



File No.: 04-1000-20-2022-234

June 8, 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 May 1, 2022 under the *Freedom of Information and Protection of Privacy Act, (the Act),* for:

Records related to DP-2021-00495 for 1265 East 19th Avenue including correspondence, memos, decisions, and forms. Date range: June 1, 2021 to April 30, 2022.

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.3(5)(a), s.15(1)(l), and s.22(1) of the Act. You can read or download these sections here:

http://www.bclaws.ca/EPLibraries/bclaws new/document/ID/freeside/96165 00.

Please note: Architectural plans and drawings are available from the Development and Building Services Centre with the owners' written permission. Please see the following link for more information on obtaining property records which also explains in greater detail the process for obtaining or viewing plans, and to submit your request online: http://vancouver.ca/home-property-development/get-copies-of-your-building-plans.aspx

Issued permits are routinely available on a fee for service basis from the Property Research section of the By-law and Compliance Administration branch, Development, Building & Licensing Department. To access these records please contact Property Research at property.research@vancouver.ca

Permits can also be searched online at the following link: www.vancouver.ca/permit-search

Please see the following link which also provides more information on obtaining property records: https://vancouver.ca/home-property-development/request-property-research-and-copies-of-permits.aspx

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 (#04-1000-20-2022-234); 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
<u>cobi.falconer@vancouver.ca</u>
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)

:pm



Development/Building Permit APPLICATION FORM

1 & 2 Family Dwellings, 1 Family Dwelling with Secondary Suite and Laneway Houses

(Deconstruction, Demolition, New Construction, Additions or Renovations to Existing Homes)

FOR OFFICE USE ONLY	Date:
Plan Checker:	Start:
Comments:	CRT:
	Application Reviewed by:
OMPLETE AND ACCURATE APPLICATIONS WILL GREATLY REDUCE	E THE PROCESSING TIME. PLEASE TYPE or PRINT CLEARLY.
THIS APPLICATION CONCERNS: ONE FAMILY DWELLING TWEEXISTING PROPERTY ADDRESS(ES) 1265 East 19th Ave.	/O FAMILY DWELLING ☑ SECONDARY SUITE □ LANEWAY HOUSE LOT SIZE 33X120'
TAX COORDINATE #	60 001 107
	BLOCK 62 DISTRICT LOT 301 PLAN 187
Does this site have an existing driveway from a street?	# Z
Date of construction of existing building on the property? 1940	
Applicant's Name: Charles Fawkes	email s.22(1)
Business Name: Apple Barn Investments Ltd.	Address: 1701 Waterloo Street
City: Vancouver Postal Code: V6R 3G3	
Bus. Licence Acct. # 21-109622	2000
02 ☑ Contractor 06 ☐ Agent for	
03 ☐ Certified Professional 07 ☐ Agent for 04 ☑ Design Professional 08 ☐ Consultan	Tenant 12 🗖 Coordinating Professional
03 ☐ Certified Professional 07 ☐ Agent for 04 ☐ Design Professional 08 ☐ Consultan	Tenant 12 Coordinating Professional t 98 Other Contact Person:
03 Certified Professional 07 Agent for 04 Design Professional 08 Consultant Property Owner's Name: \$.22(1)	Tenant 12 ☐ Coordinating Professional t 98 ☐ Other
03 Certified Professional 07 Agent for 08 Consultan Property Owner's Name: \$.22(1) Address: \$.22(1)	Tenant 12 Coordinating Professional t 98 Other Contact Person:
03	Tenant 12 Coordinating Professional 15 Other Contact Person: City: Vancouver Postal Code:
03	Tenant 12 Coordinating Professional 98 Other Contact Person: City: Vancouver Business Licence Account #
03	Tenant 12 Coordinating Professional 98 Other Contact Person: City: Vancouver Business Licence Account # City: Postal Code:
03	Tenant 12 Coordinating Professional 98 Other Contact Person: City: Vancouver Business Licence Account # City: Postal Code: Business Licence Account #
03 Certified Professional 07 Agent for 08 Consultant Property Owner's Name: S.22(1) Address: S.22(1) Telephone: (Bus.) (Home Address: Telephone: (Bus.) (Home) Demolition Contractor's Name / Additional Contact is: PTL Contractor's Name / PTL Contractor's Name / Additional Contact is: PTL Contractor's Professional 07 Agent for 08 Consultant Name: S.22(1) Output Demolition Contractor's Name / Additional Contact is: PTL Contractor's Name / Addi	Tenant 12 Coordinating Professional 98 Other Contact Person: City: Vancouver Business Licence Account # City: Postal Code: Business Licence Account # racting Ltd. (Sukhbir Singh Sihota)
03	Tenant 12 Coordinating Professional 98 Other Contact Person: City: Vancouver Business Licence Account # City: Postal Code: Business Licence Account # racting Ltd. (Sukhbir Singh Sihota) City: Vancouver Postal Code: V5W 4B5
O3	Tenant 12 Coordinating Professional 98 Other Contact Person: City: Vancouver Business Licence Account # City: Postal Code: Business Licence Account # racting Ltd. (Sukhbir Singh Sihota) City: Vancouver Postal Code: V5W 4B5 Business Licence Account # Postal Code: V5W 4B5 Business Licence Account # Postal Code: V5W 4B5
03	Tenant 12 Ocordinating Professional 12 Other 15 Other 16 Other 17 Other 18 Other 19 Other 19 Other 19 Other 19 Other 10 Other 10 Other 11 Other 12 Ocordinating Professional 13 Other 14 Other 15 Other 16 Other 16 Other 17 Other 18 Other 18 Other 18 Other 18 Other 19 Other 10 Other 11 Other 11 Other 12 Other 12 Other 12 Other 13 Other 14 Other 15 Other 16 Other 16 Other 16 Other 17 Other 18 Other 19 Other 10 Other
O3	Tenant 12 Ocordinating Professional 98 Other Contact Person: City: Vancouver Business Licence Account # City: Postal Code: Business Licence Account # Tracting Ltd. (Sukhbir Singh Sihota) City: Vancouver Business Licence Account # Tracting Ltd. (Sukhbir Singh Sihota) City: Vancouver Business Licence Account #21-112170 Deen listed on the permit.) Terry Sunar, MCA Environmental
O3	Tenant 12 Ocher 18 Other Contact Person: City: Vancouver Business Licence Account # City: Postal Code: Business Licence Account # racting Ltd. (Sukhbir Singh Sihota) City: Vancouver Business Licence Account #21-112170
O3	Tenant 12 Ocher 18 Other 198 Other
O3 Certified Professional O4 Design Professional O5 Consultan O8 Consu	Tenant 12 Ocher 18 Other Contact Person: City: Vancouver Business Licence Account # City: Postal Code: Business Licence Account # racting Ltd. (Sukhbir Singh Sihota) City: Vancouver Business Licence Account #21-112170
O3	Tenant 12 Ocordinating Professional 98 Other Postal Code: S.22(1) Contact Person: Postal Code: S.22(1) Business Licence Account # Postal Code:
O3 Oertified Professional O4 Design Professional O8 Consultan Property Owner's Name: S.22(1) Address: Constructor's / Contractor's Name: Same as applicant Address: Telephone: (Bus.)	Tenant 12

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."

THIS 28 DAY OF March , 2021

ity of Vancounena funk 2012APP2NEAN Page 1 of 185

FOR OFFICE USE ONLY			
Assigned Application Nun	nber:		
Estimated Cost of Work a	s per Marshall Evaluation: \$		
Verified by:		Date:	
Patio Slab Elev.:	Basement Slab Elev. or 1st Floor Elev.:	Garage Elev.:	Width:

For Engineering Clearances, Please Visit the Client Service Centre at 507 W Broadway, 5th Floor.

The Applicant is responsible for obtaining Engineering clearances before issuance of a combined	Engineering Department Review		
Development/Building Permit. The following approvals MAY be required.	Comments	Engineering Clearances by (initials)	
Street Use Permit			
Damage Deposit			
Sewer Connection Fees*			
Water Connection Fees			
Crossing (driveway)			
Street Tree Location/Removal**			
Utility Locations (including outside utility companies)			

- * A sewer connection may be required for any of the following work:
 - new building
 - new foundation
 - extensive renovation / additions please refer to Plumbing By-law No. 5964, Section 8.19 (latest amendments)
 and refer to the Sewer Department for verification of the sewer connection requirements.
- ** Driveway relocation or redesign will be pursued in lieu of any tree removal.

Notes:

- Applicant must be prepared to pay all prescribed fees at time of application, i.e., Building, Development, Temporary Crossing Permits and Sewer Connections.
- 2. Contractors must have a business licence to do work in the City of Vancouver.
- When Building Grades are required, submit the building grade drawings with the application (obtained from the Engineering Department).
- 4. All plan approval is final. Any change to plans or permit is subject to a fee for processing.

FEES		
INVOICE NUMBER:	AMOUNT: \$	

^{*} Please note that if you are attending the Engineering Department after 4:00 p.m., you may not be able to complete processing until the following working day.

From: "Toronchuk, Jonathan" < Jonathan. Toronchuk@vancouver.ca>

To: "Kim, Jennifer (DBL)" < Jennifer.Kim@vancouver.ca> "Gerow, Connie" < Connie.Gerow@vancouver.ca>

Date: 7/12/2021 4:10:56 PM

Subject: 1265 E. 19th Ave. - DP-2021-00495 - Public Notification

Attachments: 1265 E. 19th Ave. - Public Notification Plans - 2021.07.12.pdf

Hello Jennifer and Connie,

The project at 1265 E. 19th Ave. - DP-2021-00495 is ready for Notification. Please send Postcards per below:

Note: Postcards are not required for this project

Charles Fawkes Design has applied to the City of Vancouver for permission to demolish the existing One-Family Dwelling character home to develop a two storey One-Family Dwelling with a Secondary Suite, and a two car garage at the rear of the site having vehicular access from the lane, consisting of:

- A proposed Floor Space Ratio of 0.60 for the site. (Approximately 2445 sq. ft.)
- A proposed height of approximately 33.58 ft.

	and the state of t	
These	pages should be uploaded for notification:	
	A-01 - Site Plan	
	A-04 - Elevations	
П	A-01 @ Garage Details	
The Ar	chitectural and Landscape drawings can be found under: s.15(1)(I)	0.000
		(see pdf also
attach	ed).	
-1		

The notification end date is August 2, 2021

Please let me know if you require anything further on my end.

Regards,

JONATHAN TORONCHUK | Project Coordinator

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

E - jonathan.toronchuk@vancouver.ca



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s.3(5)(a) - Routinely available (see response letter)		

s.3(5)(a) - Routinely available (see response letter)		

s.3(5)(a) - Routinely available (see response letter)		

Project Report

18 February 2020 - 26 September 2021

Shape Your City Vancouver

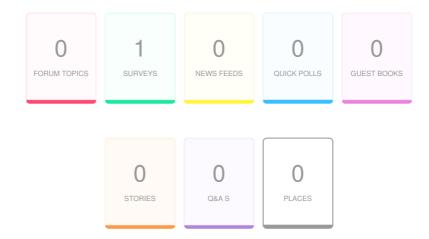
1265 E 19th Ave (DP-2021-00495) development application





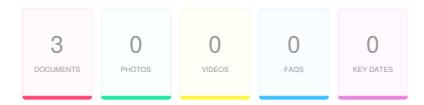
Aware Participants	46	Engaged Participants		0	
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	46		Hegistered	Onveniled	Anonymous
Informed Participants	11	Contributed on Forums	0	0	0
Informed Actions Performed	Participants	Participated in Surveys	0	0	0
Viewed a video	0	Contributed to Newsfeeds	0	0	0
Viewed a photo	0	Participated in Quick Polls	0	0	0
Downloaded a document	11	Posted on Guestbooks	0	0	0
Visited the Key Dates page	i	Contributed to Stories	0	0	0
Visited an FAQ list Page	0	Asked Questions	0	0	0
Visited Instagram Page	0	Placed Pins on Places	0	0	0
Visited Multiple Project Pages	11	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)	0				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Tool Status Visitors _		Contributors	
	gagoo 551a6	. 55. 5.4.4.5			Unverified	Anonymous
Survey Tool	1265 E 19th Ave development application comments	Published	2	0	0	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Site plan	9	9
Document	Elevations	7	7
Document	Garage details	6	6
Key Dates	Key Date	1	1

DISTRIBUTION MEMO SENT: 2021.06.04

Hello team,

Please see below DP distribution memo for required review of NEW DEVELOPMENT PERMIT APPLICATION:

Project Address :	1265 E. 19 th Ave.	Permit #:	DP-2021-00495
Early Review	2	Intake Date :	2021.05.27
NAP:	2021 June 16		
Tech Comments Due:	PTR#1 - 2021 August 11		
Decision - DREV/PCM:	2021 August 25 (Wed)	Zone :	RT-10

REVIEW GROUP:	CONTACT NAME:	## Unless specified in blue text, I have not sent hard copies, but if wanted/required please let me know and I will provide Blue text = Hard Copies Sent
Urban Planner	David Cha (DC)	Pipp only **
DRB Project Coordinator	Jonathan Toronchuk (JT)	TO THE POTON AND THE POT
Landscape	Alina Maness (MS) (for assignment)	1000 mays **
Engineering	Jaya Ranjan Dan Walker	
Building Review	Kelly Anderson	Pending receipt of Hard Copies from Applicant
Addressing	CS Address Coordinator (for assignment)	PER AND ME

Project Scope and Notes:

to demolish existing single family dwelling character home to develop a (2) two storey single family dwelling with secondary suite, and a (2) two car garage at the rear of the site having vehicular access from the lane.

General Notes:

- PDF drawings have been uploaded to POSSE Application Documents Tab.
 - If physical hard copies are required for your review please let me know and I will obtain them for your distribution
- Please review and send your comments and conditions to the PC on or before the comments due date as noted above;
 and including clearance of assigned POSSE review group.

Thank you and please let me know if you need anything or have any questions,

BUILDING BY-LAW 2019 - CITY OF VANCOUVER

SCHEDULE E-1

Forming Part of Subsection 1.6.2.2.(1), Division C of the Building By-law

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

OWNER'S UNDERTAKING

Notes:

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

Name of Project (Print)	
1265 E 19th Ave, Vancouve	er, BC, V5V 1L2
Address of Property (Print)	(8/10)
	and proceeding on application for a building paymit for the project identified
	ng and processing an application for a <i>building permit</i> for the <i>project</i> identified ling By-law, the following representations, warranties and indemnities are given to
bove, and as required by the Build	ling By-law, the following representations, warranties and indemnities are given to
above, and as required by the Build the <i>City</i> by the <i>owner</i> .	ling By-law, the following representations, warranties and indemnities are given to ner]
above, and as required by the Build he City by the owner. [If an individual is the own	ling By-law, the following representations, warranties and indemnities are given to ner]
above, and as required by the Build the City by the owner. I. If an individual is the own X I am the owner of the	ling By-law, the following representations, warranties and indemnities are given to ner] above property.

- The owner will comply with and cause those employed for this project to comply with all applicable by-laws of the
 City and other statutes and regulations in force in the City relating to the development, work, undertaking or permission in respect of which this letter is submitted.
- 3. The owner fully understands the requirements herein, and acknowledges responsibility for carrying out the work, or gives assurance that the work will be carried out, in accordance with all by-laws governing the construction of the building. The owner understands and acknowledges that the issuance of any permit, including an occupancy permit, or the inspection or approval or passage of work by the City, is not a representation or warranty that any by-law has been complied with and the owner remains responsible at all times for compliance. The owner has read and understands Article 1.3.2.1. and Article 1.4.1.5. of Division C Book I and Book II of the Building By-law, which are set out below.
- 4. The owner hereby agrees to indemnify and save harmless the City and its employees from all claims, liability, judgments, costs and expenses of every kind including negligence which may result from the failure to comply fully with all by-laws, statutes and regulations relating to any work or undertaking in respect of which this letter is submitted.
- Where the words "work" or "undertaking" are used herein, the owner understands this to include all trade work, including but not limited to: electrical, plumbing, mechanical, gas and other works necessary to complete the contemplated construction.
- 6. I am authorized to give these representations, warranties, assurances and indemnities to the City.

BUILDING BY- LAW 2019 - CITY OF VANCOUVER

Schedule E-1 Continued	Building Permit No. (for Building Official's use)
[Where the owner is an individual]	Signed, sealed and delivered in the presence of:
s.22(1)	Witness Signature
Owner's Name (Print) 2/17/2021	Witness's Name (Print)
Date 5.22(1)	Date
Phone No. and Email address	Witness's address
	Witness's address Signed, sealed and delivered in the presence of:
[Where the owner is a corporation]	
[Where the owner is a corporation]	Signed, sealed and delivered in the presence of:
[Where the owner is a corporation] Name of Corporation Per: Authorized Signatory Name (Print)	Signed, sealed and delivered in the presence of: Witness Signature

Referenced Articles below

Building By-law, Division C, Article 1.3.2.1 Intent

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

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

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

From: "Toronchuk, Jonathan" < Jonathan. Toronchuk@vancouver.ca>

To: "Charles fawkes" s.22(1)

Date: 8/27/2021 1:41:09 PM

Subject: Development Permit - 1265 E. 19th Ave. - DP-2021-00495 - Decision

+ Prior-to Letter

Attachments: 1265 E. 19th Ave. - DP-2021-00495 - Prior To Letter -

2021.08.27.pdf

1265 E. 19th Ave. - DP-2021-00495 - Prior To Letter -

2021.08.27.docx

Hello Charles,

The Development Permit application for 1265 E. 19th Ave. - DP-2021-00495 has been approved, subject to conditions. Please find attached Prior-to Letter with conditions that need to be satisfied, prior-to issuance of any development permit.

Once you are ready to submit drawings and documents in Response to the Prior-to Letter; please note the following requirements and instructions to provide for PTR submission:

Electronic files (PDF/word) of the following list <u>via email</u> (or USB, or fileshare FTP site) including:

§ PDF of all drawings and any revised documents

§ A word document with your written explanation and comments describing how you have addressed each of the conditions and specific rationale for any changes.

Please note that this will be extremely helpful with our processing, especially considering getting the information through to various review groups. Clear and comprehensive applications are the best means of speeding up your application timeline.

For your convenience I have attached both a PDF and word document copy of the PTL for your review and response; please feel free to respond with a word document in the following format:

Example PTR format:

Development Review Branch conditions:

- 1.2 provision of the following notations to be included on the submitted plans:
 - i All building dimensions, setback and yards are to the outside of cladding";

Applicant Response: notations included and revisions made to the following pages: A-1.0, A-1.1, A-2.1

Should you require anything further please let me know.

Please Note:

The City of Vancouver's Development, Buildings, and Licensing Department is adapting to the quickly evolving COVID-19 situation. City staff are working to maintain services and public safety remains our top priority. Please expect some longer than normal response times.

Thank you for your patience and understanding while we continue to provide service as best we can during this time.

Regards,

JONATHAN TORONCHUK | Project Coordinator

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

E - jonathan.toronchuk@vancouver.ca











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COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.

- * To help prevent the spread of COVID-19 and protect our communities and staff, City Council passed a motion that strongly encouraged masks in City facilities.
- * Dr. Bonnie Henry also issued a statement with the expectation that masks are worn in all public spaces.
- * As a result, everyone is expected to wear a mask when in a public or City facility. This includes community centres, libraries and City Hall.
- * Continue to stay home if you⊞e sick, avoid large gatherings, and keep 2 m apart from others.
- * Stay strong, stay local, and keep following public health orders to help prevent the spread of COVID-19

From: Toronchuk, Jonathan < Jonathan. Toronchuk@vancouver.ca>

Sent: Wednesday, August 25, 2021 9:00 AM

To: Charles fawkes 5.22(1)

Subject: Development Permit - 1265 E. 19th Ave. - DP-2021-00495 - Follow Up

Good morning Charles,

The meeting with the Director of Planning for this project is today, and if all goes well I will work to

have the Prior-To letter ready for you by end of this week.

As far as applying for the BP you may start that process as soon as you would like, please do note that the plans for BP must ultimately match with the final approved DP plans.

Please Note:

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Thank you for your patience and understanding while we continue to provide service as best we can during this time.

Regards,

JONATHAN TORONCHUK | Project Coordinator

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

E - jonathan.toronchuk@vancouver.ca











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From: Charles fawkes \$.22(1)

Sent: Wednesday, August 25, 2021 8:29 AM

To: Toronchuk, Jonathan < Jonathan. Toronchuk@vancouver.ca>

Subject: [EXT] Re: Development Permit - 1265 E. 19th Ave. - DP-2021-00495 - Public Notification Site

Sign Follow Up

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.

Hi Jonathan

I am assuming the director of planning decision meeting is today, when do you think you will have prior to comments ready for us? The owner is trying to schedule the end of tenancy notification with his renters and I am trying to give him an idea of timing for the permits. As soon as we have satisfied the prior to requirements are we allowed to apply for the BP?

I am hoping to have the comments from you soon s.22(1)

s.22(1) I would like to have my revisions submitted before I go.

Sorry to be so pushy but I did receive some incorrect advice from the City late last year and was told this would be an outright permit.

Hope you understand.

Thanks Jonathan.

Charles

On Thu, Aug 5, 2021 at 4:53 PM Toronchuk, Jonathan < Jonathan. Toronchuk@vancouver.ca > wrote:

Hello Charles,

I apologize for my late response to your previous emails, I was away from the office s.22(1) thank you for your patience and understanding.

The public notification site sign is meant to stay installed on site until the Director of Planning decision is made, the decision meeting for this project is scheduled for Wednesday August 25th, after which I will provide a Prior-To Letter containing any comments/conditions required to move forward to approval/issuance of the Development Permit. Please note that I received notice from you that the site sign was installed on site with photo proof as of July 10th, this then was the beginning of the Public Notification period which ran until .

I will follow up again with you after the Director of Planning decision later this month.

Please Note:

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Thank you for your patience and understanding while we continue to provide service as best we can during this time.

Regards,

JONATHAN TORONCHUK | Project Coordinator

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

E ogonathan.toronchuk@vancouver.ca





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- * Continue to stay home if you're sick, avoid large gatherings, and keep 2 m apart from others.
- * Stay strong, stay local, and keep following public health orders to help prevent the spread of COVID-19

From: Charles fawkes \$.22(1)

Sent: Monday, July 26, 2021 7:27 AM

To: Toronchuk, Jonathan < Jonathan. Toronchuk@vancouver.ca>

Subject: [EXT] Re: Development Permit - 1265 E. 19th Ave. - DP-2021-00495 - Public Notification

Site Sign Approved

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.

Hi Jonathan

The client would like to remove the sign as soon as the 3 week notification period

expires. Are we allowed to take it down on Thursday the 29th? The sign was in place on the 7th.

From: Charles fawkes

Sent: Tuesday, July 13, 2021 6:23 AM

To: Toronchuk, Jonathan < Jonathan. Toronchuk@vancouver.ca>

Subject: [EXT] Re: Development Permit - 1265 E. 19th Ave. - DP-2021-00495 - Public Notification

Site Sign Approved

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.

Great, thx Jonathan

I look forward to receiving your letter.

Charles

From: Toronchuk, Jonathan < Jonathan. Toronchuk@vancouver.ca>

Sent: Monday, July 12, 2021 4:11 PM

To: Charles fawkes 5.22(1)

Subject: Development Permit - 1265 E. 19th Ave. - DP-2021-00495 - Public Notification Site Sign

Approved

Hello Charles,

Thank you for providing proof of the Site Sign installed at the project site. Public notification period of 3 weeks will commence and I will schedule the Director of Planning Decision meeting to take place in August, after which I will provide a Prior-To Letter containing any comments/conditions required to move forward to approval/issuance of the Development Permit.

If you have any further questions or concerns please feel free to contact me.

Please Note:

The City of Vancouver's Development, Buildings, and Licensing Department is adapting to the quickly evolving COVID-19 situation. City staff are working to maintain services and public safety remains our top priority. Please expect some longer than normal response times.

Thank you for your patience and understanding while we continue to provide service as best we can during this time.

Regards,

JONATHAN TORONCHUK | Project Coordinator

Development, Buildings, & Licensing

City of Vancouver | 515 W 10th Ave Vancouver | BC V5Z 4A8

E ogonathan.toronchuk@vancouver.ca





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COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.

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- * As a result, everyone is expected to wear a mask when in a public or City facility. This includes community centres, libraries and City Hall.
- * Continue to stay home if you®e sick, avoid large gatherings, and keep 2 m apart from others.
- * Stay strong, stay local, and keep following public health orders to help prevent the spread of COVID-19

From: Charles fawkes s.22(1)

Sent: Saturday, July 10, 2021 11:54 AM

To: Toronchuk, Jonathan < Jonathan. Toronchuk@vancouver.ca>

Subject: [EXT] Re: Development Permit - 1265 E. 19th Ave. - DP-2021-00495 - Public Notification

Site Sign Approved

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.

See photo of site sign attached. Sign was installed at 4:00 pm, July 7th.

Thx

Charles

From: Toronchuk, Jonathan < Jonathan. Toronchuk@vancouver.ca>

Sent: Wednesday, June 30, 2021 10:41 AM

To: 'Charles fawkes' \$.22(1)

Cc: s.22(1)

Subject: Development Permit - 1265 E. 19th Ave. - DP-2021-00495 - Public Notification Site Sign

Approved

Hello Charles,

The proposed site sign is approved as per the pdf that you provided. Please have the sign manufactured and installed on site facing 19th Ave.

When the sign is installed on site please send me photographs of the sign installed, this will then mark the beginning of public notification for the project which we are allowing 3 weeks for public comment. I will then schedule a review meeting with the Director of Planning after this notification period ends for the decision to be made for the development, after which I will provide a Prior-To Letter containing any comments/conditions required to move forward to approval/issuance of the Development Permit.

If you have any further questions or concerns please feel free to contact me.

Regards,

JONATHAN TORONCHUK | Project Coordinator

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

E cojonathan.toronchuk@vancouver.ca



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From: Charles fawkes s.22(1)

Sent: Wednesday, June 30, 2021 6:24 AM

To: Toronchuk, Jonathan < Jonathan. Toronchuk@vancouver.ca>

Cc s.22(1)

Subject: [EXT] Re: Development Permit - 1265 E. 19th Ave. - DP-2021-00495 - Public Notification

Site Sign

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Hi Jonathan

See attached proof. I await your approval.

Thx

Charles Fawkes

On Fri, Jun 25, 2021 at 10:46 AM Toronchuk, Jonathan < <u>Jonathan.Toronchuk@vancouver.ca</u>> wrote:

Hello Charles,

Thank you for your patience and understanding while we work to adapt to current circumstances. The project was discussed in a review team meeting last week and some internal processes/coordination was required prior to moving forward with public notification. The proposed Development project for **1265 E. 19th Ave.** is now ready for public notification.

A site sign is required to be installed at the project site facing **E. 19th Ave.** See attachments for the Site Sign; please read each of the attachments carefully for how to design the site sign.

Before you print the sign or have it manufactured, please send me a pdf for approval. Once I review and approve the site sign, I will inform you to manufacture and install the sign on site. When the sign is installed on site you must send me photographs of the sign installed.

Should you require anything further please let me know.

Please Note:

The City of Vancouver's Development, Buildings, and Licensing Department is adapting to the quickly evolving COVID-19 situation. City staff are working to maintain services and public safety remains our top priority. Please expect some longer than normal response times.

Thank you for your patience and understanding while we continue to provide service as best we can during this time.

Regards,

JONATHAN TORONCHUK | Project Coordinator

Development, Buildings, & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Z 4A8 E ojonathan.toronchuk@vancouver.ca





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- * Continue to stay home if you're sick, avoid large gatherings, and keep 2 m apart from others.
- * Stay strong, stay local, and keep following public health orders to help prevent the spread of COVID-19

From: Charles fawkes 5.22(1)

Sent: Wednesday, June 23, 2021 6:32 AM

To: Toronchuk, Jonathan < Jonathan. Toronchuk@vancouver.ca> Subject: [EXT] Re: 1265 East 19th Ave - DP 2021 00495

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Hi Jonathon

Just checking in again on the design meeting for 1265 East 19th. Please let me know how it went and when/if the project will go to public notification.

Regards,

Charles Fawkes

From: Charles fawkes s.22(1)

Sent: Monday, June 21, 2021 7:01 AM

To: Toronchuk, Jonathan < Jonathan. Toronchuk@vancouver.ca>

Subject: [EXT] 1265 East 19th Ave - DP 2021 00495

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.

Hi Jonathan

I am just checking in on next steps for the above project. I understand you presented the project at the June 16th meeting?

Please let me know what you need from me in order to move to the neighbourhood notification process.

Thx

Charles

From: Toronchuk, Jonathan < Jonathan. Toronchuk@vancouver.ca>

Sent: Friday, June 4, 2021 4:24 PM

 $T_0: s.22(1)$

Subject: Development Permit - 1265 E. 19th Ave. - DP-2021-00495 - Follow Up

Hello Charles,

Thank you for making payment for the development fees, the review is underway with the various review departments. I have a meeting for this project scheduled for June 16th and I then expect to be in touch with you shortly afterwards with instructions for completing public/neighbourhood notification.

In the meantime:

Can you please drop off the following to my attention:

- \Box (1) full size set of plans,
- and (3) ½ size (11x17 size) sets of plans

REVISED PROCEDURE FOR PERMIT DOCUMENT DROP-OFF

Due to current circumstances all in-person meetings are currently canceled until further notice. We are working to maintain service and operations as best we can and have revised the

procedure for document drop-off: Revised plans/documents are to be dropped-off with dropoff approval.

As of 5pm on March 18th, 2020 the Services Centre entry doors are locked to limit public access.

Security personal are allowing access only to those who have a drop-off approval.

Please print a copy of this document and present to Security Personal to drop off any required documents/plans.

INCLUDE THE FOLLOWING WITH YOUR DROP-OFF:

Attn:

Jonathan Toronchuk

Project Coordinator - HRB 4th Floor

Project Address: 1265 E. 19th Ave.
Permit Number: DP-2021-00495

Please contact me once you have dropped-off the required documents/drawings. (Note: it may take approx. (2-4) business days for dropped-off documents to reach my desk)

Please Note:

The City of Vancouver's Development, Buildings, and Licensing Department is adapting to the quickly evolving COVID-19 situation. City staff are working to maintain services and public safety remains our top priority. Please expect some longer than normal response times.

Thank you for your patience and understanding while we continue to provide service as best we can during this time.

Regards,

JONATHAN TORONCHUK | Project Coordinator

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

E ogonathan.toronchuk@vancouver.ca





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- * Continue to stay home if you're sick, avoid large gatherings, and keep 2 m apart from others.
- * Stay strong, stay local, and keep following public health orders to help prevent the spread of COVID-19

From: Charles fawkes s.22(1)

Sent: Thursday, May 27, 2021 4:32 PM

To: Toronchuk, Jonathan < Jonathan. Toronchuk@vancouver.ca>

Subject: [EXT] Re: Development Application Intake - 1265 E. 19th Ave. - DP-

2021-00495

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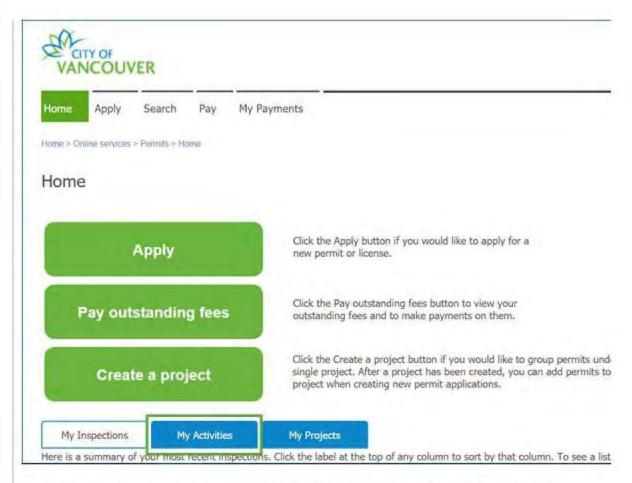
Hi Jonathan

Done and paid.

Thanks for all your help. Please confirm that everything has gone through. I will then expect to hear from you in 2-4 weeks re public notification.

Thx
Charles
From: Toronchuk, Jonathan < <u>Jonathan. Toronchuk@vancouver.ca</u> > Sent: Thursday, May 27, 2021 4:19 PM To s.22(1) Subject: Development Application Intake - 1265 E. 19th Ave DP-2021-00495
Hello Charles,
Due to staffing shortages and a significant backlog of work I am about a week-out on my scheduled intakes. Thank you for your patience and understanding while we work to adapt to current circumstances.
The intake application has been ACCEPTED for Development Permit application intake.
Please find attached Payment Invoice for Development permit intake for 1265 E. 19th Ave DP-2021-00495.
☐ I believe you are an External User Account on our system so it looks like you're setup to pay online, using your login email address s.22(1) at this link < https://plposweb.vancouver.ca/Public/Login.aspx >
Unfortunately the system only allows this one person access to view/manage the permit online. If you are having difficulty with the online system or would prefer to pay in person, you may alternatively drop into the Development Building Services Centre at 515 West 10th Av Ground Floor (if so, please bring 2 printed copies of attached).
☐ Once paid, please send me email confirmation so I can proceed to next steps of reviews (our system blocks me from doing so until the fees are paid).
Next Steps:
Once fees are paid, I will then expect to be in touch again in approximately 2-4 weeks with instructions for completing public/neighbourhood notification (I have a few internal processes and meetings to complete before getting to this point)
Let me know if you have any questions. Sending via email is best.
Please follow these steps to pay the permit fees online:
Step 1: You will receive this email and click on the link in the email. If you can't find the

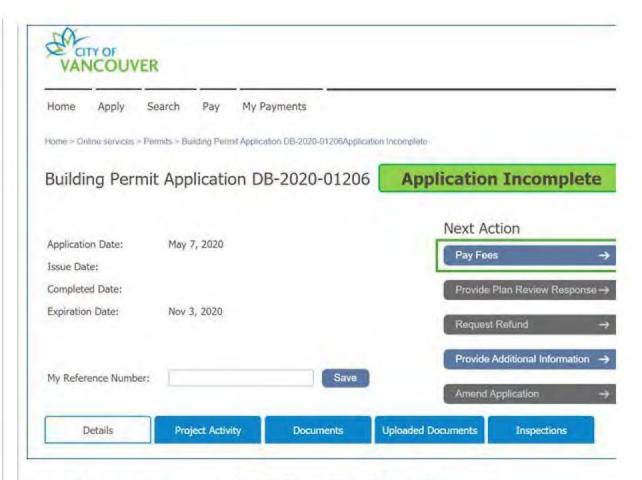
email, please log into your account at www.vancouver.ca/permits/apply and proceed to Step 3. CITY OF VANCOUVER Based on a review of the information submitted under your Building Application or Perm required in order for processing to continue. To provide this additional information, pleas Click Here Step 2: After you log in, you will see this screen. Click on the Home tab. CITY OF VANCOUVER Home Apply Search My Payments Pay Home > Online services > Pormits > Provide Further Information for DB-2020-01206 Provide Further Information for DB-2020-01206 We require more information before we can continue processing your application. Review the details, then select "Submit Furthe information. Additional Information requested: Please pay fees *Response to Additional Information Request Step 3: Click on the My Activities tab.



Step 4: Under permits, find the applicable building permit and then click on the File Number (the below is just an example).



Step 5: Click on the Pay Fees button.



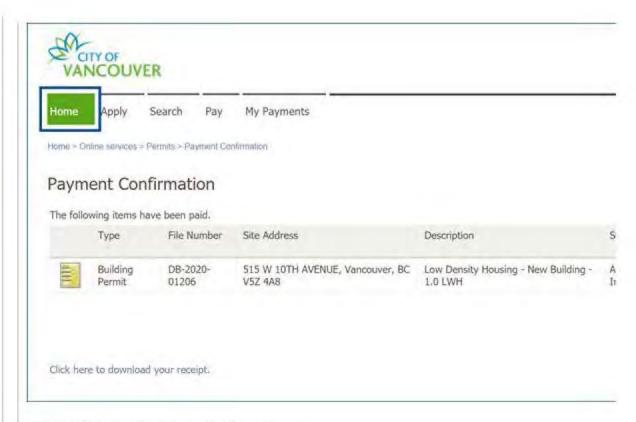
Step 6: After you enter your credit card information, click on the Process Transaction button.

Order ID: 121024855 Please complete the following details exactly as they appear on your card. Do not put spaces or hyphens in the card number. Cardholder Name*: Card Number*:	
Cardholder Name*:	
Card Number*:	
Expiry Date (MMYY)*:	
Card Security Code*:	
Click 'Process Transaction' to charge your card. Only click the button once. Us button after you press the 'Process Transaction' button will not stop the transa may result in a double charge.	

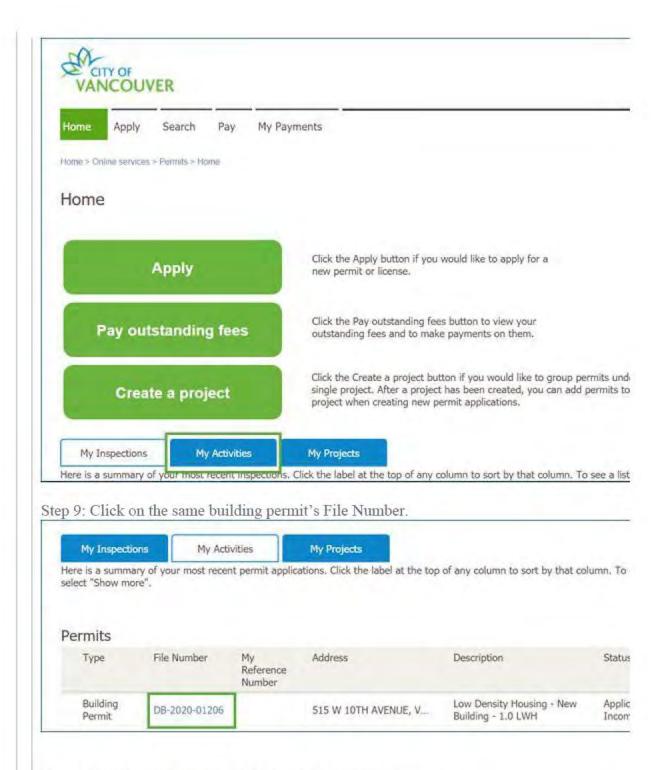
Step 7: After you've paid, you'll be able to download your receipt.

Note: the process is not complete – you'll have to repeat some of the abovementioned steps.

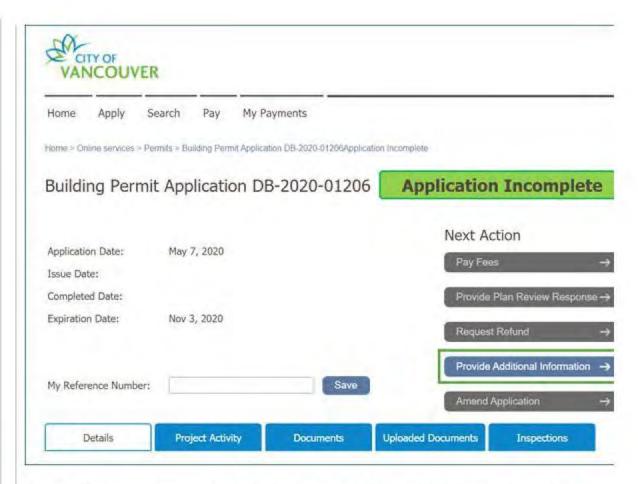
Please click on the Home tab.



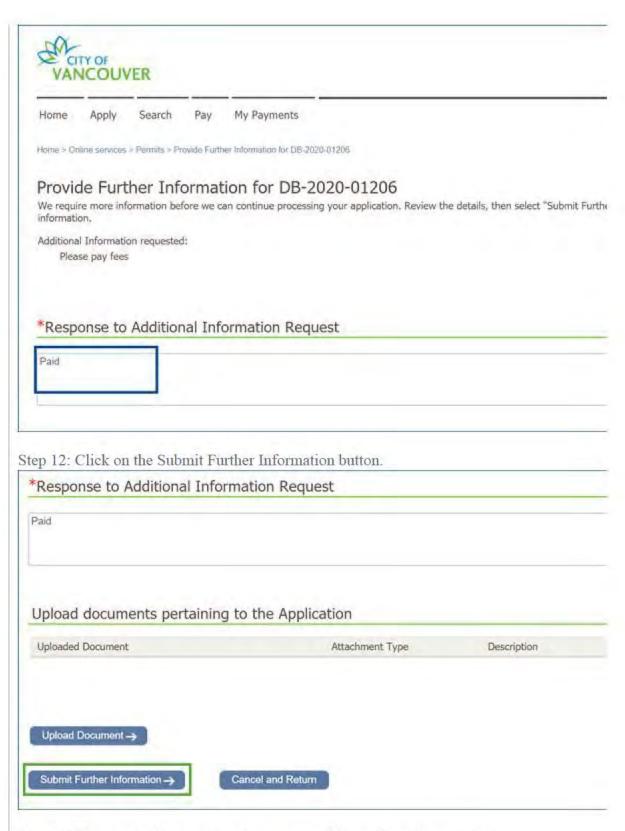
Step 8: Click on the My Activities tab.



Step 10: Click on the Provide Additional Information button.



Step 11: Enter a response in the In the Response to Additional Information Request text field and then scroll down.



Step 13: The process is complete when you see this confirmation screen.



Home

Apply

Search

Pay

My Payments

Home > Online services > Permits > Provide Further Information for D8-2020-01206

Provide Further Information for DB-2020-01206

Further information has been successfully submitted.

Return to DB-2020-01206

Please Note:

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Thank you for your patience and understanding while we continue to provide service as best we can during this time.

Regards,

JONATHAN TORONCHUK | Project Coordinator

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

E ogonathan.toronchuk@vancouver.ca



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From: Toronchuk, Jonathan < Jonathan. Toronchuk@vancouver.ca>

Sent: Thursday, May 20, 2021 10:35 AM

 $T_0: s.22(1)$

Subject: Development Permit Intake - 1265 E. 19th Ave. - Follow Up

Hello Charles,

Thank you for your patience and understanding while we work to adapt to current circumstances.

I have received the provided documents for the application, intake review is in progress and I will contact you with further steps once ready

Regards,

JONATHAN TORONCHUK | Project Coordinator

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

E ogonathan.toronchuk@vancouver.ca



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From: Charles fawkes 5.22(1)

Sent: Thursday, May 20, 2021 10:20 AM

To: Toronchuk, Jonathan < Jonathan. Toronchuk@vancouver.ca>

Subject: [EXT] Re: Development Permit Intake Appointment - 1265 E. 19th Ave.

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.

Hey Jonathan. Any news on this?

Thx

From: Charles fawkes 8.22(1)

Sent: Sunday, May 16, 2021 4:19 PM

To: Toronchuk, Jonathan < Jonathan. Toronchuk@vancouver.ca>

Subject: [EXT] Re: Development Permit Intake Appointment - 1265 E. 19th Ave.

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.

Hi Jonathan

Please find the following documents as requested:

Application Form Drawings Site Survey Arborist Report Schedule E

I have read through the district schedule thoroughly and I believe the only design feature that the proposal does not conform to fully is 5.1.4 Roof and Chimneys. In this section the design guidelines suggest 'The main roof SHOULD spring from somewhere between the upper floor level and approximately 4' above it.' The guidelines do allow the eave height to be 6m from grade but we are 6.5m.

I understand the need to have the upper floor built within the roof form however the guidelines, written in 2005, did not anticipate the recent effort by the City to improve living spaces below grade and more specifically the new requirement of 10.21 that states 'no portion of a living room, kitchen, dining room or bedroom can be located 1.5m or more below finished grade.' Thes new requirements have raised the house up over 2' from my previous design. Additionally there are many photos of examples in the design guidelines, both traditional and contemporary that show houses that don't conform to this 4' spring line rule.

I was told in January that this application would be outright so I gathered all applicable documents for a full blown BP. Let me know if you require any further documents for the DP as I am sure I have everything.

I am hoping you can do your review in a timely manner. As you can see I filled out the application form in early March and emailed all documents to the City. It has taken almost 2 months just to get to this intake stage.

Regards,

Charles Fawkes

From: Toronchuk, Jonathan < Jonathan. Toronchuk@vancouver.ca>

Sent: Friday, May 14, 2021 12:55 PM

 $T_0: s.22(1)$

Subject: Development Permit Intake Appointment - 1265 E. 19th Ave.

Hello Charles,

I will be the Project Coordinator for the upcoming intake application appointment on Monday, May 17th at 1:00PM for the proposed project at 1265 E. 19th Ave.

Due to current circumstances, the intake procedure has changed and <u>no face-to-face</u> meetings are taking place.

To facilitate your intake, please send me **PDF copies** of the project drawings, application form, list of changes and relaxations rationale (if applicable) and any other applicable /supporting documents.

Please reference the following link to the development permit checklists: https://vancouver.ca/home-property-development/application-forms-and-checklists.aspx

Once all documents have been provided, I will review and respond with further instruction /comment as well as online fee payment instruction and drop-off information for hard-copies. Do not drop off any hard-copy drawings until I give the go-ahead.

Should you require anything further please let me know.

Regards,

JONATHAN TORONCHUK | Project Coordinator

Development, Buildings, & Licensing City of Vancouver | 515 W 10th Ave Vancouver | BC V5Z 4A8 E ogonathan.toronchuk@vancouver.ca



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August 27, 2021

Charles Fawkes 1701 Waterloo Street Vancouver, BC V6R 3G3

RE 1265 E 19TH AVENUE, Vancouver, BC V5V 1L2 Development Application Number DP-2021-00495

On behalf of the Director of Planning, your application has been approved to develop on this site for a to demolish existing One-Family Dwelling character home to develop a two storey One-Family Dwelling with a Secondary Suite, and a two-car garage at the rear of the site 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 2.3 of this "prior-to permit issuance" letter.

IMPORTANT!!! HOW TO SUBMIT YOUR REVISIONS

Contact your project coordinator in advance of your drawings and documents being ready for submission to coordinate your submission. You may contact Jonathan Toronchuk at (604) 829-9627 8:30 a.m. to 5:00 p.m., Monday to Friday. Please do not mail, drop-off or courier your response because this will delay the processing of your application.

Partial submissions will not be accepted. Written response describing how you have addressed each of the Prior to Letter conditions is required (detailed explanation of changes assists us to understand your rationale and convey the information efficiently and effectively to all review groups).

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

Development Review Branch conditions:

1.1 Design development to ensure "light well" located at Basement Level does not project more than 1m (3'-3") depth from face of building:

(Note to Applicant: The current proposed "light well' at the Basement level projects 6'-6" from face of the building and must be revised to comply.)

- 1.2 Design development to ensure only one laundry room is provided for each dwelling:
 - (Note to Applicant: The current proposed plans indicate (2) laundry rooms at the basement level of the primary dwelling)
- 1.3 provision of the following notations to be included on the submitted plans:
 - i. "The design of the parking structure regarding safety and security shall be in accordance with Section 4.13 of the Parking By-law";
 - ii. "All building dimensions, setback and yards are to the outside of cladding"; and
 - (Note to Applicant: Ensure floor plans indicate dimensions are to cladding.)
 - iii. "Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555"

Landscape Review conditions:

- 1.4 Design development to ensure safe retention of all existing trees as follows:
 - i. Revise the tree protection barriers of Tree #1 to match with arborist report requirement, and relocate the gas line to be outside the tree protection zone.
 - (<u>Note to Applicant</u>: The tree barrier size has to be no less than 18'-9" at North and East side, and 4 ft at West side. Ensure dimensions to be measured from the edge of tree trunks)
 - ii. Add tree protection barriers and dimensions for Tree #7, #8 and #9, and arborist specifications for tree retentions.
 - (Note to Applicant: Refer to Landscape Condition 1.8)
 - iii. Relocate the garbage bin pad to be outside CRZ of Tree #9
 - iv. Provide section details of the proposed structures within CRZ of retained trees with "alt" footings, including the new fence at south and side property lines, new stairs and retaining wall within CRZ of Tree #6 and 7, the East side foundation wall of the garage within CRZ of Tree#9.
 - (Note to Applicant: Further comments will be provided after reviewing structural details)
- 1.5 Design development to verify the location of Tree #7 by updating survey plan.

(Note to Applicant: The location of the tree at survey plan didn't match with arborist report finding)

1.6 Provision of coordinated and complete site plan.

(Note to Applicant: The layout of outdoor patio and stairs on SITE PLAN didn't match with floor plans; also add tree #5 on SITE PLAN)

1.7 Provision of updated Arborist Report to assess the development proposal and construction impact on trees, and provide tree retention measures, updating tree management plan in the context of site plan.

(<u>Note to Applicant</u>: Include but not limited to assess the construction activities within the critical root zone of Tree #1, #6, #7 and #9, and specify "alt" footings; confirm tree #3, #4, #8 to be retained or removed.)

1.8 Provision of an Arborist Letter of Assurance signed and dated by owner, arborist and contractor.

(<u>Note to Applicant</u>: The letter of assurance should include all construction activities that require arborist supervisions.)

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

Development Review Branch conditions:

- 2.1 Written confirmation that Building Review Branch comments under 4.8 have been acknowledged and understood, is required to be submitted as part of the "prior-to" response.
- 2.2 Written confirmation that Building Review Branch comments under 4.4 have been acknowledged and understood, is required to be submitted as part of the "prior-to" response.

Engineering Services conditions:

2.3 Provision of a copy of a current title search for each parcel of land involved in the development site which must include copies of all non-financial charges and legal notations listed on each title search.

(Note to Applicant: Title search must include current title owner(s))

Examples of common non-financial charges include: Statutory Right of Way, Right of Way, Covenant, Easement, Option to Purchase, and Easement and Indemnity.

Examples of financial charges, which are not required, include: Mortgage, Assignment of Rents, and Builders Liens.

This information may be obtained from the Land Title Office in New Westminster. An applicant may require advice or assistance from a Solicitor, Notary, Realtor, BC Land Surveyor, or Land Agent to obtain this information.

We reserve the right to ask for an updated title search and charges prior to issuance of the permit

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 <u>prior to the issuance of any required</u> <u>occupancy permit</u>, 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.
 - (<u>Note to Applicant</u>: 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.
- This Development Permit is valid for a period of 12 months from the date of issuance unless otherwise validated by a Building Permit.

4.0 **Notes to Applicant:**

- 4.1 It should be noted that your Development Permit will be issued when you have complied with all the above conditions. However, if these conditions have not been complied with **on, or before February 28, 2022**, this Development Application may stand refused.
- 4.2 A new Development Application will be required for any significant changes. This approval is subject to any change in the Zoning and Development By-law or

- other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.
- 4.3 If this application necessitates the demolition of existing residential rental, per Section 10.8.2 and except as set out in section 10.8.3, where development necessitates the demolition of existing residential rental accommodation, no development permit shall be issued for the demolition unless and until a development permit for the new development has been issued. No development permit for the new development has been issued.
 - (<u>Note to Applicant:</u> The development permit for the new development shall not be issued unless and until all building permits for the new development and a building permit for the demolition are issuable.)
- 4.5 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.
- 4.6 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.

4.7 This application may be eligible for Development Cost Levy (DCL) Waiver.

Additional fees, conditions and processing time may be required should a Development Cost Levy DCL Waiver be pursued. More information is available at: https://vancouver.ca/files/cov/development-cost-levies-bulletin.pdf

4.8 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. For additional information on obtaining a Building Permit for this proposal please visit vancouver.ca/building-permit. If you need advice in preparing your application, you may book an enquiry appointment

(604.873.7611), or submit questions to https://vancouver.ca/home-property-development/contact-development-buildings-or-licensing.aspx

Yours truly,

Jonathan Toronchuk, jonathan.toronchuk@vancouver.ca (604) 829-9627



August 25, 2021

Charles Fawkes 1701 Waterloo Street Vancouver, BC V6R 3G3

RE 1265 E 19TH AVENUE, Vancouver, BC V5V 1L2 Development Application Number DP-2021-00495

On behalf of the Director of Planning, your application has been approved to develop on this site for a to demolish existing One-Family Dwelling character home to develop a two storey One-Family Dwelling with a Secondary Suite, and a two-car garage at the rear of the site 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 2.3 of this "prior-to permit issuance" letter.

IMPORTANT!!! HOW TO SUBMIT YOUR REVISIONS

Contact your project coordinator in advance of your drawings and documents being ready for submission to coordinate your submission. You may contact Jonathan Toronchuk at (604) 829-9627 8:30 a.m. to 5:00 p.m., Monday to Friday. Please do not mail, drop-off or courier your response because this will delay the processing of your application.

Partial submissions will not be accepted. Written response describing how you have addressed each of the Prior to Letter conditions is required (detailed explanation of changes assists us to understand your rationale and convey the information efficiently and effectively to all review groups).

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

Development Review Branch conditions:

- 1.1 Design development to ensure "light well" located at Basement Level does not project more than 1m (3'-3") depth from face of building:
 - (Note to Applicant: The current proposed "light well' at the Basement level projects 6'-6" from face of the building and must be revised to comply.)
- 1.2 Design development to ensure only one laundry room is provided for each dwelling:

(<u>Note to Applicant</u>: The current proposed plans indicate (2) laundry rooms at the basement level of the primary dwelling)

- 1.3 provision of the following notations to be included on the submitted plans:
 - i. "The design of the parking structure regarding safety and security shall be in accordance with Section 4.13 of the Parking By-law";
 - ii. "All building dimensions, setback and yards are to the outside of cladding"; and

(Note to Applicant: Ensure floor plans indicate dimensions are to cladding.)

iii. "Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555"

Landscape Review conditions:

- 1.4 Design development to ensure safe retention of all existing trees as follows:
 - i. Revise the tree protection barriers of Tree #1 to match with arborist report requirement, and relocate the gas line to be outside the tree protection zone.

(<u>Note to Applicant</u>: The tree barrier size has to be no less than 18'-9" at North and East side, and 4 ft at West side. Ensure dimensions to be measured from the edge of tree trunks)

ii. Add tree protection barriers and dimensions for Tree #7, #8 and #9, and arborist specifications for tree retentions.

(Note to Applicant: Refer to Landscape Condition 1.8)

- iii. Relocate the garbage bin pad to be outside CRZ of Tree #9
- iv. Provide section details of the proposed structures within CRZ of retained trees with "alt" footings, including the new fence at south and side property lines, new stairs and retaining wall within CRZ of Tree #6 and 7, the East side foundation wall of the garage within CRZ of Tree#9.

(Note to Applicant: Further comments will be provided after reviewing structural details)

1.5 Design development to verify the location of Tree #7 by updating survey plan.

(Note to Applicant: The location of the tree at survey plan didn't match with arborist report finding)

1.6 Provision of coordinated and complete site plan.

(Note to Applicant: The layout of outdoor patio and stairs on SITE PLAN didn't match with floor plans; also add tree #5 on SITE PLAN)

1.7 Provision of updated Arborist Report to assess the development proposal and construction impact on trees, and provide tree retention measures, updating tree management plan in the context of site plan.

(<u>Note to Applicant</u>: Include but not limited to assess the construction activities within the critical root zone of Tree #1, #6, #7 and #9, and specify "alt" footings; confirm tree #3, #4, #8 to be retained or removed.)

1.8 Provision of an Arborist Letter of Assurance signed and dated by owner, arborist and contractor.

(<u>Note to Applicant</u>: The letter of assurance should include all construction activities that require arborist supervisions.)

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

Development Review Branch conditions:

2.0

- 2.1 Written confirmation that Building Review Branch comments under 4.8 have been acknowledged and understood, is required to be submitted as part of the "prior-to" response.
- 2.2 Written confirmation that Building Review Branch comments under 4.4 have been acknowledged and understood, is required to be submitted as part of the "prior-to" response.

Engineering Services conditions:

2.3 Provision of a copy of a current title search for each parcel of land involved in the development site which must include copies of all non-financial charges and legal notations listed on each title search.

(Note to Applicant: Title search must include current title owner(s))

Examples of common non-financial charges include: Statutory Right of Way, Right of Way, Covenant, Easement, Option to Purchase, and Easement and Indemnity.

Examples of financial charges, which are not required, include: Mortgage, Assignment of Rents, and Builders Liens.

This information may be obtained from the Land Title Office in New Westminster. An applicant may require advice or assistance from a Solicitor, Notary, Realtor, BC Land Surveyor, or Land Agent to obtain this information.

We reserve the right to ask for an updated title search and charges prior to issuance of the permit

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 <u>prior to the issuance of any required occupancy permit</u>, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
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Notes to Applicant:

4.0

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Yours truly,

Jonathan Toronchuk, jonathan.toronchuk@vancouver.ca (604) 829-9627 From: "Toronchuk, Jonathan" < Jonathan. Toronchuk@vancouver.ca>

To: s.22(1)

Date: 6/25/2021 10:46:46 AM

Subject: Development Permit - 1265 E. 19th Ave. - DP-2021-00495 - Public

Notification Site Sign

Attachments: 2B-DA-sitesign-template-2020.idml

Gotham True Type Font\Gotham-Black

Gotham True Type Font\Gotham-Black\GOTHMBLA.TTF

Gotham True Type Font\Gotham-BlackItalic

Gotham True Type Font\Gotham-BlackItalic\GOTHMKIT.TTF

Gotham True Type Font\Gotham-Bold

Gotham True Type Font\Gotham-Bold\GOTHMBOL.TTF

Gotham True Type Font\Gotham-BoldItalic

Gotham True Type Font\Gotham-BoldItalic\GOTHMBIT.TTF

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Gotham True Type Font\Gotham-Book\GOTHMBOK.TTF

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Gotham True Type Font\Gotham-Light

Gotham True Type Font\Gotham-Light\GOTHMLIG.TTF

Gotham True Type Font\Gotham-LightItalic

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Gotham True Type Font\Gotham-Medium\GOTHMMED.TTF

Gotham True Type Font\Gotham-MediumItalic

Gotham True Type Font\Gotham-MediumItalic\GOTHMMIT.TTF

Gotham True Type Font\Gotham-Thin

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Gotham True Type Font\Gotham-Ultra

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Gotham True Type Font\Gotham-XLight

Gotham True Type Font\Gotham-XLight\GOTHMXLT.TTF

Gotham True Type Font\Gotham-XLightItalic

Gotham True Type Font\Gotham-XLightItalic\GOTHMXIT.TTF

Site Sign Email - 1265 E. 19th Ave. - DP-2021-00495.docx

Site Sign Guidelines.pdf

Site Sign Location Map Instructions.pdf

Hello Charles,

Thank you for your patience and understanding while we work to adapt to current circumstances. The project was discussed in a review team meeting last week and some internal processes /coordination was required prior to moving forward with public notification. The proposed Development project for 1265 E. 19th Ave. is now ready for public notification.

A site sign is required to be installed at the project site facing **E. 19th Ave.** See attachments for the Site Sign; please read each of the attachments carefully for how to design the site sign.

Before you print the sign or have it manufactured, please send me a pdf for approval. Once I review and approve the site sign, I will inform you to manufacture and install the sign on site. When the sign is installed on site you must send me photographs of the sign installed.

Should you require anything further please let me know.

Please Note:

The City of Vancouver's Development, Buildings, and Licensing Department is adapting to the quickly evolving COVID-19 situation. City staff are working to maintain services and public safety remains our top priority. Please expect some longer than normal response times.

Thank you for your patience and understanding while we continue to provide service as best we can during this time.

Regards,

JONATHAN TORONCHUK | Project Coordinator

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

E - jonathan.toronchuk@vancouver.ca











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COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.

- * To help prevent the spread of COVID-19 and protect our communities and staff, City Council passed a motion that strongly encouraged masks in City facilities.
- * Dr. Bonnie Henry also issued a statement with the expectation that masks are worn in all public spaces.
- * As a result, everyone is expected to wear a mask when in a public or City facility. This includes community centres, libraries and City Hall.
- * Continue to stay home if you's sick, avoid large gatherings, and keep 2 m apart from others.
- * Stay strong, stay local, and keep following public health orders to help prevent the spread of COVID-19

From: Charles fawkes s.22(1)

Sent: Wednesday, June 23, 2021 6:32 AM

To: Toronchuk, Jonathan < Jonathan. Toronchuk@vancouver.ca>

Subject: [EXT] Re: 1265 East 19th Ave - DP 2021 00495

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.

Hi Jonathon

Just checking in again on the design meeting for 1265 East 19th. Please let me know how it went and when/if the project will go to public notification.

Regards,

Charles Fawkes

From: Charles fawkes

s.22(1)

Sent: Monday, June 21, 2021 7:01 AM

To: Toronchuk, Jonathan < Jonathan. Toronchuk@vancouver.ca>

Subject: [EXT] 1265 East 19th Ave - DP 2021 00495

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.

Hi Jonathan

I am just checking in on next steps for the above project. I understand you presented the project at the June 16th meeting?

Please let me know what you need from me in order to move to the neighbourhood notification process.

Thx

Cl	narles
	om: Toronchuk, Jonathan <jonathan.toronchuk@vancouver.ca> ent: Friday, June 4, 2021 4:24 PM</jonathan.toronchuk@vancouver.ca>
	s.22(1)
	ubject: Development Permit - 1265 E. 19th Ave DP-2021-00495 - Follow Up
Н	ello Charles,
re	nank you for making payment for the development fees, the review is underway with the various view departments. I have a meeting for this project scheduled for June 16 th and I then expect to e in touch with you shortly afterwards with instructions for completing public/neighbourhood otification.
In	the meantime:
C	an you please drop off the following to my attention:
	(1) full size set of plans,
	and (3) ½ size (11x17 size) sets of plans

	REVISED PROCEDURE FOR PERMIT DOCUMENT DROP-OFF
	ue to current circumstances all in-person meetings are currently canceled until further notice. We are working to maintain service and operations as best we can and have revised the procedure for document drop-off: Revised plans/documents are to be dropped-off with drop-off approval.
	As of 5pm on March 18th, 2020 the Services Centre entry doors are locked to limit public access.
	Security personal are allowing access only to those who have a drop-off approval.
Į	Please print a copy of this document and present to Security
	<u>Personal</u>

INCLUDE THE FOLLOWING WITH YOUR DROP-OFF:

Attn:

Jonathan Toronchuk

Project Coordinator - HRB 4th Floor

Project Address: 1265 E. 19th Ave.
Permit Number: DP-2021-00495

Please contact me once you have dropped-off the required documents/drawings.

(Note: it may take approx. (2-4) business days for dropped-off documents to reach my desk)

Please Note:

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Thank you for your patience and understanding while we continue to provide service as best we can during this time.

Regards,

JONATHAN TORONCHUK | Project Coordinator

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

E pjonathan.toronchuk@vancouver.ca











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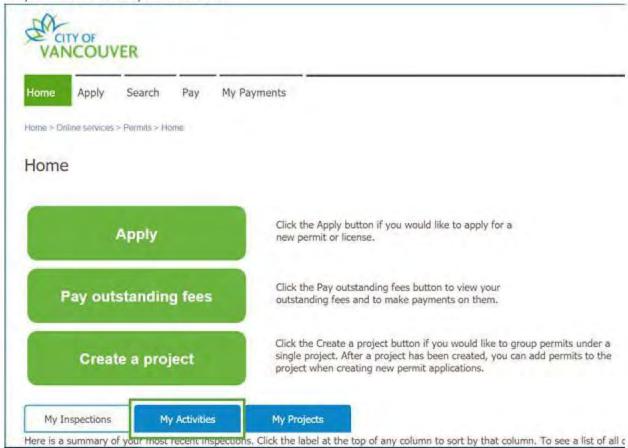
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- * Dr. Bonnie Henry also issued a statement with the expectation that masks are worn in all public spaces.
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From: Charles fawkes s.22(1) Sent: Thursday, May 27, 2021 4:32 PM To: Toronchuk, Jonathan < Jonathan. Toronchuk@vancouver.ca> Subject: [EXT] Re: Development Application Intake - 1265 E. 19th Ave. - DP-2021-00495 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. Hi Jonathan Done and paid. Thanks for all your help. Please confirm that everything has gone through. I will then expect to hear from you in 2-4 weeks re public notification. Thx Charles From: Toronchuk, Jonathan < Jonathan. Toronchuk@vancouver.ca> Sent: Thursday, May 27, 2021 4:19 PM To: s.22(1) Subject: Development Application Intake - 1265 E. 19th Ave. - DP-2021-00495 Hello Charles, Due to staffing shortages and a significant backlog of work I am about a week-out on my scheduled intakes. Thank you for your patience and understanding while we work to adapt to current circumstances. The intake application has been ACCEPTED for Development Permit application intake. Please find attached Payment Invoice for Development permit intake for 1265 E. 19th Ave. - DP-2021-00495. ☐ I believe you are an External User Account on our system so it looks like you're setup to pay online, using your login email address \$.22(1) at this link < https://plposweb.vancouver.ca/Public/Login.aspx > ☐ Unfortunately the system only allows this one person access to view/manage the permit online. If you are having difficulty with the online system or would prefer to pay in person, you may alternatively drop into the Development Building Services Centre at 515 West 10th Av Ground Floor (if so, please bring 2 printed copies of attached). Once paid, please send me email confirmation so I can proceed to next steps of reviews (our system blocks me from doing so until the fees are paid).

Next Steps:

Once fees are paid, I will then expect to be in touch again in approximately 2-4 weeks with instructions for completing public/neighbourhood notification (I have a few internal processes and meetings to complete before getting to this point) Let me know if you have any questions. Sending via email is best. Please follow these steps to pay the permit fees online: Step 1: You will receive this email and click on the link in the email. If you can't find the email, please log into your account at www.vancouver.ca/permits/apply and proceed to Step 3. VANCOUVER Based on a review of the information submitted under your Building Application or Permit, ac required in order for processing to continue. To provide this additional information, please cli Click Here Step 2: After you log in, you will see this screen. Click on the Home tab. CITY OF VANCOUVER My Payments Home Apply Search Pay Home > Online services > Permits > Provide Further Information for DB-2020-01206 Provide Further Information for DB-2020-01206 We require more information before we can continue processing your application. Review the details, then select "Submit Further Information before we can continue processing your application." Additional Information requested: Please pay fees *Response to Additional Information Request

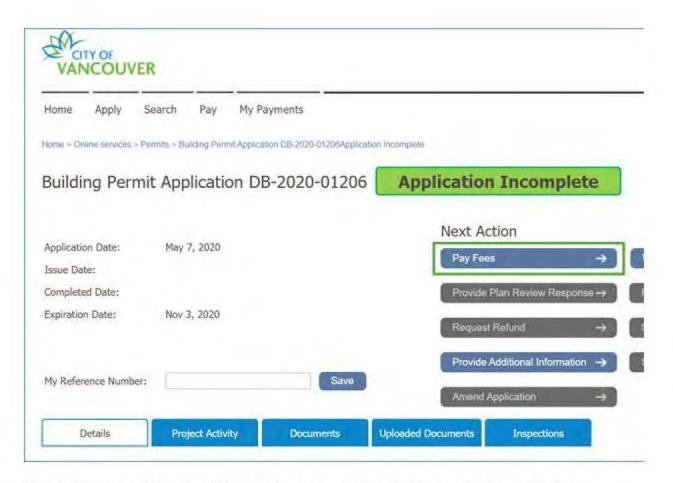
Step 3: Click on the My Activities tab.



Step 4: Under permits, find the applicable building permit and then click on the File Number (the below is just an example).



Step 5: Click on the Pay Fees button.

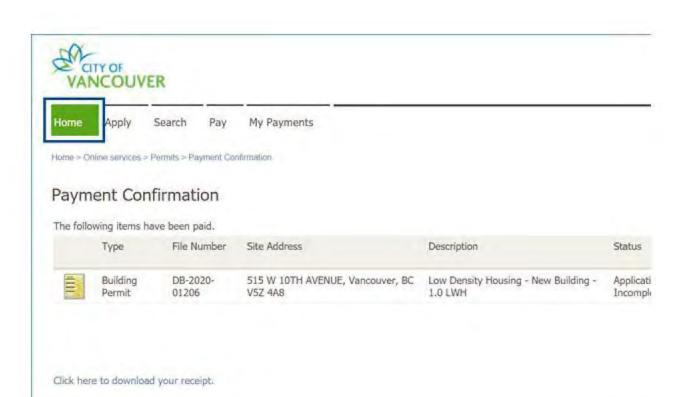


Step 6: After you enter your credit card information, click on the Process Transaction button.

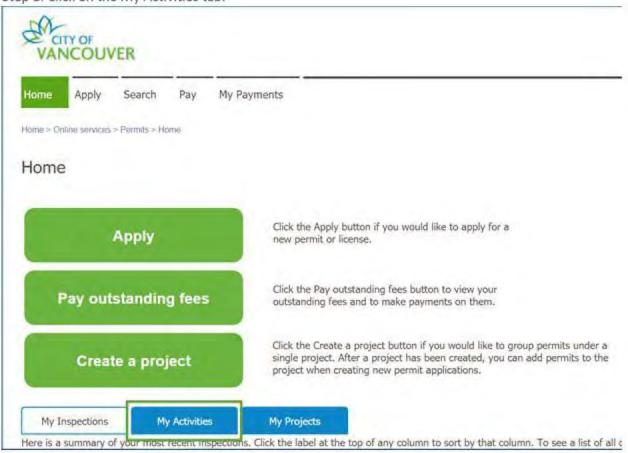
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Step 7: After you've paid, you'll be able to download your receipt.

Note: the process is not complete – you'll have to repeat some of the abovementioned steps. Please click on the Home tab.



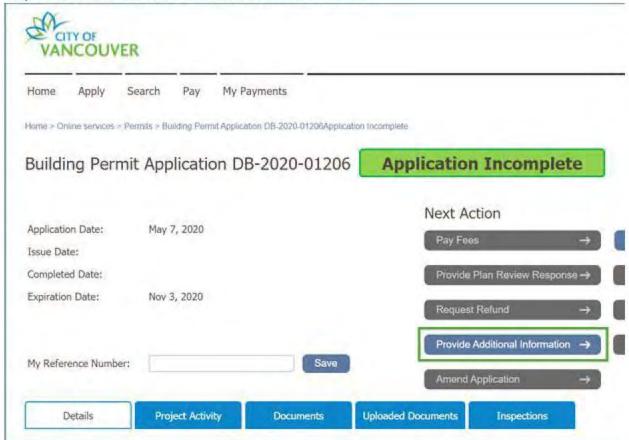
Step 8: Click on the My Activities tab.



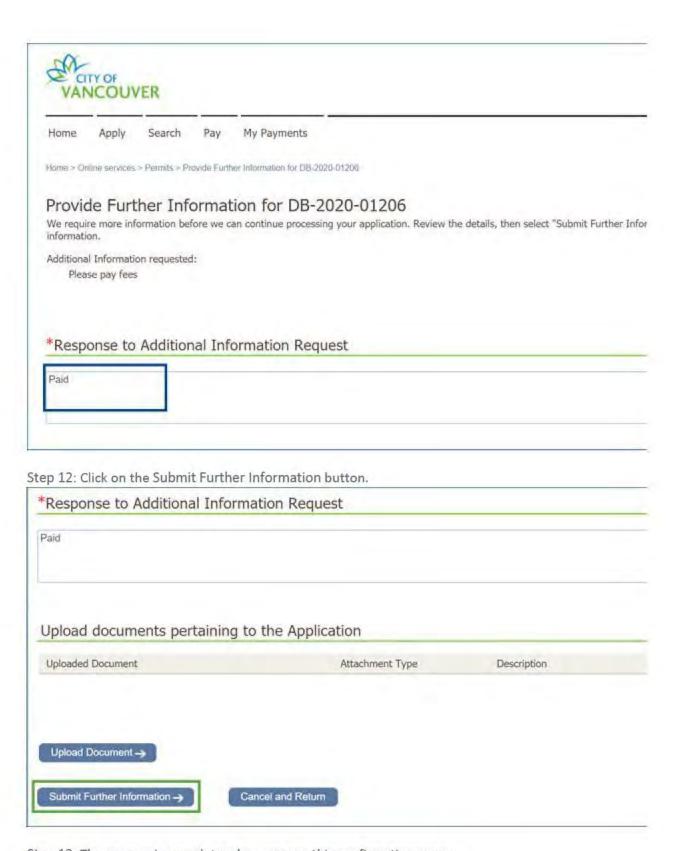
Step 9: Click on the same building permit's File Number.



Step 10: Click on the Provide Additional Information button.



Step 11: Enter a response in the In the Response to Additional Information Request text field and then scroll down.



Step 13: The process is complete when you see this confirmation screen.



Home

Apply

Search

Pay

My Payments

Homa > Online services > Permits > Provide Further Information for DB-2020-01208

Provide Further Information for DB-2020-01206

Further information has been successfully submitted.

Return to DB-2020-01206

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Regards,

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Development, Buildings, & Licensing
City of Vancouver | 515 W 10th Ave
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E pjonathan.toronchuk@vancouver.ca











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From: Toronchuk, Jonathan < Jonathan. Toronchuk@vancouver.ca>

Sent: Thursday, May 20, 2021 10:35 AM

To: \$.22(1)

Subject: Development Permit Intake - 1265 E. 19th Ave. - Follow Up

Hello Charles,

Thank you for your patience and understanding while we work to adapt to current circumstances.

I have received the provided documents for the application, intake review is in progress and I will contact you with further steps once ready

Regards,

JONATHAN TORONCHUK | Project Coordinator

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

E pjonathan.toronchuk@vancouver.ca



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From: Charles fawkes 5.22(1)

Sent: Thursday, May 20, 2021 10:20 AM

To: Toronchuk, Jonathan < Jonathan. Toronchuk@vancouver.ca>

Subject: [EXT] Re: Development Permit Intake Appointment - 1265 E. 19th Ave.

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.

Hey Jonathan. Any news on this?

Thx

From: Charles fawkes s.22(1)

Sent: Sunday, May 16, 2021 4:19 PM

To: Toronchuk, Jonathan < Jonathan. Toronchuk@vancouver.ca>

Subject: [EXT] Re: Development Permit Intake Appointment - 1265 E. 19th Ave.

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.

Hi Jonathan

Please find the following documents as requested:

Application Form Drawings Site Survey Arborist Report Schedule E

I have read through the district schedule thoroughly and I believe the only design feature that the proposal does not conform to fully is 5.1.4 Roof and Chimneys. In this section the design guidelines suggest 'The main roof SHOULD spring from somewhere between the upper floor level and approximately 4' above it.' The guidelines do allow the eave height to be 6m from grade but we are 6.5m.

I understand the need to have the upper floor built within the roof form however the guidelines, written in 2005, did not anticipate the recent effort by the City to improve living spaces below grade and more specifically the new requirement of 10.21 that states 'no portion of a living room, kitchen, dining room or bedroom can be located 1.5m or more below finished grade.' Thes new requirements have raised the house up over 2' from my previous design. Additionally there are many photos of examples in the design guidelines, both traditional and contemporary that show houses that don't conform to this 4' spring line rule.

I was told in January that this application would be outright so I gathered all applicable documents for a full blown BP. Let me know if you require any further documents for the DP as I am sure I have everything.

I am hoping you can do your review in a timely manner. As you can see I filled out the application form in early March and emailed all documents to the City. It has taken almost 2 months just to get to this intake stage.

Regards,

Charles Fawkes

From: Toronchuk, Jonathan < Jonathan. Toronchuk@vancouver.ca>

Sent: Friday, May 14, 2021 12:55 PM

To S.ZZ(1)

Subject: Development Permit Intake Appointment - 1265 E. 19th Ave.

Hello Charles,

I will be the Project Coordinator for the upcoming intake application appointment on Monday, May 17th at 1:00PM for the proposed project at 1265 E. 19th Ave.

Due to current circumstances, the intake procedure has changed and <u>no face-to-face meetings are taking place</u>.

To facilitate your intake, <u>please send me PDF copies of the project drawings</u>, <u>application form</u>, <u>list of changes and relaxations rationale</u> (<u>if applicable</u>) and any other <u>applicable</u>/supporting documents.

Please reference the following link to the development permit checklists: https://vancouver.ca
/home-property-development/application-forms-and-checklists.aspx

Once all documents have been provided, I will review and respond with further instruction /comment as well as online fee payment instruction and drop-off information for hard-copies. Do not drop off any hard-copy drawings until I give the go-ahead.

Should you require anything further please let me know.

Regards,

JONATHAN TORONCHUK | Project Coordinator

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

E pionathan.toronchuk@vancouver.ca



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Hello Charles,

The City of Vancouver has introduced a new look for development site signs as part of our ongoing efforts to improve our notification processes. Our goals are for a consistent look with easier-to-read information that provides residents with a clear picture of what the application is proposing and the process for review. The site signs are based on a look that has already been in use for rezoning and more recent development applications.

Applicants will be provided with a template (see attached) and will be responsible for creating the sign based on the new look.

Applicants will also continue to work with City staff to ensure the appropriate information is included on the sign. Signs should not be printed and installed until City staff have approved the design.

Please review these attachments, and the template, and work with your staff (or another graphic designer) to draft a pdf of the sign for my review, with the following information included (red letters) correspond to the Guidelines attached).

A Address of the site 1265 E 19TH AVE DP-2021-00495

B Details:

Under the site's existing RT-10 zoning, the application is to demolish existing One-Family Dwelling character home to develop a two storey One-Family Dwelling with a Secondary Suite, and a two car garage at the rear of the site having vehicular access from the lane, consisting of:

- A proposed Floor Space Ratio of 0.60 for the site. (Approximately 2445 sq. ft.)
- A proposed height of approximately 33.58 ft.
- C Applicant information Charles Fawkes
- **D** Proposed Development or Building Image
- E Location Image (see location map instructions attached)
 - · Map with the site and streets clearly labeled so the location is easily identifiable
 - Size: 22.125 inches width x 20.125 inches height (Picas=132p9 x 120p9) at 300 ppi, pixels per inch (same as dpi, dots per inch)

F Progress Timeline

- Development application submitted on May 27, 2021
- Application review by City staff, advisory panels and committees
- Decision by Director of Planning
- G Contact and further information

...or phone the Project Coordinator at 604.829.9627

Frequently Asked Questions

I don't know how to use the templates and/or don't have the software. What do I do?

All applicants are responsible for the creation and installation of the site sign as required. If you do not have the resources to work with the template, you may contract a graphic designer (generally available through a sign printing company) who can help complete the work.

What software do I need to use the template?

The site sign template requires Adobe InDesign. The standard font for the sign is Enthampicouver - FOI 2022-234 - Page 69 of 185

I can't get the location map files to work despite the instructions

Location maps can be created or provided in other formats as long as the information is clear, easy to read and works within the template. The map image must be created at a resolution high enough to be used on the site sign without significant blurring or pixilation.					
If you have any further questions or concerns, please do not hesitate to contact me.					
City of Vancouver - FOI 2022-234 - Page 70 of 185					



GUIDELINES FOR DEVELOPMENT APPLICATION SITE SIGNS

Developers submitting an application for rezoning or a development that might have significant impact on a community must install a site sign on their property to inform local residents of their plans.

PURPOSE

To grab resident/stakeholder attention, provide straight forward, high level information and drive people to vancouver.ca for more detailed information.

DESIRED OUTCOME

Residents have a clear idea of what the proposal is, leading to informed input or dialogue.

DEVELOPMENT APPLICATION SITE SIGNS PROCESS

- 1) City staff advises the applicant of site sign requirement.
- 2) City staff inform applicant of the fields of information required for the site sign and provide the required design template for the site sign.
- 3) Applicant works with City staff to ensure the text and images are appropriate for the site sign.
- 4) Applicant must use the template (can either do the work on their own or contract a printer/designer) to create a PDF design file of the site sign for City approval. The designer should use the set template and not replace fonts or layout of the information.
- 5) Once City staff approves the sign design, the applicant sends the file to a sign shop for production and installation. [The sign dimensions are 4.0' x 8.0'; to be installed in a location that is easily seen from the street.]
- 6) After installation, the applicant will provide a photograph of the installed sign to City staff.
- 7) The applicant is responsible for updating the sign as needed if there is new information to be shared (e.g. open house or public hearing dates) as directed by City staff.

DEVELOPMENT SITE SIGN INFORMATION



A Address of the site

Include DE number for development applications.

B Details of project

Provide high-level, bulleted description of the project in plain English. Try to simplify planning/development language and terms as much as possible.

C Applicant information

Include name and address of applicant.

D Proposed Development or Building Image (if required)

- 8) Colour frontage or elevation
- 9) Size: 22.125 inches width x 20.125 inches height (Picas=132p9 x 120p9) at 300 ppi, pixels per inch (same as dpi, dots per inch)
- 10) Ensure you are placing the image *in* the square, not on top of it. Select the square, then use "place".

E Location Image

- 11) Map with the site and streets clearly labeled so the location is easily identifiable
- 12) Size: 22.125 inches width x 20.125 inches height (Picas=132p9 x 120p9) at 300 ppi, pixels per inch (same as dpi, dots per inch)
- 13) Include a **north arrow** (City staff to provide file)

F "What's happening" Progress Timeline

To show the process and opportunities for public input. The timeline will typically include:

- If applicable: Rezoning approval (month/year when it was approved)
- Development application submitted (month/ year)
- If required: Open house details (include date, time, location, address)
- Application review by City staff, advisory panels and committees
- Decision by Development Permit Board OR Director of Planning

G Contact and further information

• DP Board applications:

include contact information for Development Permit Board meetings, development application web address and phone number of project contact.

OR

• Director of Planning applications:

include contact information for development application website and phone number of project contact.

OTHER NOTES FOR GRAPHIC DESIGNERS:

- Ensure all font (Arial) and weights are consistent. Bullets should also be Arial font.
- Under "What's happening": the light blue circle should be even with the last line of type. All triangles should be even with the first line of type. And a blue line should be beneath the last line of type.

Creating location maps for City of Vancouver site signs

The City of Vancouver has a standardized set of wayfinding maps that should be used for site signs.



The maps are available here (sign up not required): https://www.dropbox.com/sh/x1frfjamub1oylr/AACowlHcnvjyX8tRn7f1DQpYa?dl=0

How to create a location map for a site sign:

- **1.**Using the files in the Dropbox link, determine which map you will need by looking at **Finder Maps > (list view) "citywide-map-tile-reference.jpg"**. Choose the section of the city where the address you are plotting is located.
 - DOWNTOWN.jpg
 - NORTHEAST.jpg
 - NORTHWEST.jpg
 - SOUTH.jpg
 - SOUTHEAST.jpg
 - SOUTHWEST.jpg
- **2.** Open the chosen jpg from the list above in **Adobe Photoshop**. Adjust the view so you can see the entire map.
- **3.** Go to Toolbox, select the **Rectangular Marquee Tool** (top right icon dashed square), and create a box around the area that you would like to crop out. Remember to leave a little more on the sides than you need so you have room to manoeuvre your map around in InDesign.
- **4.** With the box that you just created still highlighted, go to **Image > Crop** which will cut your box down to the size that you want. Save this cropped map at 600 ppi (pixels per

- inch), as a jpg, using a different name than the bigger map you took if from. Let's call this cropped map "map.jpg" for our purposes. Keep this map.jpg in the same folder with your InDesign file of your site sign.
- **5.** Now go into InDesign, select the image box in the site sign that you want the **map.jpg** to appear in. **Place** the **map.jpg** that you just created, in the box you have selected, and use the **Direct Selection Tool (white arrow)** to move the image around and to change the **map.jpg** size in the box until it is how you want it to look.
- 6. With the **map.jpg** set in place in your InDesign site sign file, draw the proposed building location shape onto your map, using the **Pen Tool** in InDesign. The standard colour for this is 100% magenta + 100% yellow to make bright Red. Go to **Objects** > **Effects** > **Transparency** and designate the Red colour as "**Multiply**" (instead of Normal) with **Opacity 50**% to make the red shape transparent with a red tint. (Note: you can also make the location shape in Photoshop, or bring the jpg into Illustrator if you prefer to do this.)
- **7**. The "**YOU ARE HERE**" wording is on the Master page in InDesign. You can move this around to where you want it on top of **map.jpg**. The **compass icon** for the map is also in InDesign, so you move this around on top of the map to where you want it.
- **8.** When you are happy with your InDesign site sign, **Save As**. Then go to **File > Export** and save your site sign as a pdf. The pdf is what you send to print.

DEVELOPMENT APPLICATION

1177 Jervis Street
DE418742

DETAILS

At this address, under existing zoning, the application is to construct:

- a 19-storey residential building that includes social housing, market condos, and a commercial unit on the ground floor.
- three levels of underground parking, accessed off the lane.

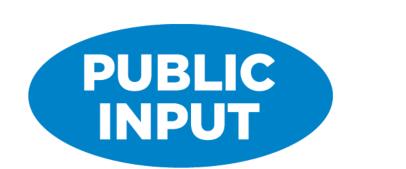
APPLICANT: Intracorp Jervis St. Limited Partnership
900 - 666 Burrard Street
Vancouver, BC

PROPOSED BUILDING

What's happening:

Development application submitted on January 12, 2015

Application review by
City staff, advisory panels
and committees



Decision by Director of Planning

The City is committed to supporting Vancouver's economic and community recovery from COVID-19.

To learn more or provide input on this project:

- Visit shapeyourcity.ca/development
- Scan the QR code below
- Phone the Project Facilitator at 604-829-XXXX





From: "Charles fawkes" s.22(1)

To: "Mei, Anna" < Anna. Mei@vancouver.ca>

Date: 9/16/2021 2:57:05 PM

Subject: [EXT] Re: [EXT] Re: Intake Drop Off Date - 1265 East 19th

Ave (BP after DP-2021-00495) - Week of September 7th, 2021

Attachments: Arborist_Report_21-008.1_-_s.22(1) -_1265_E._19th_Ave,

Vancouver-_Sept'21.pdf

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.

Hi Anna

Please find a revised (updated) Arbourist report with letter of retention (I assume this is equatorial an Letter of Assurance?) for 1265 East 19th.

Let me know if you need anything further

Regards,

Charles

On Wed, Sep 15, 2021 at 12:13 AM Mei, Anna < Anna. Mei@vancouver.ca > wrote:

Good Afternoon Charles,

No problem, I will disregard the second comment.

Thank you for the update on the Letter of Assurance from your Arborist.

Sincerely,

Anna Mei | Office Support Clerk

Housing Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave



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that any disclosure, copying or distribution, or the taking of any action based on the contents of this information, is strictly prohibited. From: Charles fawkes \$.22(1) Sent: Tuesday, September 14, 2021 5:27 AM To: Mei, Anna < Anna. Mei@vancouver.ca> Subject: [EXT] Re: [EXT] Re: Intake Drop Off Date - 1265 East 19th Ave (BP after DP-2021-00495) -Week of September 7th, 2021 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. Hi Anna. Cancel the last part of that previous email. The plans have already been cleared by engineering at the City. I guess they don't stamp drawings anymore. Regards, Charles On Mon, Sep 13, 2021 at 7:03 AM Charles fawkes Hi Anna

The arborist is sending the loc to me on Wednesday this week. I am away for 2

ì	
	weeks so I did drop off the drawings to your attention last week and will forward the loc to you as soon as I see it (I am away on holiday in Europe but I will be in contact via email).
	I also noticed Friday that the drawings I dropped off did not have sewer stamps. have instructed my assistant to drop off 2 new sets of architectural with stamps to your attention this morning. Sorry for the oversight.
	Regards,
	Charles
	On Thu, Sep 9, 2021 at 3:20 PM Mei, Anna < Anna.Mei@vancouver.ca > wrote: Good Afternoon Charles,
	Thank you for your attachments and email.
	Have you located the Letter of Assurance?
	Sincerely,
	Anna Mei Office Support Clerk
	Housing Review Branch
	Development, Buildings & Licensing
	City of Vancouver 515 W 10 th Ave



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From: Charles fawkes s.22(1)

Sent: Wednesday, September 8, 2021 6:57 AM To: Mei, Anna < Anna. Mei@vancouver.ca>

Subject: [EXT] Re: Intake Drop Off Date - 1265 East 19th Ave [google.com] (BP after DP-

2021-00495) - Week of September 7th, 2021

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.

Hi Anna

Please find attached arborist report, up-dated survey and site plan for 1265 East 19th. I can't find the letter of assurance from the arborist but can forward you shortly.

Regards,

Charles

On Thu, Sep 2, 2021 at 2:26 PM Mei, Anna < Anna. Mei@vancouver.ca > wrote:

Hi Charles.

Thank you for your patience! We have been doing our best to process new applications in a timely manner.

We have provided a drop-off time for your Permit Applications - details below.

Please note: This will not be a face-to-face meeting with staff, but rather an opportunity for us to <u>internally</u> review your submission. We will do our best to process submissions based on <u>the request date</u>. Once the review is complete, we will contact you regarding the next steps. Be advised as this is a joint review with other departments, it may take several weeks before you hear a response from staff.

**The following MUST be submitted prior to Intake Drop Off Appointment to validate the appointment to ensure a smooth Landscape review.

Please email the electronic copy of the Survey, Site Plan with Tree Info, Landscape Arborist Report and Letter of Assurance (LoA) directly to me at anna.mei@vancouver.ca.

As of today, the SW status is "Ready For Issue". No further action required at this time.

Please ensure Sewer & Water (SW) site plan is accepted AND approved by Engineering Services by your assigned drop off appointment.

Landscape Branch will NOT review if SW site plan has not been "Accepted" or "Ready For Issue" in our system. The correct service connection location information must be on the site plan.**

Please review the attached checklists to ensure that your submission is complete.

IMPORTANT:

INCLUDE A COPY OF THIS EMAIL WHEN DROPPING-OFF YOUR APPLICATION PACKAGE

For the Attention Of:	Housing Review Branch
Address:	1265 East 19th Ave (BP after DP- 2021-00495)
Drop-off your Application Package (drawings + documents):	Week of September 7 th , 2021
Where to Drop-off your Application Package:	Development & Building Services Centre, located at 515 W 10th Ave [google.com], during office hours (Mon-Fri, 8:30am-4:00pm)

Keep in mind that a landscape plan will be required at intake and an arborist report may be required if there are trees on site. The Landscape plan must show any proposed tree removal(s), and/or the protection of existing trees that may be impacted on the site and/or adjacent properties.

To facilitate expedient processing of your application, please be sure to drop off your <u>complete application package</u> including <u>all drawings and documents</u> during regular office hours to the Development & Building Services Centre at above-noted drop-off time. Please do not submit before **September 7**th.

Sincerely,

Anna Mei | Office Support Clerk

Housing Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10th Ave



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COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.

Effective <u>IMMEDIATELY</u>, the Services Centre on the Ground floor of Development, Building and Licenses will be open for <u>APPOINTMENTS</u> only.

As of April 1st, 2021, for any and all requests, such as an intake submission for a new house or a revision, please fill out the Online Enquiry Form at https://vancouver.ca/home-property-development/contact-development-buildings-or-licensing.aspx. You will receive a tracking number, which will give you real-time status updates by calling 3-1-1. This service is available online 24/7.

My colleagues will give you instructions on how to drop off your drawings for submission. The intake project coordinator will not be entertaining any face-to-face meetings at this time.

For instructions to submit your response to deficiency drawings for your "CRT', please contact your project coordinator directly.

Thank you for your patience and understanding while we continue to provide the services you are here for the best we can.

For General VBBL inquiry, please email infovbbl@vancouver.ca

For Landscape inquiry, please email LandscapeStatusRequest@vancouver.ca

For Engineering inquiry, please email Engineering.ClientServices@vancouver.ca

For Street Use inquiry, please email StreetUseReview@vancouver.ca

For Sewer and Water inquiry, please email eng.swpermits@vancouver.ca

Starting **April 1, 2020**, the Housing Review Branch will start collecting fees for the second and every subsequent revision to applications that do not

meet compliance with the Zoning and Development By-law.

Further, we will also be collecting fees for extending the validity of the permit applications with respect to both the Zoning and Development By-law and the Vancouver Building By-law. These fees are applicable as stated in the Fee By-law. Attached is a copy of the Schedule of fees for Development and Building related permits: https://vancouver.ca/files/cov/vancouver-development-building-permit-fees.pdf

UPDATE ON BASEMENT and CELLAR REGULATIONS FOR NEW HOUSES IN RS ZONES:

On November 5, 2019, in a Public Hearing, City Council approved a report by staff to recommend changes to the basement and cellar depths for new houses in RS zones. All new applications must meet the new regulations.

Please refer to this link for the Council presentation: https://council.vancouver.ca/20191105/phea20191105ag.htm (Item #1)

UPDATE ON NEW 2019 VBBL:

New VBBL 2019 (#12511)

On July 23, 2019 City Council passed a new 2019 Building By-law (By-law #12511). This By- law will become effective on November 1, 2019. This was

followed by an amendment (By-law #12512) which amends the new 2019 Building By-law to implement the phased implementation of new requirements for Water Systems (January 1, 2020 and July 1, 2020) and Energy Efficiency (June 1, 2021 implementation).

Please note that the Provincial Announcement on August 14th, 2019 regarding free access to BC Building Codes will impact how we roll out the new Building By-law. As the Building Bylaw is tied to licensing agreements that came with the National Code and the Provincial Code, our fee structure has always been tied to these publications. As both the National and Provincial codes will now be permitting free access, the Chief Building Official is likewise pleased to release our new Building By-law for free as well.

View the entire 2019 By-law via this link: https://app.vancouver.ca/bylaw_net /Report.aspx?bylawid=12511

NOTE: This is the regulation at this point in time, and will not be updated with errata or future amendments.

Preview the 2019 VBBL Unique-to-Vancouver substantive changes from the 2018 BC Building Code via this link: https://vancouver.ca/files/cov/2019-vbbl-substantive-changes-list.pdf

Electronic and print versions of the new Building By-law will be available from Queen÷s Printer in the near future via this link: http://www.bccodes.ca /vancouver-bylaws.html [bccodes.ca]

TRANSLINK DEVELOPMENT COST CHARGES

(effective January 15, 2020):

Development cost charges (DCCs) are applied to new developments in Metro Vancouver to help fund the construction or expansion of regional transportation projects by TransLink. This new "Regional Transportation DCC' was introduced in 2018 to assist in paying for eligible projects of the Phase One and Phase Two Investment Plan. The DCCs are imposed by Bylaw.

Attached is a link to learn more about the DCCs and how it is calculated: https://www.translink.ca/About-Us/Taxes/Development-Cost-Charges.aspx [translink.ca]

Useful links to our City website:

Information on preparing a plan for a new house (one-and two-family dwellings "outright'):

http://vancouver.ca/home-property-development/1-and-2-family-home-contruction-outright.aspx

Demolition and deconstruction permits:

http://vancouver.ca/home-property-development/demolition-permit.aspx

http://vancouver.ca/home-property-development/demolition-permit-with-recycling-requirements.aspx

Zoning map, districts, and regulations:

http://vancouver.ca/home-property-development/zoning-map-districts-and-regulations.aspx

Zoning Bylaw administrative bulletins, including General and RS zone specific administrative bulletins:

http://vancouver.ca/home-property-development/zoning-bylaw-administrative-bulletins.aspx

Building a Passive House:

http://vancouver.ca/home-property-development/build-a-passive-house.aspx

NOTE: On January 21, 2020, staff presented a report to Council regarding Simplified and Expanded Zoning and Development Regulations for Passive House Projects. This will be referred to Council for a Public Hearing sometime in late February, 2020 Read the staff report here: https://council.vancouver.ca/20200221/documents/rr1.pdf

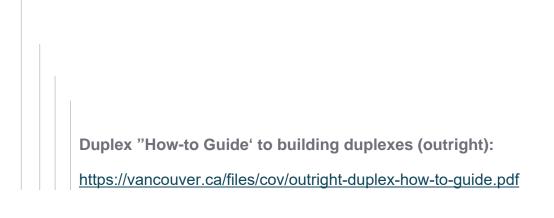
Energy-efficient requirements and resources for new homes and renovations:

http://vancouver.ca/home-property-development/energy-efficiency-requirements-and-resources-for-homes.aspx

Laneway House Regulations (Section 11.17 of the Zoning and Development By-law), including "How-to Guide':

https://bylaws.vancouver.ca/zoning/zoning-by-law-section-11.pdf

http://bylaws.vancouver.ca/bulletin/bulletin-laneway-housing-guide.pdf









604-926-8733 | office@burleyboys.com | www.burleyboys.com

Arborist Report

Authored by: Sean Wightman

ISA Certification #: PN2013A Business License #: 21-112256

File #:	21-008.1
Revision Date:	15 September 2021
Weather:	Overcast
Client:	s.22(1)
Telephone:	s.22(1)
Email:	s.22(1)
Site Address:	1265 East 19th Ave, Vancouver, British Columbia V5V 1L2

Purpose:

Burley Boys Tree Service Ltd. has been contracted to provide an updated tree inventory and tree removal/retention outline for the property at 1265 E. 19th Ave, Vancouver, BC. Plans for the development of the property include the construction of a new single family home with detached garage.

This report is intended to accompany a development permit for the property which includes the removal of 1 oversized tree on private property which is noted as being in poor condition, with little or no long-term retention value, or inside/too close to required excavations: not suitable for retention.

Any recommended tree removal should be considered in conjunction with an approved replanting/landscape plan.

Method:

The site was visited with all trees being assessed from the ground only, using the Visual Tree Assessment (VTA) technique. No trees were climbed or cored during the site visit. Assessed trees and their Critical Root Zones (CRZ) are noted in the Appendix below. These CRZ should be noted for design purposes and to avoid/limit any excavations or grade changes too close to the trees as part of the proposed development.

Limitations:

Copyright 2021, Burley Boys Tree Service Ltd. This report is based on the method of assessment on the day of the assessment only. It is not to be copied, reprinted, published or otherwise distributed without prior approval by Burley Boys Tree Service Ltd. This report is to be used in its entirety, for its purpose only. Only the subject trees were inspected, and no others. This report does not imply or in any other way infer that other trees on the property or on neighboring sites are sound and healthy.

The inherent characteristics of trees or parts of trees to fall due to environmental conditions and internal problems are unpredictable. Defects are often hidden within the tree or underground. The project arborist has endeavored to use his skill, education and judgment to assess the potential for failure, with reasonable methods and detail. It is the owner's responsibility to maintain the trees to reasonable standards and to carry our recommendations for mitigation suggested in this report.

It is the sole responsibility of the client or their representatives to follow through with all recommendations for future consultations or site inspections.

Observations:

11 trees within or near the property were assessed. The trees are not individually tagged, but they are referred to as Trees #1 through #11 in the Appendix below.

The proposed development includes the construction of a new home, with a detached garage at the rear.

Tree #1 is a cherry growing on the City blvd. It measures 95cms DBH and is in good-fair condition. This tree is to be retained; tree protection barriers are to be installed on either side of the sidewalk to protect its CRZ.

Tree #2 is a boxwood hedge. It is in good condition with stems measuring 10cms DBH. This hedge is shared with City property and also possibly with the west neighbour. It is to be retained; tree protection barriers are to be installed along the drip line.

Tree #3 is an under-height cedar hedge lining the front entrance path, partially on CoV blvd.lt consists of 6 shrubs and is in fair condition. It is in conflict with the new front entry & will require removal to facilitate construction activity. It is under 30cms DBH; a permit is **not** required.

Tree #4 is a magnolia, growing on the east side of the City blvd. It was not specifically plotted. but its approximate location has been marked on the below survey. This tree measures 4cms DBH and is in good condition. It is to be retained; tree protection barriers are to be installed at 0.24m.

Tree #5 is a 6cms DBH lilac. It was not specifically plotted, but its approximate location has been marked on the below survey. This tree is in fair condition. It is in conflict with the building envelope of the new house and will require removal to facilitate construction activity. It is under 30cms DBH; a permit is **not** required.

Tree #6 is a cherry growing on the east neighbour's property, approximately 2m from the property line. It measures 69cms DBH and is in fair-poor condition. This tree is to be retained; tree protection barriers are to be installed at the excavation line. Its critical root zone is partially inside the proposed building envelope of the new house & patio; Arborist supervision will be required during excavations.

Tree #7 Cherry growing on the west neighbour's property. It measures 60cms DBH and is in poor condition; it has been previously topped and has visible decay and deadwood. This tree is to be retained; tree protection fencing is to be installed. The canopy overhanging the property can be pruned back to reduce the encroachment. Arborist supervision will be required during any grade changes required for the new pathway between the house & garage.

Tree #8 is a Japanese maple. It is in good condition with multiple stems measuring a combined 17cms DBH. This tree is intended to be retained; tree protection barriers are to be installed at 1.02m. Arborist supervision will be required during excavations. At that time it may be determined that It is in conflict with the new garage, if so removal may be required. It is under 30cm DBH, a permit is not required.

Tree #9 is a cherry growing at the NW corner of the east neighbour's property. This tree measures 65cms DBH and is in fair-poor condition. This tree can be retained with tree protection barriers installed at the excavation line. The canopy overhanging the property can be pruned back to reduce the encroachment. Arborist supervision will be required during excavations for the new garage.

Tree #10 is a cypress growing at the center of the yard at the north property line. It has twin stems at 0.5-1m above grade with a combined DBH of 122cms. This tree is in fair condition; it has minor included bark but no signs of separation, has been previously topped multiple times at 6-8m and hydro pruned on its north side. It also has 2 visible cavities of decay; 1 shows internal decay, however, it has sound response growth, which indicates the decay is well compartmentalized. This tree is in conflict with the building envelope of the garage; it cannot be safely retained. This tree is proposed to be removed based on City of Vancouver's Protection of Trees Bylaw 9958 Section 4.5:(a) "the location of the tree is within a building envelope defined or described under a development permit or building permit, and changing the siting of an accessory building within that envelope to allow retention of the tree is not possible;".

Tree #11 is a laurel hedge growing on City property at the laneway at the NE corner. Its stems measure approximately 15cms DBH and it is in fair condition. This hedge is recommended to be partially removed to the east property line to facilitate access/construction activity. City permission is required. Tree protection fencing is to be installed at the CRZ of the remaining, retained section of the hedge.