulch prior to planting of shrubs, but new topsoil layer should not be greater than 20 cm deep on top of the original grade. Planting should take place within the newly placed topsoil mixture and should not disturb the original rooting zone of the trees. A two-meter radius around the

base of each tree should be left unplanted and covered in mulch; a tree's root collar should remain free from any amendments that raise the surface grade.

Monitoring during construction

Ongoing monitoring by a consultant arborist should occur for the duration of a development project. Site visits should be more frequent during activities that are higher risk, including the first stages of construction when excavation occurs adjacent to the trees. Site visits will ensure contractors are respecting the recommended tree protection measures and will allow the arborist to identify any new concerns that may arise.

During each site visit the following measures will be assessed and reported on by a consulting arborist:

- Health and condition of protected trees, including damage to branches, trunks and roots that may have resulted from construction activities, as will the health of. Recommendations for remediation will follow.
- Integrity of the TPZ and fencing.
- Changes to TPZ conditions including overall maintenance, parking on roots, and storing or dumping of materials within TPZ. If failures to maintain and respect the TPZ are observed, suggestions will be made to ensure tree protection measures are remediated and upheld.
- Review and confirmation of recommended tree maintenance including root pruning, irrigation, mulching and branch pruning.
- Changes to soil moisture levels and drainage patterns; and
- Factors that may be detrimentally impact the trees.

Appendix 7 Report Assumptions and Limiting Conditions

- 1) Unless expressly set out in this report or these Assumptions and Limiting Conditions, Diamond Head Consulting Ltd. (“Diamond Head”) makes no guarantee, representation or warranty (express or implied) regarding this report, its findings, conclusions or recommendations contained herein, or the work referred to herein.
- 2) The work undertaken in connection with this report and preparation of this report have been conducted by Diamond Head for the “Client” as stated in the report above. It is intended for the sole and exclusive use by the Client for the purpose(s) set out in this report. Any use of, reliance on or decisions made based on this report by any person other than the Client, or by the Client for any purpose other than the purpose(s) set out in this report, is the sole responsibility of, and at the sole risk of, such other person or the Client, as the case may be. Diamond Head accepts no liability or responsibility whatsoever for any losses, expenses, damages, fines, penalties or other harm (including without limitation financial or consequential effects on transactions or property values, and economic loss) that may be suffered or incurred by any person as a result of the use of or reliance on this report or the work referred to herein. The copying, distribution or publication of this report (except for the internal use of the Client) without the express written permission of Diamond Head (which consent may be withheld in Diamond Head’s sole discretion) is prohibited. Diamond Head retains ownership of this report and all documents related thereto both generally and as instruments of professional service.
- 3) The findings, conclusions and recommendations made in this report reflect Diamond Head’s best professional judgment given the information available at the time of preparation. This report has been prepared in a manner consistent with the level of care and skill normally exercised by arborists currently practicing under similar conditions in a similar geographic area and for specific application to the trees subject to this report on the date of this report. Except as expressly stated in this report, the findings, conclusions and recommendations it sets out are valid for the day on which the assessment leading to such findings, conclusions and recommendations was conducted. If generally accepted assessment techniques or prevailing professional standards and best practices change at a future date, modifications to the findings, conclusions, and recommendations in this report may be necessary. Diamond Head expressly excludes any duty to provide any such modification if generally accepted assessment techniques and prevailing professional standards and best practices change.
- 4) Conditions affecting the trees subject to this report (the “Conditions”, include without limitation, structural defects, scars, decay, fungal fruiting bodies, evidence of insect attack, discolored foliage, condition of root structures, the degree and direction of lean, the general condition of the tree(s) and the surrounding site, and the proximity of property and people) other than those expressly addressed in this report may exist. Unless otherwise stated information contained in this report covers only those Conditions and trees at the time of inspection. The inspection is limited to visual examination of such Conditions and trees without dissection, excavation, probing or coring. While

every effort has been made to ensure that any trees recommended for retention are both healthy and safe, no guarantees, representations or warranties are made (express or implied) that those trees will not be subject to structural failure or decline. The Client acknowledges that it is both professionally and practically impossible to predict with absolute certainty the behavior of any single tree, or groups of trees, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure and this risk can only be eliminated if the risk is removed. If Conditions change or if additional information becomes available at a future date, modifications to the findings, conclusions, and recommendations in this report may be necessary. Diamond Head expressly excludes any duty to provide any such modification of Conditions change or additional information becomes available.

- 5) Nothing in this report is intended to constitute or provide a legal opinion and Diamond Head expressly disclaims any responsibility for matters legal in nature (including, without limitation, matters relating to title and ownership of real or personal property and matters relating to cultural and heritage values). Diamond Head makes no guarantee, representation or warranty (express or implied) as to the requirements of or compliance with applicable laws, rules, regulations, or policies established by federal, provincial, local government or First Nations bodies (collectively, "Government Bodies") or as to the availability of licenses, permits or authorizations of any Government Body. Revisions to any regulatory standards (including bylaws, policies, guidelines an any similar directions of a Government Bodies in effect from time to time) referred to in this report may be expected over time. As a result, modifications to the findings, conclusions and recommendations in this report may be necessary. Diamond Head expressly excludes any duty to provide any such modification if any such regulatory standard is revised.
- 6) Diamond Head shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
- 7) In preparing this report, Diamond Head has relied in good faith on information provided by certain persons, Government Bodies, government registries and agents and representatives of each of the foregoing, and Diamond Head assumes that such information is true, correct and accurate in all material respects. Diamond Head accepts no responsibility for any deficiency, misinterpretations or fraudulent acts of or information provided by such persons, bodies, registries, agents and representatives.
- 8) Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
- 9) Loss or alteration of any part of this report invalidates the entire report.

As Of: Jan 12, 2022 16:00:48

Development Permit: DP-2020-00781: Approved Subject to Conditions

| | |
|---|--|
| Address Change Requested? | No |
| Amendment In Progress | |
| Applicant Role | Design Professional |
| Approval Type | Conditional |
| Being Converted to Strata Title Ownership | No |
| Building Permit Required | Yes |
| Completed Date | |
| Contaminated Soil information related to property | No |
| Contaminated Soils on Property | No |
| Decision Date | |
| Description | Design Review - New Building - To develop a 3-storey plus basement multiple dwelling containing 8 units and 2 lock-off units providing 5 surface parking spaces having vehicular access from the lane. |
| Enforcement Related | N |
| Expiration Date | Sep 2, 2021 00:00:00 |
| Fee Discount | No Discount |
| Fee Estimate | N |
| Fee Items Last Changed Date | Oct 20, 2020 15:51:08 |
| Green Building Flag | No |
| Green Building Standard Other | |
| Invoice Due Date | |
| Issue Date | |
| Job Location | Application to consolidate 2726 + 2720 lots // NEC |
| | 2720 Ward St = Primary Address |
| Location Type | Addressed |
| My Reference Number | |
| Non-Profit Organization Number | |
| Parent Job (Internal ID) | |
| PRISM BU Permit Number | |

PRISM DB Permit Number
PRISM DE Permit Number
Reason for Withdrawal
Requested Address
Temporary Use End Date
Temporary Use Start Date
Type Of Work
Work Description

New Building
To develop a 3-storey plus basement multiple dwelling containing 8 units and 2 lock-off units providing 5 surface parking spaces having vehicular access from the lane.

zzzMetric Discount

Processes

Completeness Check (Completed on Oct 21, 2020 10:46:50 by Nicole Choi with outcome "Accepted")

Actual Start Date

Amendment

Applicant Contacted

N

Date Completed

Oct 21, 2020 10:46:50

Description

Engineering Assistant

N

Not Accepted Reason

Outcome

Accepted

Override Review Condition

N

RequiredInformation

Response To Additional Info Request

Scheduled Complete Date

Scheduled Start Date

Oct 20, 2020 15:48:19

Staff Assigned Id List

Traffic & Data Management

N

UMB - Engineering Assistant

N

Assignments

Nicole Choi

Relationships

Shadow Process: 132360109

Select Review Groups (Completed on Oct 21, 2020 15:20:40 by Nicole Choi with outcome "Selected")

outcome "Selected")

| | |
|--|-----------------------|
| Actual Start Date | |
| Addressing | Y |
| Archaeological Site | N |
| Bonus Density Review | N |
| Building Line | N |
| Building Permit Project Coordinator | N |
| Building Policy | N |
| Comments | |
| Community Care Facilities Licensing | N |
| Cultural Services | N |
| Date Completed | Oct 21, 2020 15:20:40 |
| Description | |
| Development Permit Project Coordinator | Y |
| Development Review Manager | N |
| ECO Review | N |
| Electrical Plan Review | Y |
| Energy Utility | N |
| Engineering | Y |
| Environmental Review | Y |
| Facilities | N |
| Fire and Rescue Services | N |
| Flood Risk | N |
| Heritage | N |
| Housing Policy and Projects | N |
| Housing Regulation | N |
| Landscape | Y |
| Landscape Setback | N |
| Legal Services | N |
| Licensing | N |
| Mechanical | N |
| Outcome | Selected |
| Park Board | N |

| | |
|------------------------------|--------------------------|
| Parks Maintenance | N |
| Peat Risk | N |
| Plumbing Plan Review | N |
| Police | N |
| Policy Planner | N |
| Project Facilitator | N |
| Real Estate Services | N |
| Rezoning Planner | N |
| Scheduled Complete Date | |
| Scheduled Start Date | Oct 21, 2020 10:46:50 |
| Social Policy and Projects | N |
| Soil Liquefaction | N |
| Sprinkler Plan Review | N |
| SRA Designation | N |
| Staff Assigned Id List | |
| Subdivision | N |
| Sustainability | N |
| Unstable Soil | N |
| Urban Development Planner | Y |
| Urban Forestry | N |
| Vancouver Coastal Health | N |
| Weather Protection | N |
| zzzBonus Density | N |
| zzzOfficial Development Plan | N |

Assignments

Nicole Choi

Relationships

Shadow Process: 132392447

Perform Notification (Completed on Jan 14, 2021 15:19:07 by Nicole Choi with outcome "Notified")

Actual Start Date

Comments

| | |
|----------------|--------------------------|
| Date Completed | Jan 14, 2021 15:19:07 |
|----------------|--------------------------|

| | |
|--|---|
| Description | Site Sign - November 12 2020 Erect - January 14, 2021 Post Cards - January 15, 2021 End Date for Postcard - February 3, 2021 |
| Outcome | Notified |
| Scheduled Complete Date | |
| Scheduled Start Date | Nov 12, 2020 18:54:05 |
| Staff Assigned Id List | |
| Assignments | |
| Nicole Choi | |
| Relationships | |
| Shadow Process: 133642896 | |
| Draft Recommendation (Completed on Feb 26, 2021 15:08:42 by Nicole Choi with outcome "Recommendation Drafted") | |
| Actual Start Date | |
| Comments | |
| Date Completed | Feb 26, 2021 15:08:42 |
| Description | |
| Outcome | Recommendation Drafted |
| Scheduled Complete Date | |
| Scheduled Start Date | Oct 21, 2020 15:20:41 |
| Staff Assigned Id List | |
| Assignments | |
| Nicole Choi | |
| Relationships | |
| Shadow Process: 132430011 | |
| Reviews Complete (Completed on Feb 26, 2021 15:08:42 by Nicole Choi with outcome "Complete") | |
| Actual Start Date | |
| Date Completed | Feb 26, 2021 15:08:42 |
| Description | Review Subjob 1 Complete |
| Outcome | Complete |
| Scheduled Complete Date | |
| Scheduled Start Date | |
| Make Decision (Completed on Feb 26, 2021 16:54:18 by Joe Bosnjak with outcome "Approved - with Conditions") | |

| | |
|--|----------------------------|
| Actual Start Date | |
| Additional Information | |
| Addressing | N |
| Applicant Contacted | N |
| Approved Amendment Description | |
| Archaeological Site | N |
| Building Line | N |
| Building Permit Project Coordinator | N |
| Building Policy | N |
| Comments | |
| Community Care Facilities Licensing | N |
| Cultural Services | N |
| Date Completed | Feb 26, 2021 16:54:18 |
| Description | |
| Development Permit Project Coordinator | N |
| Development Review Manager | N |
| ECO Review | N |
| Electrical Plan Review | N |
| Energy Utility | N |
| Engineering | N |
| Engineering Assistant | N |
| Environmental Review | N |
| Facilities | N |
| Fire and Rescue Services | N |
| Flood Risk | N |
| Heritage | N |
| Housing Policy and Projects | N |
| Landscape | N |
| Landscape Setback | N |
| Legal Services | N |
| Licensing | N |
| Mechanical | N |
| Outcome | Approved - with Conditions |

| | |
|--------------------------------|-----------------------|
| Park Board | N |
| Parking Management Branch | |
| Parks Maintenance | N |
| Peat Risk | N |
| Plumbing Plan Review | N |
| Police | N |
| Policy Planner | N |
| Project and Quality Management | N |
| Project Facilitator | N |
| Real Estate Services | N |
| Required Information | |
| Rezoning Planner | N |
| Scheduled Complete Date | |
| Scheduled Start Date | Feb 26, 2021 15:08:43 |
| Social Policy and Projects | N |
| Soil Liquefaction | N |
| Sprinkler Plan Review | N |
| SRA Designation | N |
| Staff Assigned Id List | |
| Street Activities | |
| Street Activities Coordinator | N |
| Street Activities Manager | N |
| Street Activities Supervisor | N |
| Street Furniture Manager | N |
| Subdivision | N |
| Sustainability | N |
| Traffic and Data Management | |
| Transportation Design | |
| UMB - Engineering Assistant | N |
| Unstable Soil | N |
| Urban Development Planner | N |
| Urban Forestry | N |

Assignments

David Jung
 Joe Bosnjak
 John Greer
 Mandy So
 Michelle Au
 Sonia Erichsen
 Tony Chen

Relationships

Shadow Process: 142917507

Issue Prior To Letter (Completed on Mar 2, 2021 12:56:46 by Nicole Choi with outcome "Issued") Actual Start

| | |
|-------------------------|-----------------------|
| Date | |
| Applicant Contacted | Y |
| Comments | |
| Date Completed | Mar 2, 2021 12:56:46 |
| Description | |
| Outcome | Issued |
| Scheduled Complete Date | |
| Scheduled Start Date | Feb 26, 2021 16:54:18 |
| Staff Assigned Id List | |

Assignments

Nicole Choi

Relationships

Shadow Process: 142926713

Respond to Prior To Conditions

Actual Start Date
 Comments
 Date Completed
 Description
 Not Accepted Reason

Outcome

Scheduled Complete Date

Scheduled Start Date

Mar 2, 2021 12:56:46

Staff Assigned Id List

Relationships

Shadow Process: 143095521

Perform Notification

Actual Start Date

Comments

Date Completed

Description

Outcome

Scheduled Complete Date

Scheduled Start Date

Mar 2, 2021 12:56:47

Staff Assigned Id List

Assignments

Nicole Choi

Relationships

Shadow Process: 143095523

Instance security

Address Maintenance

Read, Modify

Authenticated Web Read

Read

Development Permit Internal Read

Read

Development Permit Internal Update

Read, Modify

PI Read

Read

PI Update

Read, Modify

Public Web

Read

User Admin Read

Read

User Admin Update

Read, Modify

www000102558

Read, Modify

Relationships

Applicant Customer: Mo Maani DBA: VictorEric Design Group s.22(1)

Application Document: 132392285

Application Document: 132392286

Application Document: 132392287
Application Document: 132392288
Application Document: 132392289
Application Document: 132392292
Application Document: 132392294
Application Document: 132392296
Application Document: 132392297
Application Document: 132392298
Application Document: 132392299
Application Document: 132392300
Application Document: 132392301

Authorization Financial Profile: Development Permit (Permitting and Inspections (PI))

Electronic Document: 139113320
Electronic Document: 139113341
Electronic Document: 139113357
Electronic Document: 139560068
Electronic Document: 142772149
Electronic Document: 143095208
Electronic Document: 143713598
Electronic Document: 143713711
Electronic Document: 143713906
Electronic Document: 159662809

Fee Display: 132360043

Fee Item Code: 02(b) - New / Add / Alt Multiple Dwelling - Conditional

| | |
|---------|---------|
| Hours | 0 |
| Minutes | 0 |
| Value | 8023.50 |

Fee Item Code: Site Profile Review

| | |
|---------|---|
| Hours | 0 |
| Minutes | 0 |
| Value | |

File Owner: Nicole Choi

Parcel: 013-812-548 - Parcel: 2720 WARD STREET, Vancouver, BC V5R 4S6

Parcel: 013-812-556 - Parcel: 2726 WARD STREET, Vancouver, BC V5R 4S6

Permit Term: (1) A qualified environmental consultant must be available to identify, characterize and appropriately

Permit Term: (10) All approved street trees shall be completed in accordance with the approved drawings within six (6)

Permit Term: (11) All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces sh

Permit Term: (14) Please note that additional addresses may be required prior to issuance of the Building Permit. Unit

Permit Term: (16) If Tree protection is required, no work may be done within the critical root zone of any protected t

Permit Term: (17) Applicant shall ensure outdoor lighting is designed and installed to minimize impacts on ecology and

Permit Term: (2) All services, including telephone, television cables and electricity, shall be completely underground

Permit Term: (2) All work on the site must be conducted in compliance with British Columbia's Environmental Manageme

Permit Term: (3) No exposed ductwork shall be permitted on the roof or on the exterior face of the building without f

Permit Term: (4) If the development is phased and construction is interrupted, the project will require an amendment,

Permit Term: (5) This site may be affected by a Development Cost Levy By-law. Levies will be required to be paid prio

Permit Term: (6) This Development Permit is valid for a period of 12 months from the date of issuance - unless otherw

Permit Term: (7) Amenity areas/common residential storage spaces excluded from the computation of floor space ratio,

Permit Term: (9) In accordance with Protection of Trees By-law Number 9958, the removal and replacement of site trees

Processing Stream: Design Review

Review Application: DP-2020-00781-REVIEW-1: Completed

Use: Dwelling Uses: Multiple Dwelling

From: "Pikker, David" <david.pikker@vancouver.ca>
To: dleuva@eproconsultants.ca
CC: "Quigley, Tyler" <Tyler.Quigley@vancouver.ca>
Date: 2/5/2021 8:11:00 AM
Subject: 1005-21 | 8 Unit Stacked TH | Sewer information - DP-2020-00781 - 2720 Ward St
Attachments: Letter.pdf

Greetings Dhawal,

I will be your Sewer Permit contact for this proposed development as Mike Komiya is no longer with our branch.

Due to the limited length of sewer mains available under Ward St for this proposed development, we will dispatch our surveyor to the site to complete our off-site sewer service design fieldwork shortly and once our fieldwork is complete, we will forward you detailed sewer servicing information to apply to your sealed drawing for sewer permitting. At this time, we are proposing the off-site sanitary and storm services to be installed under Ward St near the west property line.

Regards,

David Pikker
Sewer and Drainage Design Branch
City of Vancouver
1100-450 SW Marine Drive
ph. (604) 873-7463
david.pikker@vancouver.ca

From: Dhawal Leuva <dleuva@eproconsultants.ca>
Sent: Monday, February 1, 2021 12:03 PM
To: Sewer & Water Connection Permits <eng.swpermits@vancouver.ca>
Subject: [EXT] 1005-21 | 8 Unit Stacked TH | Sewer information - DP-2020-00781

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hello,

I am the mechanical engineer retained by the developer to provide requested information in the attached letter. The project location is 2720 Ward St, Vancouver, BC.

Based on the available information, we have determined that a 6"Ø sanitary line will be

required to serve the building load.

Can you send me the sanitary line size, location and invert for the property mentioned above. We need this info to prepare the drawings as requested in the attached letter.

Regards,

Dhawal Leuva,

M.Sc, P.Eng, LEED Green Associate

VP, Mechanical Lead

T: 403-966-5587

W: www.eproconsultants.ca [eproconsultants.ca]

British Columbia: Unit #206, 32625 South Fraser Way, Abbotsford, BC, V2T1X8

Alberta: #1800, 330 5th Ave SW, Calgary, AB, T2P0L4



Mechanical, Electrical & Energy Model Consultants

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Please do not print this email unless it is necessary. Every unprinted email helps the environment.

December 22, 2020

To: Mo Maani
15 E 3rd Ave
Vancouver, BC
V5T 1C5

Re: 2720 Ward St

Development Permit Application: DP-2020-00781

Dear Mo Maani,

We have determined that a Natural Watercourse Covenant must be registered on the title of the property before your development permit can be issued. For more information, please contact Dan Walker (dan.walker@vancouver.ca) and Jim Burnett (jim.burnett@vancouver.ca).

After review of your development application, we have determined that a City sewer is available for the above noted property. **Please have your mechanical designer apply for a Commercial Sewer Permit.** To begin the permitting process, please have your mechanical designer contact the Sewer Design Branch as outlined in the following page.

It is the owner/applicant's responsibility to ensure mechanical plans have been submitted to the Engineering Department prior to picking up your Building Permit. **As the Sewer Permit is a condition of the Building permit, failure to submit Mechanical Plans will result in delays of the issuance of your Building Permit. The sewer permit will not be issued without Mechanical Plan review.**

Please forward the attached design information package to your mechanical designer to help with your mechanical plan submission. If you have any questions, please contact Sewer Design at eng.swpermits@vancouver.ca.

Regards,

Mike Komiya

Sewer Design Branch | Engineering Services
eng.swpermits@vancouver.ca

TO: **OWNER / AGENT/ MECHANICAL DESIGNER**

To speed up your application for development, see the following list to help you through your application for Public Sewer Connection:

- Step 1) Pass this information sheet on to your Mechanical Designer
- Step 2) Have your Mechanical Consultant contact Sewer Design at eng.swpermits@vancouver.ca to acquire possible locations and depths for your project prior to starting their design
- Step 3) Prepare the following so your application can be processed:
1. Proposed sizes of new sanitary and storm connections
 2. Proposed offset from nearest property line (e.g. 1 m west of east PL)
 3. OPTIONAL – Proposed invert elevation (geodetic datum) of both storm and sanitary at property line
- Step 4) Send your completed Mechanical Design to the Sewer Design Branch for review and fees

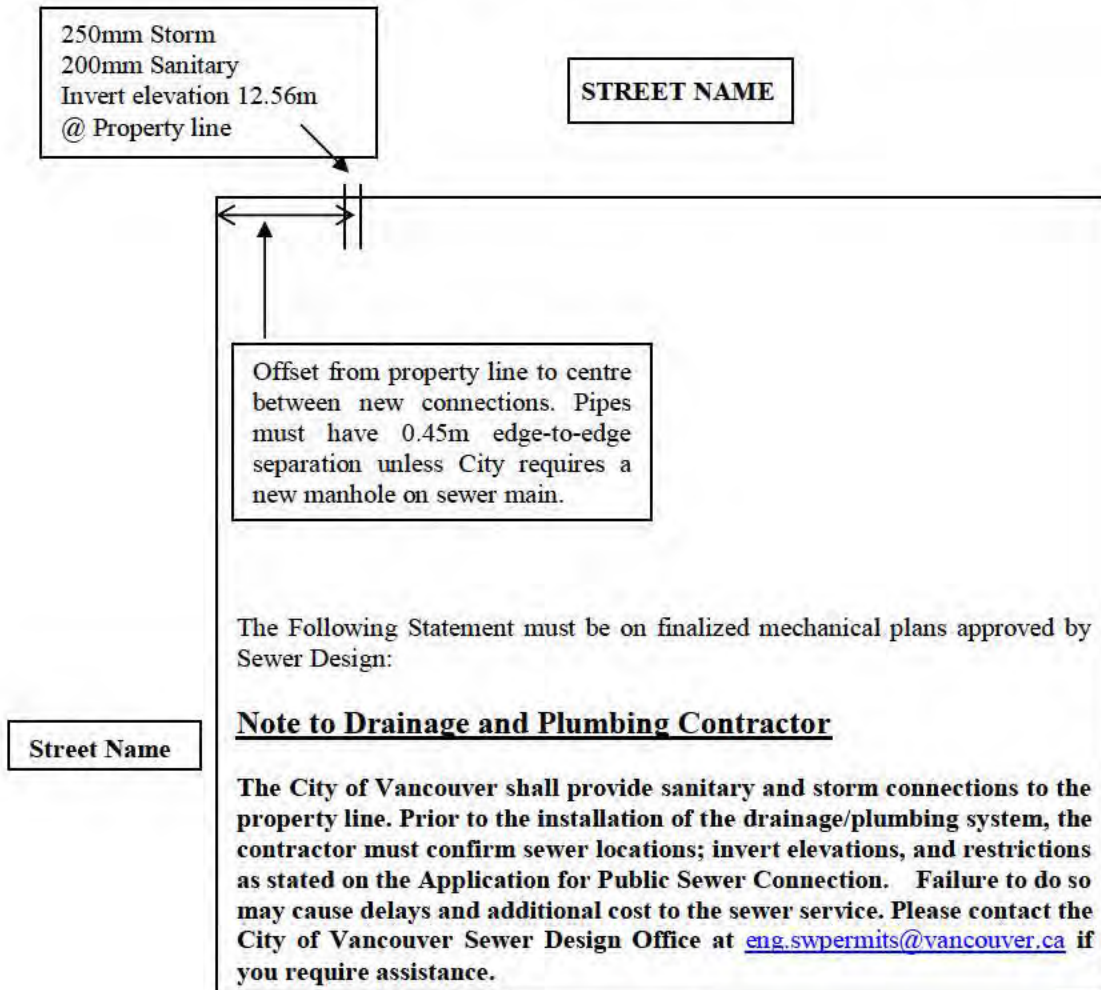
GENERAL NOTES FOR MECHANICAL DESIGNER

Mechanical plans must state:

The City of Vancouver shall provide sanitary and storm connections to the property line. Prior to the installation of the drainage/plumbing system, the contractor must confirm sewer locations, invert elevations, and restrictions as stated on the Application for Public Sewer Connection. Failure to do so may cause delays and additional cost to the sewer service. Please contact the City of Vancouver Sewer Design Office at eng.swpermits@vancouver.ca if you require assistance.

- Invert elevations for both storm and sanitary must be the same
- Typical orientation of pipes are sanitary left of storm when looking from the City sewer main
- Design connection as high as possible to avoid extra permit costs
- Designs can be in metric or imperial
- Pipes should be spaced 0.45m edge-to-edge unless the City requires a new manhole on the sewer main
- Changes to your propose pipe location and depth may be required due to actual field conditions
- **All non-City services must be installed a minimal of 1.52 meters from City Sewer services**

**Example of information that must be on Mechanical Plans for review by the
City of Vancouver Sewer Design Branch**



Notice to Mechanical Designer:

Before making revisions in your plumbing design that would affect locations, depths or pipe sizes, please contact Sewer Design to ensure the City can accommodate. Failure to do so could result in delays and additional cost for which the owner/applicant is responsible.

7.375 Chris.C.
604-671-9941

W14

5861.

W14

| STA | BS | HI | IFS | FS | ELEV |
|-----------------------|-------|--------|-------|-------|--------|
| V-1516, MON | 2.031 | 89.691 | | | 87.66 |
| TP ^I | 1.681 | 90.242 | | 1.130 | 88.561 |
| TP ^{II} | 1.444 | 90.453 | | 1.233 | 89.009 |
| ± | | | 2.498 | | 87.955 |
| B/W | | | 2.331 | | 88.122 |
| TP ^{III} | 1.091 | 90.034 | | 1.510 | 88.943 |
| TP ^{IV} | 1.128 | 89.681 | | 1.481 | 88.553 |
| MON | | | | 2.019 | 87.662 |
| STA | BS | HI | IFS | FS | ELEV |
| ± | 0.798 | 88.753 | | | 87.955 |
| UPSTREAM SAN INV. E | | | 4.055 | | 84.698 |
| UPSTREAM SAN INV. W | | | 4.110 | | 84.643 |
| " STM INV. E | | | 3.974 | | 84.779 |
| " " W | | | 4.084 | | 84.669 |
| TP ^I | 1.418 | 87.608 | | 2.563 | 86.190 |
| (EAST) DOWNSTREAM STM | | | 5.278 | | 82.330 |
| (EAST) DOWNSTREAM SAN | | | 4.850 | | 82.758 |
| TP ^{II} | 2.254 | 89.053 | | 0.832 | 86.776 |
| MON | | | | 1.033 | 87.962 |

4.677

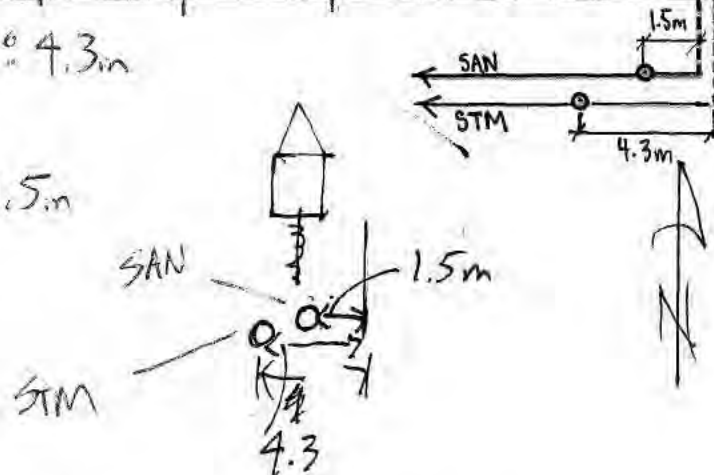
± 0.002m

↓ 80.482m

↑ 84.445m

NEW STORM WYE: 4.3m

NEW SAN WYE: 1.5m



* VANMAP HAS LOCATIONS REVERSED *

CHARACTER BUILDING ASSESSMENT- INTERIM

☐ Character Merit

☒ NOT Character Merit

☒ Posse

☒ Enquirer Informed

Address : 2720 Ward St

Date Built : 1910

Review Date: July 3, 2019

Zone : RM-7

Assessed By :

JB

| | |
|-------------------------------|--|
| RS-1, RS-1 A/B, RS-2, RS-4 | Character assessment at the applicants' discretion if seeking incentives (FSR, Infill, MCD). |
| RS-3, RS-3A, RS-5, RS-6, RS-7 | Character assessment required for pre-1940. Interim Procedure for Character Houses is applicable: demolition of character house limits site to outright density. Character houses are eligible for incentives (FSR, Infill, MCD). |
| RT-11, RM-7 | See Norquay Village Character House + Retention Guidelines In RM-7 Planning may support demo + redevelopment to enable new housing (i.e. townhouses). |
| RM-1 | Planning may support demo + redevelopment to enable new housing (i.e. townhouses). |
| RM-8, RM-9 | Planning may support demo + redevelopment to enable new housing (i.e. townhouses). No disincentives for Character Removal, but for Character Retention, allows infill and in RM-8, infill and increased density. |

| | Streetscape A | Streetscape B |
|------|---------------------------------------|---------------|
| RT-3 | | |
| | See Streetscapes in the RT-3 Appendix | |

| | | | |
|----------------------------------|--|--------------------------|---|
| RT-7 1932 RT-8 1930 | Considered Severely Altered IF it fulfils four or more of the following six criteria <input type="checkbox"/> check binders for 1994 (Guideline adoption date) condition | <input type="checkbox"/> | Doesn't maintain original massing and roof form |
| | | <input type="checkbox"/> | Has original full front porch fully or partially filled in |
| | | <input type="checkbox"/> | Does not have at least 50% of walls in typical period cladding |
| | | <input type="checkbox"/> | Has 50% or more of typical period openings altered and /or casing and trim removed. Replacement of windows not counted. If porch has been filled in resulting in window alteration, then only the remaining windows to be assessed. |
| | | <input type="checkbox"/> | Has no other intact period detailing beyond simple fascia |
| | | <input type="checkbox"/> | Has none of the following period features : secondary porch intact, brick or stone piers and foundations, entry door –frame-sidelight complex, turrets |

| | | | | |
|-------------------|---|--------------------|--------------------------|--|
| RT-10 RM-1 | Considered Character IF it meets at least four of the following seven criteria | STANDARD CHECKLIST | <input type="checkbox"/> | Retains original massing and roof form |
| | | | <input type="checkbox"/> | Has original front porch or veranda or only partially filled in |
| | | | <input type="checkbox"/> | Has original cladding or replaced with materials typical of pre-1940's |
| | | | <input type="checkbox"/> | Has 50% or more of typical period window openings (original location, size and shape) |
| | | | <input type="checkbox"/> | Has 50% or more original casings or trim such as wood treatment around windows and doors |
| | | | <input type="checkbox"/> | Retains a minimum of 2 period detailing or decorative elements (fascia, eave brackets, soffits, exposed beam or joist-ends, half timbering, decorative shingling, porch columns, original wood doors, entry transom/sidelights, decorative of feature windows of rounds, diamonds, octagonal or Palladian shapes or crafted glass) |
| | | | <input type="checkbox"/> | Exhibits other period features (secondary porch, secondary roof with gable ends and dormers, brick or stone foundations etc.) |

| | | | | |
|--|--|--------------------------|---|---|
| RS RT-4 RT-5 RT-6 RT-9 RM-4 * RM-8 RM-9 RM-12N | <p>Considered Character</p> <p><u>IF</u></p> <p><input checked="" type="checkbox"/> It has the original massing and primary roof form.</p> <p><i>The house will not meet the criteria if additions have been made which significantly alter the original massing and primary roof form. Alterations/additions that are subsidiary to the primary roof form, such as dormers, are not considered to have altered the character of the house.</i></p> <p><u>AND</u></p> <p>it meets at least four of the following five criteria</p> | STANDARD CHECKLIST | <input checked="" type="checkbox"/> | Original open front porch or veranda, or only partially filled in, or other original entry feature; |
| | <input checked="" type="checkbox"/> | | Original cladding or replacement cladding consistent with pre-1940; | |
| | <input type="checkbox"/> | | Original window openings: location, size and shape (50% or more); <i>The windows themselves may have been replaced.</i> | |
| | <input checked="" type="checkbox"/> | | Period detail: 2 or more of fascia, window casing or trim , eave brackets , soffits, exposed beam or joist ends, half-timbering, decorative shingling, porch columns, original wood doors, entry transom/sidelights, decorative or feature windows (special shapes, bay windows, crafted/leaded glass), brick or stone chimneys, piers or foundations, secondary porch, turrets, etc. | |
| | <input type="checkbox"/> | | Streetscape Context: The house is a part of a context of 2 or more character houses. Note: Applicant to submit streetscape photos showing the subject house and two houses on both sides. | |
| | <input type="checkbox"/> House may be restored to meet character criteria. | <input type="checkbox"/> | <p>For houses that do not meet the criteria, the development planner should make a preliminary assessment as to whether the house is a suitable candidate for renovation to re-establish character. This may not be possible if the original massing and primary roof form are no longer present, but it may be possible to reinstate character elements such as opening up an enclosed porch, or providing character cladding and detail.</p> <p>If yes, provide following advice to enquirer: <i>This pre-1940s house does not qualify as a character house in its' present state. However, staff note that the house may be considered for incentives if character elements are restored as part of a development proposal.</i></p> | |

* Conditional density ranges from .6 FSR to 1.45 FSR. Retention is a consideration in approval of conditional density.

NOTE: No streetscape, porch is mostly filled, only one original window at the top. Not original chimney.











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CHARACTER BUILDING ASSESSMENT

☐ Character Merit

☒ NOT Character Merit

☒ Prism

☒ Enquirer Informed

Address: 2720 WARD ST.

Date Built: 1910

Review Date: JULY 2 2015

Zone: RM-7

Development Planner: PATRICK O'SULLIVAN

| | |
|--------------|---|
| RS-1 | Not subject to Character Review |
| RT-9 | Pertinent to MCD proposals (whether it qualifies as heritage/character). |
| RT-11 RM-7 * | Norquay Village Character House + Retention Guidelines (which are the same as the Standard Checklist) |

| | Streetscape A | Streetscape B |
|------|---|---------------|
| RT-3 | | |
| | Only criteria for Character Merit is location on one of the Streetscapes in the RT-3 Appendix | |

| | | | | | |
|--|----------------|--------------|----------------|------------------|-----------|
| RT-4 /5/6 (RT-4 = outright FSR, no disincentives to demo) | One of these: | PITCH – FORK | | Street Character | |
| | Two of these : | | | Front Yard | |
| | | | One of these : | | Roofs |
| | | | | | Windows |
| | | | | | Entrances |
| | | | | | Porches |
| | | | | | Detailing |
| | | | | Materials | |

| | | | |
|----------------------------------|--|--|---|
| RT-7 1932 RT-8 1930 | Considered Severely Altered IF it fulfils four or more of the following six criteria | | Doesn't maintain original massing and roof form |
| | | | Has original full front porch fully or partially filled in |
| | | | Does not have at least 50% of walls in typical period cladding |
| | | | Has 50% or more of typical period openings altered and /or casing and trim removed. Replacement of windows not counted. If porch has been filled in resulting in window alteration, then only the remaining windows to be assessed. |
| | | | Has no other intact period detailing beyond simple fascia |
| | | | Has none of the following period features : secondary porch intact, brick or stone piers and foundations, entry door -frame-sidelight complex, turrets |

| | | | | |
|---|---|--------------------|-------------------------------------|--|
| RS RT-10 RM-1 * RM-4 * RM-8** RM-9** | 1/7 Considered Character IF it meets at least four of the following seven criteria | STANDARD CHECKLIST | <input checked="" type="checkbox"/> | Retains original massing and roof form |
| | | | <input checked="" type="checkbox"/> | Has original front porch or veranda or only partially filled in |
| | | | <input checked="" type="checkbox"/> | Has original cladding or replaced with materials typical of pre-1940's |
| | | | <input checked="" type="checkbox"/> | Has 50% or more of typical period window openings (original location, size and shape) |
| | | | <input checked="" type="checkbox"/> | Has 50% or more original casings or trim such as wood treatment around windows and doors |
| | | | <input checked="" type="checkbox"/> | Retains a minimum of 2 period detailing or decorative elements (fascia, eave brackets, soffits, exposed beam or joist-ends, half timbering, decorative shingling, porch columns, original wood doors, entry transom/sidelights, decorative of feature windows of rounds, diamonds, octagonal or Palladian shapes or crafted glass) |
| | | | <input checked="" type="checkbox"/> | Exhibits other period features (secondary porch, secondary roof with gable ends and dormers, brick or stone foundations etc.) |

*Case by case – Planning may support demo + redevelopment due to new policy (to enable new housing)

**Doesn't have disincentives for Character Removal, but for Character Retention, allows infill and in RM-8, infill and increased density





DATE: February 11, 2021

TO: Dhawal Leuva

FROM: David Pikker

SUBJECT/MESSAGE: **2720 Ward St. – Sewer Servicing Information**

Dear Dhawal,

Here is the sewer servicing information for 2720 Ward St. Please submit a sealed drawing that reflects the following information.

150mm Sanitary/150mm Storm Location = 1.00 meter east of the west property line to Ward St. This service location offset is to the middle of both pipes.

Please show 0.457 meters separation between the pipes at the property line (inside edge of pipe to inside edge of pipe).

The off-site sanitary and storm services will terminate at right angles at the property line.

The sanitary pipe will be to the left of the storm pipe when facing the property from the sewer mains.

Minimum Depth (invert elevation at the property line) = 85.96 meters.

Maximum Depth (invert elevation at the property line) = 85.09 meters.

The invert elevation of the sanitary and storm services must be the same at the property line.

Sanitary and Storm Fixture Restriction = 87.48 meters.

Please contact the Plumbing and Gas Inspection Branch through our 311 Contact Centre for details pertaining to the new Sanitary and Storm Fixture Restriction guidelines.

Please contact the Water Design Branch at watercommercialpermits@vancouver.ca for water servicing information.

Thank You,

A handwritten signature in black ink, appearing to be "DP" followed by a horizontal line.

David Pikker