



MEMORANDUM

March 24, 2026

TO: Joseph Smallwood

FROM: Adessa Mohammadi

SUBJECT: 555 W CORDOVA STREET, Vancouver, BC - DP-2025-00916

The following comments are based on the preliminary drawings prepared by James KM Cheng Architects Inc. on Nov 12, 2025 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 as amended (VBBL 2025).

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

Project Scope: The City of Vancouver has received a preliminary development permit application for alterations to the staging and storage area located in the below grade structure of the existing heritage building, and to develop a 22-storey building on this site.

Our review comments below are with the assumption that proposal is considered to be a single building (**Major horizontal and /or Vertical Addition**). Depending on the code compliance approach proposed by design team, issues such as spatial separation, fire wall continuity, etc. shall be addressed, if the new building is considered to be a separate building.

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

1. As of Sep 15, 2025, all submissions are to be in accordance with VBBL 2025. Refer to article 3.3.1.4 of Division C of VBBL 2025 for seismic regulation during transition period.
2. Alteration shall not increase the non-conformity of the existing building or create non-conformity with respect to VBBL 2025. All new work shall conform to VBBL 2025. Effects of proposed alteration shall be reviewed to the structural integrity, spatial separation, exiting, etc. to "Station" building and possibly the Landing.
3. * Preliminary code compliance report/drawing shall be provided to demonstrate the code compliance approach for the existing building and its relationship with proposed building on fire and life safety issues. We can provide further comments once the report is provided.
4. * If the proposed building will be supported by the existing heritage building, structurally or for exiting purpose, then Major Vertical Addition upgrades to existing heritage building as per flowchart No. 3 of subsection 11.5.2 of the 2025 VBBL would be required (F4, S4, N4, A4). Sections 11.3 and 11.4 may be used as Alternative Compliance Measures to retain existing

noncompliant components of heritage building. If the tower is not structurally supported by the existing building, Major Horizontal Addition upgrades are required (F3, N3, A2, S2)

5. Principal entrance shall be located within 3-15 m from access route for Fire Department. Consultation with VFRS would be required.
6. If the existing building, being a major transit hub, was considered as "Post Disaster" or as "High Importance" category for structural design, the addition and its impact on the structure shall be reviewed for compliance with those applicable requirements.
7. Not more than one exit from a floor area is permitted to lead through an exit lobby as per article 3.4.4.2.
8. Required exits from the existing station building shall be maintained to reach the public thoroughfare.
9. Any connection between new high-rise building and existing station building shall be designed to prevent smoke movement as per article 3.2.6.3. Depending on code compliance approach, application of 3.2.6 shall be reviewed for the existing building.
10. Structural design shall incorporate impact of snow drift on the existing heritage building and how it will be addressed. Structural irregularities per table 4.1.8.6 of Division B of the 2025 VBBL shall be reviewed.
11. Approval shall be obtained from relevant authorities for proposed work that could affect the existing tunnel below the site and their impact on the structural design shall be reviewed.
12. Due to complex nature of project, Service of a Certified Professional through city's CP program is strongly recommended.
13. All new architectural, mechanical and electrical components are required to comply with the energy and emissions requirements of the Vancouver Building By-law. 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.

Thank you,
Adessa