

File No.: 04-1000-20-2025-080

April 16, 2025

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 February 3, 2025 under the ***Freedom of Information and Protection of Privacy Act*** for:

Record of a Letter of Inquiry for DE Application at 1040 West Georgia Street which was submitted in July 2013, and the City's response to this letter.

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, the Assistant Director of Development Planning confirmed there is no record of the letter of inquiry as it was likely destroyed, and provided the following information to describe the process in 2013 as it relates to your request:

Once an application had been successfully brought to a final stage (Development Permit Issuance), the hardcopy files of the enquiry would typically have been destroyed. A formal hardcopy of the Development Permit application would be filed by the Project Coordinator and would be considered the formal record of the application.

Enquiry documents were typically not treated as a formal part of the application record. They were submitted as draft documents for early discussion purposes between the Development Planner and the applicant. These discussions would lead to necessary design changes that would be reflected in the final design proposal in the Development Permit application. The draft enquiry drawings were therefore considered unnecessary to the subsequent formal application documents. Only the application documents were reviewed by staff (as well as by the public during the notification period) and would be the basis on which the Director of Planning would decide. It was understood that the application documents were the relevant materials to be saved.

Under Part 5 of the Act, 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 (2025-080); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signed by Cobi Falconer]

Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. You may also contact 3-1-1 (604-873-7000) if you require accommodation or do not have access to email.

Encl. (Response Package)

:ma

From: [richard](#)
To: [Cheng, Paul](#)
Cc: [Molaro, Anita](#)
Subject: Grosvenor Building
Date: Wednesday, September 18, 2013 10:23:05 AM
Attachments: [grosvenor revision.jpg](#)

Dear Paul ,

Further to our discussions with yourself and Anita I enclose a proposal that gives more space on the sidewalk but recognizes the existence of the stair from the basement , structural considerations as well as trying to preserve as much of the rental area as possible . We are not keen to revisit the neighbors regarding the *through block crossing* being concerned that they would protest the application due to our us reversing a commitment we had made to them.

I hope that this meets with your approval and that we can proceed with the project

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Best regards and thanks

Richard

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Richard Henriquez, MAIBC, FRAIC, OAA, RCA
Partner

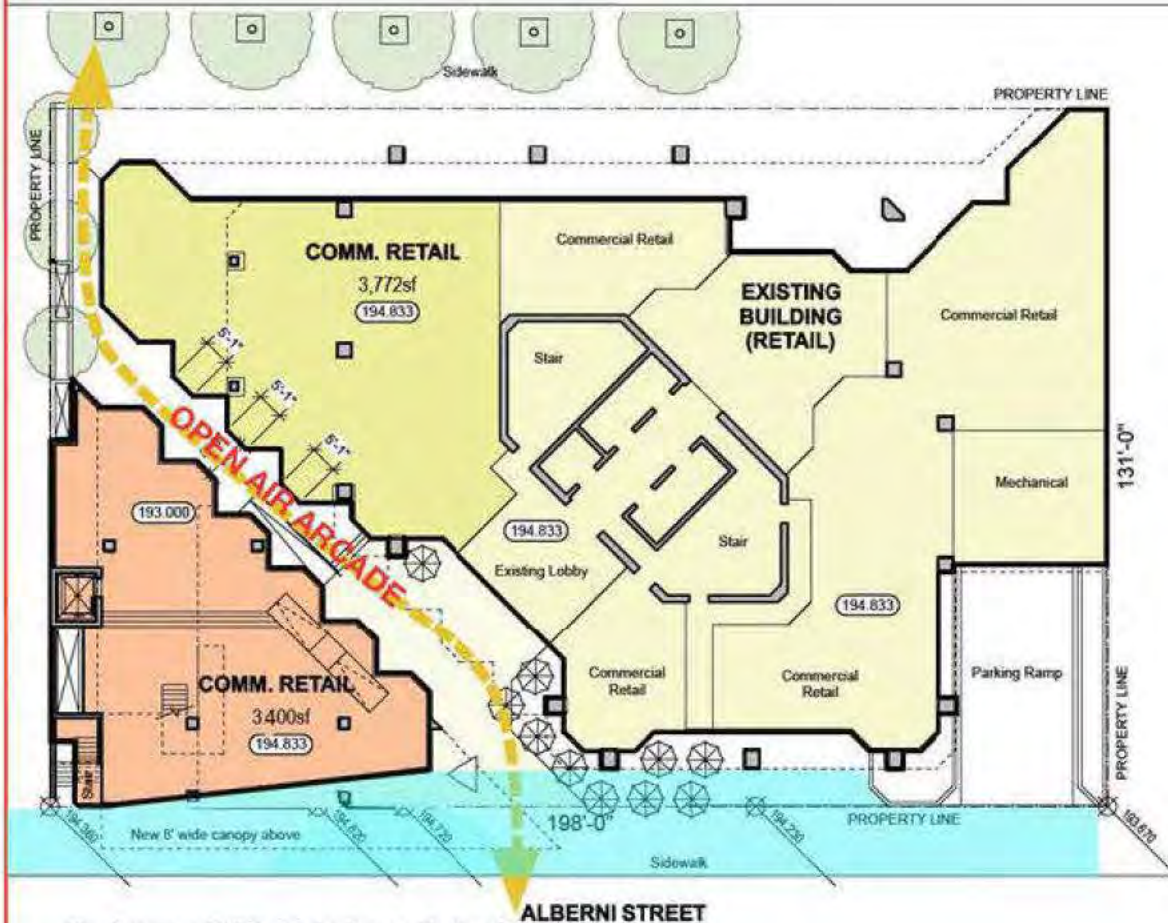
Henriquez Partners Architects

402 West Pender Street
Vancouver, BC Canada V6B 1T6
T: 604.687.5681
F: 604.687.8530

Proposed Level 1 Plan

Scale 3/64" = 1'-0"

WEST GEORGIA STREET



LEVEL 1 SUMMARY

| | |
|---------------------------|----------|
| Existing gross floor area | 13,840sf |
| Proposed new floor area | 3,600sf |
| Total proposed area | 17,440sf |

From: "Molaro, Anita" <anita.molaro@vancouver.ca>
To: "Cheng, Paul" <paul.cheng@vancouver.ca>
Date: 9/18/2013 10:35:33 AM
Subject: RE: Grosvenor Building

okay

From: Cheng, Paul
Sent: Wednesday, September 18, 2013 10:27 AM
To: Molaro, Anita
Subject: FW: Grosvenor Building

Good enough compromise?

Paul C.P. Cheng, Architect AIBC, LEED A.P.
Senior Development Planner
Urban Design Division – Planning and Development Services
City of Vancouver
Tel. 604.871.6665 Fax 604.873.7060

From: richard [<mailto:richard@henriquezpartners.com>]
Sent: Wednesday, September 18, 2013 10:22 AM
To: Cheng, Paul
Cc: Molaro, Anita
Subject: Grosvenor Building

Dear Paul ,

Further to our discussions with yourself and Anita I enclose a proposal that gives more space on the sidewalk but recognizes the existence of the stair from the basement , structural considerations as well as trying to preserve as much of the rental area as possible . We are not keen to revisit the neighbors regarding the *through block crossing* being concerned that they would protest the application due to our us reversing a commitment we had made to them. I hope that this meets with your approval and that we can proceed with the project .
Best regards and thanks

Richard

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Richard Henriquez, MAIBC, FRAIC, OAA, RCA
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F: 604.687.8530

From: "Paul Cheng" s.22(1)
To: "Molaro, Anita" <anita.molaro@vancouver.ca>
CC: "Cheng, Paul" <paul.cheng@vancouver.ca>
Date: 9/5/2013 5:50:58 PM
Subject: Re: Grosvenor Building

ok thanks but you forwarded it to my home email...

Spoke with Richard. He wants you to reconsider one more time.

I asked him to reconsider closing the ped access to gain his floor space. He doesn't want to do that because the neighbouring site would like it to be kept.

On 2013-09-05, at 3:13 PM, Molaro, Anita wrote:

From: richard [mailto:richard@henriquezpartners.com]
Sent: Thursday, September 05, 2013 02:00 PM Pacific Standard Time
To: Molaro, Anita
Subject: Grosvenor Building

Hi Anita , I hope you had a good holiday .Enclosed is correspondence sent earlier. I hope you have a moment to review this as we need your assistance to clear up a challenging request regarding the widening of the sidewalk on Alberni St . Best regards Richard.

From: Richard Henriquez <richard@henriquezpartners.com>
Date: Tuesday, August 6, 2013 10:32 AM
To: Anita Molaro <anita.molaro@vancouver.ca>
Subject: Grosvenor Building

Dear Anita , Paul is on holiday so he suggested I contact you re the Grosvenor Retail Pavilion . As you can see from my note to him the suggestion of having a wider sidewalk for the full frontage is causing us some concern . We can do it for more than half of the frontage – bring the outdoor sea ng and tables forward and go a long way to doing what you envision . See Sketch . Cutting the pavilion back 6 feet when there is building structure below that we are relying on the support the building and we already have an open air arcade will cause techincal and financial problems that will put the whole project at risk . I hope you can see that this is not 100% but it is a good 85% (Smile) . Best regards Richard.

From: Richard Henriquez <richard@henriquezpartners.com>

Date: Thursday, August 1, 2013 12:59 PM

To: "Cheng, Paul" <paul.cheng@vancouver.ca>

Subject: Re: 1040 W Georgia

Dear Paul ,

Thank you for your prompt response and encouragement regarding the supportability of our proposal.

I agree that the passageway need careful consideration. I am not aware if the existing open space has an easement on it but if it does I see no reason why the registering of this change if configuration would be a problem for the owner.

Regarding the suggested 6 foot widening of the sidewalk (see enclosed sketch) I understand the Planning Dept's interest in wider sidewalks on streets downtown and support this in principle, however in this case such a widening will cause severe difficulties for us on a number of levels:

In the first place there is an existing exit stair that is constructed right out to the present property line that cannot be feasibly relocated .

As well the existing basement has a structural support line on the property line again which cannot be feasible relocated.

Please bear I mind that the two parking ramps and in the case of the building to the east all start at the property line so there is no possibility that this widening can on either sides unless these proper es are redeveloped – a most unlikely occurrence.

And finally this is a very small project that cannot really afford to be reduced in size by 400 sf without challenging it's feasibility.

We think this little pavilion will enhance the shopping experience of Alberni street and hope that you would be good enough to revisit what staff would be usually be looking for in recognition of this very small project's peculiar circumstances .

Best regards Richard

Richard Henriquez, MAIBC, FRAIC, OAA, RCA
Partner

Henriquez Partners Architects

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Vancouver, BC Canada V6B 1T6
T: 604.687.5681
F: 604.687.8530

From: "Cheng, Paul" <paul.cheng@vancouver.ca>
Date: Thursday, August 1, 2013 10:04 AM
To: Richard Henriquez <richard@henriquezpartners.com>
Subject: 1040 W Georgia

Hi Richard,

Thank you for the thorough letter of Enquiry for the above-stated site. I have reviewed the drawings and have the following comments:

- The overall proposal is supportable under the current zoning.
- In the interest of providing an enhanced pedestrian realm against Alberni, staff will be looking for a 6 ft. setback from the Alberni street property line. This zone could then be used as a restaurant/café patio, store display or simply a widening of the pedestrian zone where currently the city sidewalk is only 12 feet wide.
- The remaining portion that provides a pedestrian pathway through the site will likely require a new or revised Surface Right-of-Way agreement with the City. Further, careful design consideration for this pathway should address safety and CPTED.

I look forward to your next design iteration.

Much thanks,

Paul C.P. Cheng, Architect AIBC, LEED A.P.
Development Planner
Urban Design and Development Planning Centre
City of Vancouver
Tel. 604.871.6665 Fax 604.873.7060

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<GROSVENOR MAIN FLOOR PLAN.png>