

File No.: 04-1000-20-2022-367

August 10, 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 July 8, 2022 under the *Freedom of Information and Protection of Privacy Act, (the Act)*, for:

Documentation submitted by DeAngelis Architecture - The A Studio for their 3838 Rupert Street Development Application (DP-2021-01028). Date Range: October 28, 2021 to July 8, 2022.

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

Please note: Architectural plans and drawings are available from the Development and Building Services Centre only 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: <http://vancouver.ca/home-property-development/get-copies-of-your-building-plans.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 (#04-1000-20-2022-367); 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,

Kevin Tuerlings, FOI Case Manager, for

[Signed by Kevin Tuerlings]

Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy
cobi.falconer@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604-871-6584.

Encl. (Response package)

:pm



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

Development and / or Building Application Form

To help expedite submission of your application, please fill out BOTH sides of this information sheet prior to attending the Application Preview counter located in the Development and Building Services Centre, Ground Floor, 515 West 10th Avenue (West Annex, City Hall).

JOB LOCATION (Correct and complete addressing is important. Complete this section carefully.)

Address: 3838 Rupert Street Specifics: _____

Floor Level: LEVEL 1 Suite No: CRU 6-3898 Rupert St. & CRU7-3309 East 23rd Ave.

Legal Description:

Lot(s) A Block(s) 4 District Lot(s) THSL NWD P Plan Number(s) VAP10246

Are you aware of the presence of any contaminated soils on the subject property? Yes No

Are you aware of the existence of any contaminated soils studies, reports, soil agreements, or Ministry of Environment orders or letters with respect to the subject property? Yes No

Is the building being converted to strata-title ownership? Yes No

Note: If you intend to convert an existing building to strata title ownership, please contact Subdivision and Strata Title staff at 604.871.6627 for information on the strata conversion process in advance of the issuance of any permits.

This area must be completed by the person signing the application form

Your Name: Wayne DeAngelis

Mailing Address: 2015 Garden Drive

City: Vancouver Postal Code: V5N 4X1

E-mail Address: wayne@deangelisarchitecture.ca

Phone Number: 604-681-9227 Fax Number: _____

Company Name: DeAngelis Architecture

Business License Account Number: _____

You are the:

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

Note: Contractors/design professionals/consultants MUST have a valid Business License to do work in the City of Vancouver. You may obtain current business license account numbers from the Business License Counter.

Complete the following for ALL applications

Property Owner's Name: Hanbu Enterprises Ltd.

Address: Suite 300-4088 Cambie St. City: Vancouver BC

Postal Code: V5Z 2X8 Phone Number: 604-874-5538

Is the owner aware of this application? Yes No

Contractor's Name: West Coast Liquor

Address: 205-1755 Broadway St. City: Vancouver

Postal Code: V6J 4S5 Phone Number: (604) 683-6506

Business License Account Number: _____

Tenant's Name: West Coast Liquor

Address: 205-1755 Broadway St. City: Vancouver

Postal Code: V6J 4S5 Phone Number: (604) 683-6506

Job Contact: Wayne DeAngelis Architect AIBC

Address: 2015 Garden Drive City: Vancouver

Postal Code: V5N 4X1 Phone Number: 604-681-9227

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

Address: _____ City: _____ Postal Code: _____

Phone Number: _____ Business License Account Number: _____

This application is to: (Check applicable boxes)

001 Construct a new building(s)
 002 Add to an existing building
 003 Alter the interior/exterior
 004 Add to a building and alter the existing portion
 005 Add to a building and change the use
 006 Add to the building, alter existing portion and change use
 007 Interior/exterior alterations and change of use
 008 Enclose an area of an existing building (balcony enclosures)
 011 Project/Site Permit
 014 Change of use
 015 Retain use
 016 Alter grade (raise or lower grade)
 022 Alterations to legalize a suite
 023 Alterations for a new suite
 026 Demolish
 Commercial
 Fire damaged building
 Non-rental one-family dwelling
 Heritage building
 Residential rental building
 028 Temporary tents
 030 Construct a garage/carport
 031 Add/alter/demo garage/carport
 038 Construct partial - framing, etc.
 040 Excavate - valid for project address et al.
 041 Move building from another site
 042 Move building on the same site
 043 Install a pool, fence, tennis court, boat ramp, sign, or similar
 044 Upgrade seismic and/or sprinkler
 045 Mechanical kitchen exhaust, roof top unit, satellite dish
 046 Prefabricated structure placed on site
 047 Fire damage repair
 048 Flood damage repair
 050 Landscape only
 053 Building envelope repair

Is this a new tenant? Yes No

What is the existing use? Retail

What is the proposed use? Liquor Store TYPE 3

How many storeys? 6

How many levels of underground parking? 2

How many new rooftop units? N.A.

Describe work to be done:
 (Complete carefully, Your application will be based on your written description.)
Previous CRU6 & CRU7
Specifically for 3898 Rupert & 3309 E. 23rd.
Tenant interior improvements including new
metal stud partitions, electrical, plumbing,
sprinklers, walk in coolers and displays.
No changes to the existing demising walls or
exterior glazing are proposed on Level 1 and Level

What is the value of the work proposed? (Include cost of plans, material and labour)
 \$ 300,000.00

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

Electrical Gas Drain Tile
 Plumbing Sprinkler Fire Alarm

Sprinkler Contractor's Name: _____

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

Special Sprinkler Inspection Number SP _____

Complete the following for all residential buildings

	Existing	Proposed
Total number of dwelling units:	<u>NA</u>	<u>NA</u>
Total number of housekeeping units:	<u>NA</u>	<u>NA</u>
Total number of sleeping units:	<u>NA</u>	<u>NA</u>

Complete the following related permit information

Development Permit/Application Number DE _____

Minor Amendment Number DE _____

Building Permit/Application Number BU _____

Board of Variance Appeal Number Z _____

Combined Permit Application Number DB _____

Office Use Only

Office Use Only	Invoice #
BU _____	
DE _____	

Office Use Only

BU (WWOP?) _____

DE _____

DT _____

BG _____ f/m _____

ENV. PROT. Site Profile _____

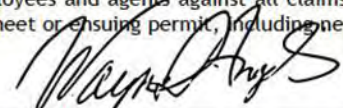
SUBTOTAL _____

SP _____

TOTAL _____

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

SIGNED AT VANCOUVER, B.C. THIS 09 DAY OF November 2021


 SIGNATURE OF APPLICANT

HANBU ENTERPRISESES LTD.
Suite 300 – 4088 Cambie Street
Vancouver, B.C.

City of Vancouver
453 West 12th Avenue
Vancouver, B.C.

**Re: Development Permit Application for 3898 Rupert Street & 3309 East 23rd Avenue,
Vancouver (the “Premises”) by West Coast Liquor Company (YVR) Ltd. (the “Tenant”)**

To Whom It May Concern:

This letter will serve to confirm that we the owner of the subject property and are aware and approve of the Tenant’s Change of Use application and Development Permit application for the above-mentioned Premises by Wayne De Angelis, Architect.

If you have any questions, please do not hesitate to contact the writer.

Yours truly



Heather D. Grant
Director of Leasing & Risk Management
Email: hgrant@shato.com
Tel: 604-874-5538

CC Peter Toigo/Shato Holdings Ltd. by email
Eric Poon/ MacDonald Commercial by email

City of Vancouver

November 25th 2021

Development and Building Services

515 West 10th Ave

Vancouver, B.C.

RE: 3309 East 23rd Avenue, Vancouver

To Whom it May Concern,

The West Coast Liquor Company is applying to locate a Private Liquor Store at the above address. The liquor licence is a transfer of a licence originally issued in the City of Vancouver. The business will operate 7 days per week with hours of 10 am until 10 pm Sunday to Thursday and 10 am until 11 pm Friday and Saturday. They will offer for sale all types of wine, beer and spirits with the emphasis on local craft beer and wines from B.C. Their qualified staff will be fully trained with their Serving it Right Certification. The staff of ten employees will work on a daily basis with a minimum of two staff members per shift. Commercial parking (69 stalls) is available. Deliveries for the facility are made from the loading and garbage area which are located at the rear of the building. In consultation with the neighbourhood they believe they have addressed the community's major concerns: 1) proximity to the school 2) parking 3) hours of operation

The applicants, John Teti and Roger Gibson have a 20 year history in the operation of Private Liquor Stores and currently operate stores under the banner of the West Coast Liquor Company. With locations at 5503 West Boulevard and 6295 Fraser St. in the City of Vancouver, Domestic Terminal Vancouver International Airport and 7651 Royal Oak, Avenue, Burnaby.



Roger Gibson

s.22(1)



John Teti

604 657 4111