



ON STAFF

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
Date:	14 January 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 a tree inventory and initial tree removal/retention outline for the property at 1265 E. 19th Ave, Vancouver, BC. Proposed plans for the development of the property include the construction of a new single family home with detached garage.

This report is intended to assist in determining a site plan and to serve as an assessment of the trees' current health and conditions as well as, their future health, sustainability and stability given the current structural condition of their canopies.

This report may not be suitable to accompany a permit application for the property as it is not written specific to any building / development plans.

An amendment to this report inclusive of development proposals and impact on trees will be required.

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 out 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.

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.

Tree #3 is an under-height cedar hedge lining the front entrance path, partially on CoV blvd. It was not specifically plotted, but its approximate location has been marked on the below survey. It consists of 6 stems and is in fair condition. This hedge is not suitable for retention and is recommended to be removed in conjunction with the development of the property.

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.

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 may be in conflict with the proposed building envelope of the new house and may be considered for retention, relocation, or removal in conjunction with the development of the property.

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. Its critical root zone is partially inside the proposed building envelope of the new house; 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.

Tree #8 is a Japanese maple. It is in good condition with multiple stems measuring a combined 17cms DBH. It is in conflict with the proposed building envelope of the new garage. If the garage can be moved to the west, this tree can be retained. If this is not possible, relocation or removal should be considered.

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. It is in conflict with the proposed building envelope of the new garage. If the garage can be moved to the west, this tree can be retained with tree protection barriers installed; Arborist supervision will be required during excavations.

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 proposed garage; it cannot be safely retained & is recommended to be removed to facilitate the development. It is over 20cms DBH; permit is required.

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 Retention Outline:

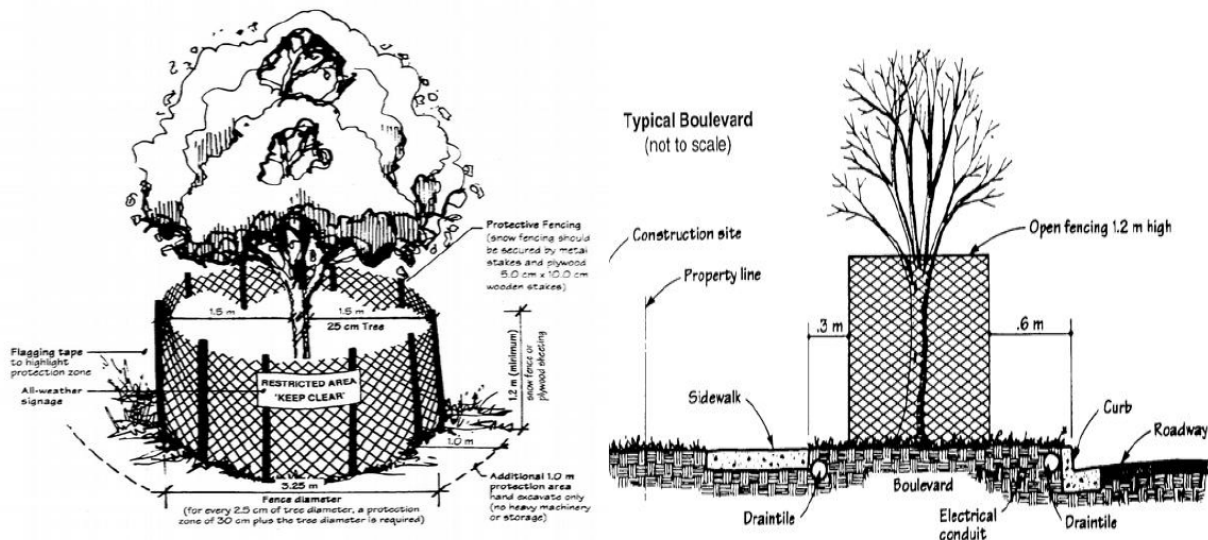
A tree preservation fence must be constructed around the root areas of all trees that are to be retained. Wherever possible, the radius of the tree preservation fence should extend as far as the drip line of the tree's canopy. If this is not possible, the fence should be located no closer than the determined CRZ for each individual tree. This will ensure that the critical root zone for each tree is protected. Protecting the tree's critical root zones will help reduce the amount of soil compaction to the root areas, and will also aid in retaining the moisture in the soils during the construction period.

Should any excavations be required within 1m of the determined critical root zone of any tree to be retained, a certified arborist must be on site to assess and document the roots being affected and mitigate appropriately. If any roots are expected to be uncovered, damaged or cut, it is recommended that a certified arborist be retained to supervise the excavations and mitigate any damaged roots accordingly.

Heavy machines should be kept out of the drip line of all trees on the property. Designated roadways for machines to move through the property may prove beneficial. Construction materials, particularly concrete should not be stored inside the root zones. Waste concrete should not, under any circumstances, be disposed of inside root zones. This includes hosing down tools used to mix or spread concrete. Any large roots (over 15cm) exposed by excavation should have broken ends sawn off cleanly.

Standard and Boulevard Tree Protection Barrier (TPB) guide/outline (Fig 3)

TPB is to be erected in accordance with municipal bylaw. Traditionally it is composed of wooden 2x4 construction and orange snow fencing material. It is to be erected in a suitable geometrical form or shape to encompass the outlined areas in the above mentioned report, or as described by development services. It is to be a permanent structure that can be maintained for the entire development process. It is to be adhered to and the inside area is not to be used for storage of supplies or rubbish. Any reduction in TPB should be supervised and Arborist consultation is mandatory.



Conclusions:

This report serves as a preliminary review only. Amendments will be required after a final site plan is drafted, which will include an updated tree removal/retention outline.

Any removal / retention recommendations are based on both the trees' current health, condition, and long-term viability as a retained tree and their relative proximity to required excavations. A permit is required for the removal of any tree over **20cms DBH or those on municipal property.**

The critical root zones of retained trees should be observed and protected from any excavations, grade changes or storage of construction materials.

Any recommended tree removals should be considered in conjunction with a City approved re-planting / landscape plan.

Appendix:

Below details the tree assessed. "DBH" is the main trunk diameter of the tree measured approximately 1.4m from grade. The determined condition of each tree is relative to its health, canopy structure, colour and vigor and any defects noted in the stem, canopy or root plate. Retention values are based on the tree species profile, growing conditions & viability as long-term. "CRZ" is the determined Critical Root Zone of each tree. Preferred & Minimum CRZs are outlined below. The Preferred CRZ measurement is based on 12xDBH, as recommended by [PNW-ISA](#). Tree protection barriers should be located no closer to the trunk than this distance. It should be noted trees with excavations required inside the Preferred CRZ can often be retained.

Tree /Tag #	Species	DBH (cm)	Condition Good Fair Poor Dead/Dying	Retention Value High Moderate Low Unsuitable	CRZ (Min) (m)	CRZ (Pref'd) (m)	Comments & Recommendations
1	Cherry	95	Good-Fair	High	5.70	11.40	<ul style="list-style-type: none"> City blvd Recommend: <ul style="list-style-type: none"> Retain, install tree protection barrier
2	Boxwood	10	Good	Moderate	0.60	1.20	<ul style="list-style-type: none"> Hedgerow Shared with City & west neighbour Recommend: <ul style="list-style-type: none"> Retain, install tree protection barrier
3	Cedar	N/A	Fair	Unsuitable	-	-	<ul style="list-style-type: none"> Under height/size hedge trees lining path Recommend: <ul style="list-style-type: none"> Remove in conjunction with proposed development
4	Magnolia	4	Good	Moderate	0.24	0.48	<ul style="list-style-type: none"> City blvd. Recommend: <ul style="list-style-type: none"> Retain, install tree protection barrier
5	Lilac	6	Fair	Moderate	0.36	0.72	<ul style="list-style-type: none"> Possible conflict with building envelope of house Recommend: <ul style="list-style-type: none"> Retain, install tree protection barrier OR <ul style="list-style-type: none"> Relocate OR <ul style="list-style-type: none"> Remove to facilitate proposed development
6	Cherry	69	Fair-Poor	Low	4.14	8.28	<ul style="list-style-type: none"> East neighbour's property; 2m from PL. Partial conflict with building envelope Recommend: <ul style="list-style-type: none"> Retain, install tree protection barrier

							<ul style="list-style-type: none"> Arborist supervision required for house excavations
7	Cherry	60	Poor	Unsuitable	3.60	7.20	<ul style="list-style-type: none"> West neighbour's property Previously topped Visible decay and deadwood Recommend: <ul style="list-style-type: none"> Retain, install tree protection barrier
8	Japanese maple	17	Good	High	1.02	2.04	<ul style="list-style-type: none"> Multi-stem; combined DBH (7, 5, 5) Conflict with proposed garage Recommend: <ul style="list-style-type: none"> Retain if garage moved to west side, install tree protection barrier OR <ul style="list-style-type: none"> Relocate OR <ul style="list-style-type: none"> Remove to facilitate proposed development
9	Cherry	65	Fair-Poor	Low	3.90	7.80	<ul style="list-style-type: none"> East neighbour's property Conflict with proposed garage. Recommend: <ul style="list-style-type: none"> Retain if garage moved to west side; install tree protection barrier Arborist supervision required
10	Cypress	122	Fair	Low	7.32	14.64	<ul style="list-style-type: none"> Twin stems at 0.5-1m above grade; combined DBH (55, 67) Minor included bark, no signs of separation 2 cavities of decay; 1 shows internal decay, sound response growth indicating decay well compartmentalized Multiple toppings at 6-8m. Hydro pruned on north side Conflict with proposed garage Recommend: <ul style="list-style-type: none"> Remove to facilitate proposed development; permit required
11	Laurel	15	Fair	Low	0.60	1.20	<ul style="list-style-type: none"> City property on laneway Partial conflict with proposed garage Recommend: <ul style="list-style-type: none"> Remove section encroaching property to facilitate proposed garage; City permission required.

Preliminary Tree Removal/Retention Summary:

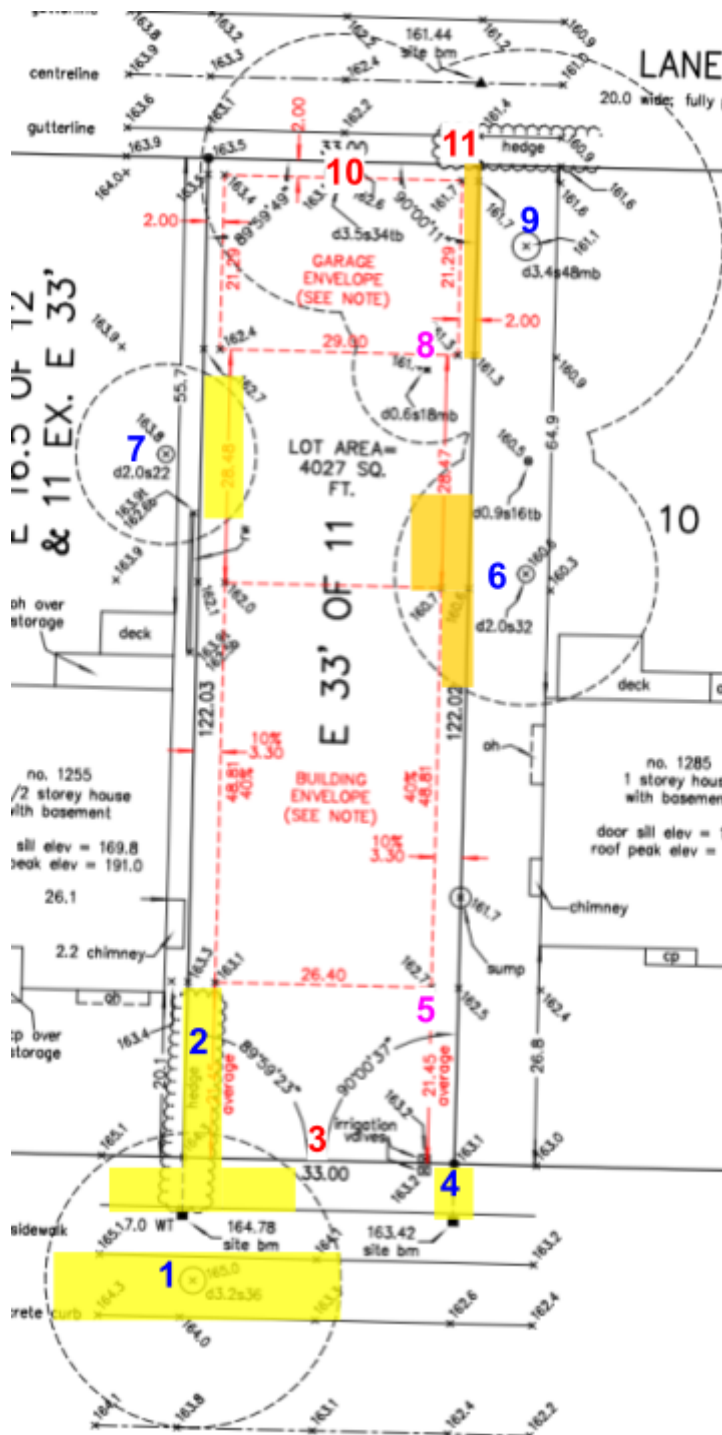
Number of permit protected trees to be removed:	2-3
Number of non-permit protected trees to be removed:	1-3
Number of retained trees on site:	5-8

Site Map:



FILE #21-008 | s.22(1) | 1265 E. 19TH AVE, VANCOUVER, BC | 14JAN21

The below site survey plots tree locations and outlines removal/retention recommendations (**Retain, Remove, Relocate**). **Approximate** Tree Protection Fencing locations are outlined in **yellow**. Retained Trees requiring Arborist Supervision are outlined in **orange**. **An original large scaled copy of the site plan indicating trees marked for removal, and the locations of Tree Protection Zone fencing has not been included with this report; this is to be provided by the applicant, if required.**



Images:



























From: "Mei, Anna" <anna.mei@vancouver.ca>
To: s.22(1)
Date: 9/2/2021 2:26:35 PM
Subject: Intake Drop Off Date - 1265 East 19th Ave (BP after DP-2021-00495)
- Week of September 7th, 2021
Attachments: Checklist - 1and2familyoutright.pdf
qualified-professional-declaration-form-salvage-abatement-permit.pdf
green-demolition-recycling-reuse-plan.pdf
Demolition or Deconstruction Contractor Declaration (Dec 2020).pdf
demolition-rental-declaration-form.pdf

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 internally review your submission. We will do our best to process submissions based on the request date. 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 7th, 2021

Where to Drop-off your Application Package:

Development & Building Services Centre, located at 515 W 10th Ave, 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 complete application package including all drawings and documents during regular office hours to the Development & Building Services Centre at above-noted drop-off time. Please do not submit before **September 7th**.

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.

*****WHAT'S NEW*****

Effective **IMMEDIATELY**, the Services Centre on the Ground floor of Development, Building and Licenses will be open for APPOINTMENTS 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>

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 By-law.

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>

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-construction-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>

Duplex "How-to Guide" to building duplexes (outright):

<https://vancouver.ca/files/cov/outright-duplex-how-to-guide.pdf>

PLANNING & DEVELOPMENT SERVICES

If you have any questions regarding the information requested on this form, please call 604-873-7611.

This list of requirements is not limited in its content. Further review of each unique application, plans or documents may reveal additional requirements. Please note that Vancouver Building By-law (VBBL) 10908 is in effect for all applications received after January 1, 2015.

For information and documents required for the demolition of a 1 or 2 family dwelling please refer to the City's Demolition Permits webpage at:
<http://vancouver.ca/home-property-development/demolition-permit.aspx>

*(This form **MUST** be completed by Applicant and attached to submission)*

Project Address:	Building Permit:
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Drawings Required - Professional must sign and seal each page of all drawings and details. Scale not less than 1/4" = 1'0" (1:50) unless otherwise noted. See sample plans attached.				Staff Use Only	
Document	Copies Required	Details	Notes	Copies Attached	Accepted
Building Grades Plan	1		If required - to be determined by City staff.		
Survey Plan [Scale NOT less than 1/20" = 1'0"]	2	<p>Survey Plan prepared by a BC Registered Land Surveyor, certified correct with original seals and signatures should include the following:</p> <ul style="list-style-type: none"> ■ The PID (The Property Identifier Number) ■ Legal description (found on tax notice) ■ Street address, street name(s) and location, as well as location and width of any lane(s) ■ Dimensions of site including north arrow ■ Indicate location of lead plugs, iron pins & show corner angles, datum ■ Indicate location and dimensions of all existing buildings on the site for proposed additions ■ Indicate front yard setback of the two adjacent sites on each side of the proposed building(s) as well as side yard setbacks (based on Zoning & Development Bylaw requirements) ■ Indicate front and rear yard depth at each corner of the house (especially important where site dimensions are irregular) ■ Setbacks must be taken from the established building line (where applicable) ■ If rear yard compatibility is being used, the rear yard setbacks of the buildings on the adjacent sites are required ■ Ultimate property line (where lane "dedications" are required, setbacks must be measured from the dedication line) ■ Lane dedications, registered easements, encroachments & right-of-ways must be indicated on the surveys ■ Indicate location of existing street crossings ■ Indicate existing grades at the top and bottom of all retaining walls at 3 metre (10'0") intervals ■ Indicate existing grades at each of the four corners of the site ■ Indicate existing grades at each corner of the existing and/or proposed principle building envelope (based on Zoning & Development Bylaw requirements) 	<p>Signed/sealed by BCLS less than 6 months ago.</p> <p>For proposed driveways from a street, contact the Development and Building Services Centre for Zoning and Development By-law requirements. (A streetscape plan may be required.)</p>		

Construction of an Outright One/Two Family Dwelling cont'd.

Drawings Required - Professional must sign and seal each page of all drawings and details. Scale not less than 1/4" = 1'0" (1:50) unless otherwise noted. See sample plans attached.				Staff Use Only	
Document	Copies Required	Details	Notes	Copies Attached	Accepted
Survey Plan (cont'd)	2	<ul style="list-style-type: none"> Indicate existing grades on the adjacent property, parallel to side property lines at regular intervals approximately 3 metres (10'0") into the neighbouring sites. Indicate existing grade levels at the four corners of the proposed accessory building envelope Indicate elevations along the centre line of the lane opposite to the centre line of the accessory building envelope (if lane paved, elevations must also be shown along the centre-line of the gutter) Indicate location of all existing trees 20cm (8") in diameter or greater (and all multi-branching trees where the combined diameters of the three largest stems equal 20cm (8") caliper or greater) when measured 1.4 metres (4'6") above the ground including their drip lines. Indicate location, height & diameter of all stumps 20cm (8") caliper or greater Along the road & lane frontages including registered right-of-ways and extending to the opposite side of the street, lane and registered right-of-ways, to a point 3 metres (10'0") beyond either side of the property lines, right-of-ways, locate the following: all utility manhole covers and their elevations, fire hydrants, street lights, utility kiosks, utility poles and their anchor rod locations, catch basins, any other street furniture, street(s), lane(s) and/or registered right-of-ways, as well as sidewalk(s), curb(s) and gutter(s) For 3 metres (10'0") adjacent to the property and extending to the opposite side of the street(s) or lane(s) and or registered right-of-ways at 3 metre (10'0") increments, provide the centre line elevation of all street(s), lane(s) and/or registered right-of-ways, as well as sidewalk(s), curb(s) and gutter(s) at 3 metre (10'0") increments. 			
Additional Survey for Engineering Department	1		For "Pre-Application for Engineering Services". Contact Engineering Client Services at 604-873-7323 for more information.		
Posting Plan	1		An updated posting plan is required for all new construction, in addition to the surveys.		
Site Coverage and Impermeable Material Site Coverage Plan	2	Site Coverage and Impermeable Material Site Coverage Plan should include the following: <ul style="list-style-type: none"> Scale not less than 1/8" = 1'0" Indicate and dimension all impermeable material, including all buildings, sidewalks, paved areas, decks, pools, plastic planting area sheets and other construction which stop rain water from directly entering the soil on a site Impermeable Material Site Coverage statement (maximum and proposed) Site Coverage Statement 			

Construction of an Outright One/Two Family Dwelling cont'd.

Drawings Required - Professional must sign and seal each page of all drawings and details.
Scale not less than 1/4" = 1'0" (1:50) unless otherwise noted. See sample plans attached.

Staff Use Only

Document	Copies Required	Details	Notes	Copies Attached	Accepted
Site Plans	2	<p>Site Plans should include the following:</p> <ul style="list-style-type: none"> ■ Legal Description and north arrow ■ Street names, location and dimension of lanes ■ Dimension of site ■ Size of all yards, measured from the property line to the extreme outer limits of the building, including front yard, side yards and rear yard ■ Indicate the setback from the property line to the foundation walls, including front, rear and side yards ■ Indicate limiting distance ■ Indicate location of all window seats, bay windows and/or chimneys ■ Building dimensions - this includes principal building and any accessory buildings ■ Indicate access to parking, width of access and the number of parking spaces provided ■ Indicate location proposed driveways from a street ■ Indicate slab elevation and all floor elevations of the principal building ■ Existing and finished grades levels at each corner of the proposed principal building ■ Indicate the location of any window wells and/or patios wells ■ Indicate the location of trees and tree barriers ■ Existing and finished grades levels at the four corners of the proposed accessory building and two grade levels at the centerline of the lane adjacent to the proposed accessory building ■ Any right-of-ways, registered easement or encroachments are to be indicated ■ Indicate ultimate property lines ■ Proposed accessory building slab elevation (Bulletin 92-05) ■ Public Sewer and Water Connection Information notes and stickers must be attached to the site plans ■ Public water, storm and sanitary services with sizes and dimensions to the property line ■ Indicate the location of storm sump(s) ■ Invert (bottom of pipe) elevations of the storm and sanitary connections ■ Water pressures ■ Plumbing fixture restrictions (complete "Fixture Restriction Pumping Requirements" table (obtain decals from Sewers Engineering) ■ Location of Gas (contact Fortis for location). It is the Owners/Applicants responsibility to ensure that the Gas service does not conflict with your proposed Sewer and Water services. 	<p>Scale not less than 1/8" = 1'0".</p> <p>With Engineering Department Sewer/Water decals attached.</p>		

Construction of an Outright One/Two Family Dwelling cont'd.

Drawings Required - Professional must sign and seal each page of all drawings and details. Scale not less than 1/4" = 1'0" (1:50) unless otherwise noted. See sample plans attached.				Staff Use Only	
Document	Copies Required	Details	Notes	Copies Attached	Accepted
Floor Plans	2	<p>Floor Plans should include the following:</p> <ul style="list-style-type: none"> Scale not less than 1/4" = 1' 0" (1:50) Required for principal and accessory buildings Indicate all floor dimensions (to be taken to the extreme outer limits of the building) Indicate all room uses/dimensions, including finished/unfinished areas Indicate stair details (rise/run, width, handrails, headroom etc) Indicate all door, window and skylight locations and dimensions Highlight shear walls and cross reference with specific details Indicate plumbing fixtures For flat roof/roof deck areas, show location of all plumbing vents Indicate the locations of all smoke and carbon monoxide alarms on all floors Indicate direction, location and size of all joists, beams, lintels, girders, girder supports and trusses For floors that have sloped ceiling, see notes under cross section Indicate location and dimensions of any chimneys including vents, bay windows, air conditioning units and/or condensing units Indicate location of all mechanical equipment 			
Elevations	2	<p>Elevations should include the following:</p> <ul style="list-style-type: none"> Required for principle and accessory - all four elevations(front, rear and two sides) Exterior cladding - finish details and material of exterior Floor levels elevations indicated as well as height above and below finished grade (basement/cellar heights) including below grade patio and window wells Elevation at the top of wall under the eaves is required to calculate exposed building face Proposed building envelope-primary and secondary Dimensions of any exterior guards and guard details Indicate location of bay windows, window wells, chimneys including height to roof ratio Existing and proposed grade elevation numbers Eave overhang dimensions including gutters Indicate location and sizes of all windows, doors and skylights including safety glass where required (must match floor plans) Elevation of proposed top of concrete around the perimeter of the building Porch dimensions and clear height to the underside of the ceiling Horizontal Datum Plane (Required for RS-6 & RS-7) Roof pitch and roofing material Peak height Guy wire and anchor location (where applicable) 			
Roof Plans	2				

Construction of an Outright One/Two Family Dwelling cont'd.

Drawings Required - Professional must sign and seal each page of all drawings and details. Scale not less than 1/4" = 1'0" (1:50) unless otherwise noted. See sample plans attached.				Staff Use Only	
Document	Copies Required	Details	Notes	Copies Attached	Accepted
Cross Sections and Structural Details	2	<p>Construction Detail/Cross Sections should include the following:</p> <ul style="list-style-type: none"> ■ Stair dimensions (width, rise, run, number of risers) height of guards, handrails and guardrails) ■ Ceiling height of crawl spaces and all habitable floors (floor to ceiling) ■ Height of all half storeys or dormers where floor area has a minimum ceiling height of 4 feet (1.2m) ■ Indicate construction of wall assemblies including insulation, vapour barriers, damp proofing, water proofing details and fire/sound separations where required ■ Details of vaulted areas and adjacent attic spaces ■ Bay window, window seat and window well details ■ Crawl space details, showing ventilation requirements and access including size of access door ■ Lintel, beam, joist and stud sizes including spacing and lumber grade ■ Prefabricated roof trusses/ Laminated wood or steel beams (2 sets -signed and sealed) Certified by a Professional Engineer registered in British Columbia ■ Details of prefabricated fireplaces/chimneys (CSA approved) ■ Details of factory built homes in accordance with CSA Standard CAN/CSA-A277 including CSA label ■ For attached carports/garages - detail of fire/smoke/gas barrier, door closures & weather stripping. ■ Shear wall details (with plywood or OSB as part of the assembly) continuous from the foundation to roof top including hold-down details and nailing patterns ■ Details of pony walls that need reinforcement to withstand lateral movement ■ Sheathing and strapping details If concrete roof tiles are being used ■ Shear walls should be cross referenced on the floor plan (indicated by highlighting which walls are shear walls) ■ Seismic note signed and sealed by a Professional Engineer ■ Include Rainscreen details - refer to Bulletin 2007-004-BU 	More than one cross section may be required, particularly if the lot is sloped. (i.e slab on grade at one end of the proposed building and raised slab at the other) The area under the raised slab may be included in the floor area calculations if the distance from finished grade to the underside of the slab is four (4) feet or more.		
Documents/Statements Required					
Application Form	1				
Energy Utilization Calculations Statement	1		i.e. heat loss calculations.		
Engineering Decals	2		Must be completed and attached to site plans.		

Construction of an Outright One/Two Family Dwelling cont'd.

Drawings Required - Professional must sign and seal each page of all drawings and details. Scale not less than 1/4" = 1'0" (1:50) unless otherwise noted. See sample plans attached.				Staff Use Only	
Document	Copies Required	Details	Notes	Copies Attached	Accepted
Arborist Report	1	Report to include details of existing site trees and adjacent trees (as noted on the survey) and relevant comments as noted in the Protection of Trees By-law , Section 7.2	Prepared by an ISA Certified Arborist Not required for applications without site or adjacent trees, or for applications that meet Section 7.3 of the Protection of Trees By-law.		
Title Search	1	Copy of current title search from the Land Title Office			
Charge Summary	1	If there are charges on title, a charge summary will also be required.	Written summary by a solicitor, on their company letterhead, describing each charge on title (except financial charges) and advising whether they are affected by the proposal.		
Floor Space Ratio Statement	1	Floor space ratio overlays with dimensions and calculations			
Geo-technical Report	1		If peat bog/soil liquefaction potential area.		
EnerGuide New House Model (P-File)	1		Conducted by a Certified Energy Advisor. Visit http://cacea.ca for a list of qualified energy advisors		
Homeowner Protection Office Form	1		Visit http://hpo.bc.ca for more information.		
Owner's Undertaking Letter	1				
Impermeable Material Site Coverage Statement	1	Site impermeability overlays with dimensions and calculations			
Clearance for Engineering Services	1		Must be cleared by Engineering staff prior to submission.		
Proof of Ownership	1				
Site Coverage Statement	1	Site coverage overlays with dimensions and calculations			
Spatial Calculations	1				
Letters of Assurance					
Schedule B1/B2 - Architectural	1		Buildings not complying with Part 9 of VBBL (i.e. use of spray foam insulation)		
Schedule B1/B2 - Geo-technical	1		Required when excavation exceeds 4'0"		
Schedule B1/B2 - Structural	1				

Construction of an Outright One/Two Family Dwelling cont'd.

General Notes	Staff Use Only	
	Copies Attached	Accepted
<p>Two sets of plans, with scale as noted, are required before application can be processed. Pencil drawings or notations are not acceptable.</p> <p>** Ensure that an area 8" x 11.5" is left blank on the site plans for the Engineering Dept. sticker **</p> <p>Calculations of Energy Utilization and Spatial Separation Calculations must be provided with the drawings, as well as Floor Space Ratio Statement (above grade FSR and maximum), A Site Coverage Statement must be provided as well as an Impermeable Material Site Coverage Statement with a detailed breakdown, if the building is located in a Zoning District that requires it.</p> <p>If the building site is located in a known peat bog area or in an area where the soil is subject to liquefaction due to an earthquake or in a flood plain area, a soils report from a Geotechnical Engineer is also required, stating the soil type and conditions as well as a recommendation of the type of foundations, footings and excavation details required for that particular site. Signed & sealed B1/B2 letters of assurance for Geotechnical items must accompany the soils report.</p> <p>A signed statement from the Structural Engineer must be on the plans, indicating that he has read the Geotechnical report and that the building has been designed to meet the recommendations of that report. The statement must make reference to the Report number, the date the report was made and the name and firm of the Geo-technical Engineer.</p> <p>A signed statement from a Structural Engineer that the building design complies with Section 9.4 of the VBBL must be included on the plans submitted (refer to Bulletin 2001-011-BU)</p> <p>If new construction includes a secondary suite, a registered covenant must be placed against the property title, prohibiting strata. This process is initiated by Processing Centre staff; however, a permit will not be issued until the covenant is fully registered at the Land Title Office.</p> <p>Note: If the preliminary plan review reveals that the application does not meet outright Zoning and Development By-law approval requirements and/or Vancouver Building By-law 10908 requirements, additional drawings and information may be required before an application will be accepted. Your application and drawings must address all new energy and accessibility requirements; examples of common omissions include:</p> <ul style="list-style-type: none"> - Firefighter access, where secondary suites and/or Laneway Houses are proposed - Accessible-ready washroom on main floor - Green Home Program notes - Character assessments on pre-1940's houses <p>The list of requirements is not limited in its content. Further review of each unique application, plans or documents may reveal additional requirements.</p>		



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

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

Date (Month Day Year)

Dear Sir:

RE: Property Address _____

Building Permit Application No. _____

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

I, _____ of _____,
(Print Full Name of Qualified Professional) (Print Company Name of Qualified Professional)

Agree as follows:

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

I hereby undertake to:

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

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

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

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

.../ over

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

Permit # _____

I agree to:

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

This Qualified Professional Declaration for Salvage and Abatement is executed by the Qualified Professional this

_____ day of _____, _____.
(Day) (Month) (Year)

Qualified Professional's Company Name _____

Qualified Professional Signature and Seal _____

Name of Qualified Professional _____
(PRINT)

Owner or Owner's Representative Signature _____

Owner or Owner's Representative Name _____
(PRINT)

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

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

Print Form

RECYCLING & REUSE PLAN FOR GREEN DEMOLITION & WOOD SALVAGE

Submit this document with your permit application.

INSTRUCTIONS

Fill out this form if staff have told you minimum reuse/recycling rates apply to your demolition project. Complete the section on wood salvage for reuse, if this applies to your project.

In your plan, list where you plan to take materials for recycling, reuse, or disposal.

For a list of available demolition recycling facilities and deconstruction contractors, see: <http://www.metrovancouverrecycles.org/>

Keep ALL receipts for disposal, recycling, reuse!

After deconstruction/demolition, you must submit with your compliance report all records of the reuse, recycling, and disposal of materials from your deconstruction/demolition, including garbage receipts. Receipts must be from reuse/recycling/disposal facilities; hauling invoices are not adequate.

SALVAGE: items that are salvaged for reuse can claim 5 times the estimated weight on the recycling compliance report (example: 100kg of salvaged windows can claim 500kg on the compliance report). To document salvage, include with your compliance report an itemized donation receipt from a charity, an itemized receipt from a salvage company or new & used building supply store OR for private sales: provide clear photos showing the items removed from the house intact with contact info of buyer.

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

Questions? Contact ComplianceReport@vancouver.ca

Project Site Address: _____ Date: _____

Estimated Size of House: _____ ft²

Name of Permit Applicant: _____

Email of Permit Applicant: _____

Name of Demo/Deconstruction Company: _____

Email of Demo/Deconstruction Company: _____

Recycling Requirement: _____% (if you aren't sure, ask your Project Coordinator)

Describe the plan for deconstructing/demolishing your building & meeting your recycling requirement

Will you separate & sort materials on-site? Salvage/reuse opportunities? What's your plan for recycling wood?

Material	Will the demo generate this material? (yes/no)	Facility name (Recycling or reuse or disposal facility) <i>For example: "XYZ Metal Recycling"</i>
Drywall / gypsum		
Roofing shingles (asphalt)		
Concrete	YES	
Metals	YES	
Stucco		
Wood for recycling - unpainted, untreated wood	YES	
Windows & doors	YES	
Hardware & fixtures sinks, bathtubs, cabinets, lights, bannister, fireplace mantle, etc.	YES	
Appliances/mechanical Stove, fridge, hot water tank, furnace, electrical panel, etc.	YES	
Other materials (please list): _____ _____	 _____ _____	 _____ _____

Wood Salvage Requirement: Complete the section below if the project house was built before 1910 or is heritage-listed.

I acknowledge the requirement to salvage at least three tonnes of wood for the purpose of reuse (documented with receipts, measurement of total board feet, and photographs).*	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Deconstruction contractor has project experience reclaiming wood for reuse?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
*Please note that the City may request a site visit to confirm you have met the minimum salvage requirement.		

NOTES: _____



Contractor Declaration for Demolition or Deconstruction

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

Date (Month Day Year)

Dear Sir:

RE: Property Address _____

Permit Application No. _____
(City Staff Use Only)

In consideration of the City accepting and processing the above application for a building permit, and as required by the Vancouver Building By-law No. 12511, the following representations, warranties and indemnities are given to the City by the Demolition or Deconstruction Contractor.

I, _____ of _____,
(Print Full Name of Authorized Signatory) (Print Company Name of Demolition or Deconstruction Contractor)

Confirm that:

I have read and understand my obligations as a demolition or deconstruction contractor to comply with Part 8 of the Vancouver Building By-law No. 12511 and all requirements related to demolition as required by WorkSafeBC,

For all buildings other than one- or two-family dwellings, I submitted a Construction Safety Plan as required by WorkSafeBC which will be available for inspection on the site at all times, and will submit an Engineered Demolition Plan if required or directed by the City.

For one- or two-family dwellings, I have developed a construction safety plan as required by WorkSafeBC and it will be available for inspection on the site at all times;

I hereby undertake to:

Protect the adjacent properties from any damage or unreasonable impact from demolition or deconstruction activities;

Ensure that no debris, dust or other material shall be deposited on adjacent neighbour's property, and have water available on the site for wetting down the demolition or deconstruction site at regular intervals to minimize dust;

Comply with the Noise Control By-law No. 6555 for hours of construction noise on Private Property, and understand that no construction noise (demolition or deconstruction) is permitted on Sundays and holidays;

Conduct no work until the Salvage and Abatement permit is issued;

.../ over

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

Submit to Environmental Protection, and make available upon request, the Hazardous Materials Report Form and documentation showing that all identified hazardous materials have been removed, and disposed of according to all applicable rules and regulations;

Obtain a Fire Permit for the removal of any known underground storage tanks on the property, and drain and remove prior to demolition;

Stop work, contact the Fire Prevention office, and obtain a fire permit if any underground storage tanks are found during demolition;

Contact Environmental Protection if there is suspected soil contamination;

Disconnect the water line inside the property line prior to demolition to prevent damage to the main City water line (contact the City by calling 3-1-1, or 604-873-7000 from outside Vancouver city limits, for shut-off procedures);

Install tree protection barriers that comply with Protection of Trees By-law No. 9958, have them inspected by the City's Inspector, and maintain the barriers continuously in place before, during and after the demolition, unless given permission by the City Building Inspector to remove them;

Ensure all truck operators operate their vehicles in a safe and courteous manner adhering to City of Vancouver By-laws regulating truck use, including truck route, engine brake noise, weight and load securement (tarping) provisions;

Meet regional waste diversion targets, to recycle construction materials currently banned or prohibited from disposal, such as asphalt, cardboard, cement and concrete, clean fill and soil, gypsum / drywall, and green waste, and use salvaging options to reduce, reuse and recycle old construction materials wherever reasonable;

Notify the adjacent property owners of the demolition a minimum of 24 hours prior to demolition or deconstruction and provide information including contact name, company name and contact telephone number;

Provide to WorkSafeBC in writing, by fax or online submission, a notice of project (NOP) at least 24 hours before starting a construction project (demolition), as required by section 20.2 of the Occupational Health and Safety Regulations; and

Notify all applicable utilities such as BC Hydro, Fortis BC, Telus, and local cable companies, regarding disconnection of services prior to any demolition work.

For all buildings other than one- or two-family dwellings, ensure that Construction Safety Officer will be available on site during demolition when it is required as per Part 8 of the Vancouver Building By-law;

For all buildings other than one- or two-family dwellings, retain the services of a geotechnical engineer to review temporary shoring requirements when necessary or if directed to do so by City Building Inspector;

.../ over

For one- or two-family dwellings only, backfill immediately any excavation caused by the removal of an existing basement and retaining walls or retain the services of a geotechnical engineer to review temporary shoring requirements when necessary or if directed to do so by City Building Inspector;

For deconstruction (green demolition) only, reuse or recycling of not less than 75% (90% for demolition of a “character residential building”) of all building materials, by weight, excluding hazardous materials. Reuse, recycling, and character residential building as defined in the Green Demolition By-law No. 11023;

I agree to:

Notify the City of Vancouver Building Inspection Branch and Engineering Development Services of the date demolition is to start by calling 3-1-1 (or 604-873-7000 from outside Vancouver city limits) **before 2:00 pm at least one business day prior to the commencement of demolition or deconstruction;**

[The 3-1-1 Contact Centre is available from 7 a.m. to 10 p.m., 365 days per year; construction activity may not be performed in the City of Vancouver on Sundays or Holidays without an exemption from the Noise By-law.]

Call 3-1-1 after demolition or deconstruction is complete to schedule a final site inspection; and

For deconstruction (green demolition) only, submit a completed Compliance Report with supporting documentation (such as copies of recycling facility receipts, photographs, etc.) detailing actual recycling rates for all project-related building materials upon completion of deconstruction. If the recycling target is not met, provide additional written explanation proving that every reasonable effort was made to achieve the target or rationale as to why the project should be excused; and

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

This Contractor Declaration for Demolition or Deconstruction is executed by the contractor this

_____ day of _____, _____.
(Day) (Month) (Year)

Demolition or Deconstruction Contractor Company Name _____

Printed Name of Authorized Signatory _____

Signature of Authorized Signatory _____

Owner or Owner’s Representative Printed Name _____

Owner or Owner’s Representative Signature _____

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



Rental Declaration

Development, Buildings, & Licensing
City of Vancouver
453 West 12th Avenue
V5Y 1V4

Date (Month Day Year)

RE: Property Address _____

Building Permit Application No. _____
City Staff Use

I hereby confirm that I am the: [Select One]

☐ Owner OR ☐ Owner's Authorized Agent

of this property in the City of Vancouver, and confirm that this property, for which I am
applying to demolish: [Select one box only]

☐ has been used for residential rental accommodation

OR

☐ has not been used for residential rental accommodation.

Owner's or Owner's Authorized Agent Signature

Owner's or Owner's Authorized Agent Printed Name

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.

(Note to Applicant: 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.

(Note to Applicant: 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.

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

(Note to Applicant: In cases where it is not practical, due to adverse weather conditions or other mitigating factors, to complete the landscaping prior to occupancy of a building, the City will accept an Irrevocable Letter of Credit [amount to be determined by the City] as a guarantee for completion of the work by an agreed upon date.)
- 3.3 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.
- 3.4 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 shall be issued for the demolition unless and until a development permit for the new development has been issued.

(Note to Applicant: 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 \[vancouver.ca/building-permit\]\(https://vancouver.ca/building-permit\). 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,

A handwritten signature in blue ink, appearing to read 'Jonathan Toronchuk', with a stylized flourish at the end.

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

As Of: May 4, 2022 10:51:29

Development Permit: DP-2021-00495: Approved Subject to Conditions

Address Change Requested?	No
Amendment In Progress	
Applicant Role	Contractor
Approval Type	Conditional
Being Converted to Strata Title Ownership	No
Building Permit Required	Yes
Completed Date	
Contaminated Soil information related to property	No
Contaminated Soils on Property	No
Decision Date	
Description	Development Review Branch - New Building - 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.
Enforcement Related	N
Expiration Date	Feb 27, 2022 00:00:00
Fee Discount	No Discount
Fee Estimate	N
Fee Items Last Changed Date	May 27, 2021 16:08:59
Green Building Flag	No
Green Building Standard Other	
Invoice Due Date	
Issue Date	
Job Location	#1 - 1265 E 19th Av - 1st & 2nd storey (1FD) #2 - 1265 E 19th Av - basement
	Addresses assigned per the approved plans, Fire and Emergency street access (walkway) to the secondary suite is from the East side. Street access must be provided & maintained at all times and the building addresses posted to be visible from the street in accordance with the Building By-law prior to Final Inspection.
Location Type	Addressed
My Reference Number	
Non-Profit Organization Number	

Parent Job (Internal ID)	
PRISM BU Permit Number	
PRISM DB Permit Number	
PRISM DE Permit Number	
Reason for Withdrawal	
Requested Address	
Temporary Use End Date	
Temporary Use Start Date	
Type Of Work	New Building
Work Description	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. zzzMetric Discount

Processes

Completeness Check (Completed on May 27, 2021 16:11:07 by Jonathan Toronchuk with outcome "Requires More Information")

Actual Start Date	
Amendment	
Applicant Contacted	N
Date Completed	May 27, 2021 16:11:07
Description	
Engineering Assistant	N
Not Accepted Reason	
Outcome	Requires More Information
Override Review Condition	N
RequiredInformation	PAY FEES ONLINE
Response To Additional Info Request	
Scheduled Complete Date	
Scheduled Start Date	May 27, 2021 16:09:49
Staff Assigned Id List	
Traffic & Data Management	N
UMB - Engineering Assistant	N

Assignments

Jonathan Toronchuk

Relationships

Shadow Process: 148547922

Provide Further Information (Completed on May 27, 2021 16:29:14 by Charles Fawkes61162066 with outcome "Submit")

Actual Start Date

Comments

Date Completed

May 27, 2021 16:29:14

Description

Outcome

Submit

Response To Additional Info Request

Paid

Route Order

Scheduled Complete Date

Scheduled Start Date

Staff Assigned Id List

Assignments

Charles Fawkes

Relationships

Shadow Process: 148547991

Completeness Check (Completed on Jun 4, 2021 16:09:35 by Jonathan Toronchuk with outcome "Checked")

Actual Start Date

Amendment

Applicant Contacted

N

Date Completed

Jun 4, 2021 16:09:35

Description

Engineering Assistant

N

Not Accepted Reason

Outcome

Checked

Override Review Condition

N

RequiredInformation

Response To Additional Info Request

Paid

Scheduled Complete Date

Scheduled Start Date

May 27, 2021 16:29:14

Staff Assigned Id List

Traffic & Data Management

N

UMB - Engineering Assistant

N

Assignments

Jonathan Toronchuk

Relationships

Shadow Process: 148549777

Select Review Groups (Completed on Jun 4, 2021 16:10:43 by Jonathan Toronchuk with outcome "Selected")

Actual Start Date

Addressing Y

Archaeological Site N

Bonus Density Review N

Building Line N

Building Permit Project Coordinator Y

Building Policy N

Comments

Community Care Facilities Licensing N

Cultural Services N

Date Completed Jun 4, 2021 16:10:43

Description

Development Permit Project Coordinator Y

Development Review Manager N

ECO Review N

Electrical Plan Review N

Energy Utility N Engineering Y

Environmental Review N

Facilities N

Fire and Rescue Services N

Flood Risk N

Heritage N

Housing Policy and Projects N

Housing Regulation N

Landscape Y

Landscape Setback N

Legal Services N

Licensing	N
Mechanical	N
Outcome	Selected
Park Board	N
Parks Maintenance	N
Peat Risk	N
Plumbing Plan Review	N
Police	N
Policy Planner	N
Project Facilitator	N
Real Estate Services	N
Rezoning Planner	N
Scheduled Complete Date	
Scheduled Start Date	Jun 4, 2021 16:09:35
Social Policy and Projects	N
Soil Liquefaction	N
Sprinkler Plan Review	N
SRA Designation	N
Staff Assigned Id List	
Subdivision	N
Sustainability	N
Unstable Soil	N
Urban Development Planner	Y
Urban Forestry	N
Vancouver Coastal Health	N
Weather Protection	N
zzzBonus Density	N
zzzOfficial Development Plan	N

Assignments Jonathan

Toronchuk

Relationships

Shadow Process: 149064852

Draft Recommendation (Completed on Aug 26, 2021 09:55:54 by Jonathan Toronchuk with outcome "Recommendation Drafted")

Actual Start Date

Comments

Date Completed

Aug 26, 2021 09:55:54

Description

Outcome

Recommendation Drafted

Scheduled Complete Date

Scheduled Start Date

Jun 4, 2021 16:10:44

Staff Assigned Id List

Assignments

Jonathan Toronchuk

Relationships

Checklist: Confirm Sustainability review has been assigned: Confirm
Sustainability review has been assigned

Completed Date

Completed?

N

Description

Confirm Sustainability review has been assigned

Mandatory?

N

Name

Confirm Sustainability review has been assigned

Sort Order

1

Shadow Process: 149065068

Reviews Complete (Completed on Aug 26, 2021 09:55:54 by Jonathan Toronchuk with outcome "Complete")

Actual Start Date

Date Completed

Aug 26, 2021 09:55:54

Description

Review Subjob 1 Complete

Outcome

Complete

Scheduled Complete Date

Scheduled Start Date

Make Decision (Completed on Aug 27, 2021 13:17:03 by Tony Chen with outcome "Approved - with Conditions")

Actual Start Date

Additional Information

Addressing

N

Applicant Contacted	N
Approved Amendment Description	
Archaeological Site	N
Building Line	N
Building Permit Project Coordinator	N
Building Policy	N
Comments	
Community Care Facilities Licensing	N
Cultural Services	N
Date Completed	Aug 27, 2021 13:17:03
Description	
Development Permit Project Coordinator	N
Development Review Manager	N
ECO Review	N
Electrical Plan Review	N
Energy Utility	N
Engineering	N
Engineering Assistant	N
Environmental Review	N
Facilities	N
Fire and Rescue Services	N
Flood Risk	N
Heritage	N
Housing Policy and Projects	N
Landscape	N
Landscape Setback	N
Legal Services	N
Licensing	N
Mechanical	N
Outcome	Approved - with Conditions
Park Board	N
Parking Management Branch	

Parks Maintenance	N
Peat Risk	N
Plumbing Plan Review	N
Police	N
Policy Planner	N
Project and Quality Management	N
Project Facilitator	N
Real Estate Services	N
Required Information	
Rezoning Planner	N
Scheduled Complete Date	
Scheduled Start Date	Aug 26, 2021 09:55:54
Social Policy and Projects	N
Soil Liquefaction	N
Sprinkler Plan Review	N
SRA Designation	N
Staff Assigned Id List	
Street Activities	
Street Activities Coordinator	N
Street Activities Manager	N
Street Activities Supervisor	N
Street Furniture Manager	N
Subdivision	N
Sustainability	N
Traffic and Data Management	
Transportation Design	
UMB - Engineering Assistant	N
Unstable Soil	N
Urban Development Planner	N
Urban Forestry	N
Vancouver Coastal Health	N
Weather Protection	N
zzzBonus Density	N
zzzOfficial Development Plan	N

Assignments

Tony Chen

Relationships

Shadow Process: 154127136

Issue Prior To Letter (Completed on Aug 27, 2021 13:41:05 by Jonathan Toronchuk with outcome "Issued")

Actual Start Date

Applicant Contacted

N

Comments

Date Completed

Aug 27, 2021 13:41:05

Description

Outcome

Issued

Scheduled Complete Date

Scheduled Start Date

Aug 27, 2021 13:17:03

Staff Assigned Id List

Assignments

Jonathan Toronchuk

Relationships

Shadow Process: 154230784

Respond to Prior To Conditions

Actual Start Date

Comments

Date Completed

Description

Not Accepted Reason

Outcome

Scheduled Complete Date

Scheduled Start Date

Aug 27, 2021 13:41:05

Staff Assigned Id List

Assignments

Charles Fawkes

Relationships

Shadow Process: 154232723

Instance security

Address Maintenance			Read, Modify
Authenticated Web Read			Read
Development Permit Internal Read			Read, Modify
Development Permit Internal Update			Read, Modify
PI Read			Read
PI Update			Read, Modify
Public Web			Read
User Admin Read			Read
User Admin Update	Read, Modify	www000078766	Read, Modify

Relationships

Applicant Customer: Charles Fawkes	s.22(1)
Application Document: 149366032	
Application Document: 149366078	
Application Document: 149366079	
Application Document: 149366080	
Application Document: 149366142	
Authorization Financial Profile: Development Permit (Permitting and Inspections (PI))	
Electronic Document: 149066240	
Electronic Document: 150326846	
Electronic Document: 151116357	
Electronic Document: 151474636	
Electronic Document: 151474675	
Electronic Document: 154232063	
Electronic Document: 154232803	
Electronic Document: 156093035	
Fee Display: 148547851	
Fee Item Code: 01(b) - New 1/2 FD - Conditional	
Hours	0
Minutes	0
Value	
File Owner: Jonathan Toronchuk	
Parcel: 004-284-950 - Parcel: 1265 E 19TH AVENUE, Vancouver, BC V5V 1L2	

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

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

Permit Term: (12) The issuance of this permit does not warrant compliance with the relevant provisions of the Provinci

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

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

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

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

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

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

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

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

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

Permit Term: (8) The enclosed balconies are to be maintained at all times in accordance with the balcony enclosure de

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

Processing Stream: Development Review Branch

Review Application: DP-2021-00495-REVIEW-1: Completed

Use: Dwelling Uses: One-family Dwelling w/Sec Suite