
MEMORANDUM

November 7th, 2025

TO: Joseph Smallwood, Project Facilitator

FROM: Tsvetanka Nedyalkova, Building Code Specialist

SUBJECT: 1050 Beach Ave - DP-2025-00685, BRB Review comments

The following comments are based on the preliminary drawings prepared by ACTION OSTRY Architects Inc. dated August 15, 2025, for the proposed Development permit. This is a preliminary review to identify issues which do not comply with the Vancouver Building Bylaw # 13343 as amended (VBBL) and includes a review of Subsection 3.2.5. "Provisions for Fire Fighting".

Project description: To construct a new 2-storey Aquatic Centre with one level of below grade mechanical level.

1. *Principal entrance is not within 15 m of the fire access route.
2. *This is a 2-storey Group A-3 building. Building construction is required to be noncombustible.
3. *The upper mechanical service space may not be considered as a story if conforms to Sentence 3.2.1.1(8) of the VBBL.
4. *Roof that is pitched at an angle of 60 degrees or more to the horizontal and it is adjacent to a space intended for occupancy shall be designed as an exterior wall of the building.
5. * Travel distance within Mechanical level (basement) may not conform to Article 3.4.2.5. of the VBBL.
6. It appears that project site is not consolidated. The developer and the owner shall start working towards site consolidation.

*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.

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The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.