



MEMORANDUM

May 19, 2026

TO: Christine Fong

FROM: Adessa Mohammadi

SUBJECT: 80 POWELL STREET, Vancouver, BC - DP-2025-00672

The following comments are based on the preliminary drawings prepared by RH Architects Inc. on April 7, 2026, for the proposed development permit application. This is a preliminary review in order to identify major issues which do not comply with Vancouver Building Bylaw #14343 as amended (VBBL 2025).

*** Please note that building permit applications must conform to Vancouver Building Bylaw #14343 (2025) as may be amended from time to time. Please see the following page:**
<http://vancouver.ca/your-government/vancouver-building-bylaw.aspx>.

To develop a 13-storey mixed-use commercial building consisting of Hotel use and a Restaurant on the 13th floor of the building, over one level of underground parking and having vehicular access from the lane.

The following information should be included at Building Permit Application Stage:

1. ***A code report shall be provided to review site conditions with respect to fire and life safety and impact of existing conditions to address non-conformities on both North-West and South-East buildings. Code compliance approach including access/egress agreements, encroachments, spatial separation, exit exposure protection, etc. shall be reviewed and approach be presented to the CBO for review.**
2. *Code report shall review and discuss the proposed freestanding green wall located approx. 4.5" away from buildings on North-West side. The proposal should not create new non-conformity or increase existing non-conformities for adjacent buildings.
3. Principal entrance shall be within 3-15m from firefighter access route as per 3.2.5.5.(1).
4. *Existing right of ways to provide passageway from adjacent buildings (North and South) shall be maintained and/or new right of way registered on title so that no new non-conformity is created regarding access/exit to/from existing buildings, including access for emergency responders, and exiting from adjacent buildings to public thoroughfare.
5. *Fire escapes shall not be obstructed with the proposed green wall or other proposed features and doors/gates shall not be locked in the direction of exit travel to the public thoroughfare at any times.
6. Existing addresses for "211 Columbia" and buildings located on North-West side facing 80 Powell to be reviewed.

7. As per article 3.8.2.13 at least 1 for every 20 or part thereof sleeping rooms shall conform to article 3.8.3.23 for accessibility and not less than 10% of the suites be provided with visible signal.
8. Building requires to be designed with high building measures as per subsection 3.2.6. of VBBL.
9. Top of slab elevation at ground floor and top of parkade ramp shall be located above FCL of 4.6m. In addition, as the building is located in FCL area, it shall comply with requirements of subsection 2.2.10. of Division C of VBBL. No fire protection system, electrical panel and fixed building services are permitted below FCL unless those are protected from flood damage and accessible for servicing during flooding to the satisfaction of CBO. At BP stage, supporting documents, including flood resiliency and mitigating reports shall be provided to the satisfaction of the CBO to confirm construction methods and that the building will be safe during a flood.
10. As per article 1.5.2.11 of Division C of VBBL, a covenant acknowledging the risk of flood damage will be registered against the land, if FCL cannot be met.
11. Design of electrical equipment and elevators below FCL shall also follow EGBC's practice advisory titled "ELECTRICAL ENGINEERING CONSIDERATIONS IN FLOOD-RESILIENT DESIGN OF BUILDINGS"
12. All new architectural, mechanical and electrical components are required to comply with the energy and emissions requirements of the Vancouver Building By-law #14343. Please add to your drawings the Energy Statements per the "Energy Statements on Drawings" requirements found within the City of Vancouver energy webpage (<http://vancouver.ca/building-energy-requirements>).

*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response. If a "prior to" letter is not being sent, the above comments should be sent directly to the applicant.