

City of Vancouver  
453 West 12th Avenue  
Vancouver, British Columbia  
Canada V5Y 1V4

Issue Date: Dec 07, 2021

Status: Issued

Applicant	Contractor	Location of Permit
Jonathan Katz DBA: J & R Katz Design + Architecture Inc. Design Professional 4545 Langara Avenue Vancouver, BC V6R 1C9	T Jones Enterprises Inc 3537 OSLER ST Vancouver, BC V6H 2W4 Office: (604) 734-1300	1080 WOLFE AVENUE Vancouver, BC V6H 1V8

Related Permits: DP-2017-00554  
SU-2019-01327

Temporary Use Dates:

Specific Location:

Legal Description: LOT 9 BLOCK 54 DISTRICT LOT 526  
PLAN 4502

Land Coordinate: 69414682

## Project Description

Building Permit for DP-2017-00554

To relocate, add to and alter an existing one-family dwelling, with attached garage and to alter and relocate an existing accessory building on this site.

Development Review Branch Notes:

Conditions and plans forming part thereof, are approved under the Heritage By-law and the Development Permit also constitutes a Heritage Alteration Permit.

This building permit was reviewed and issued under the Vancouver Building By-law 2014 (#10908).

## Uses

Type	Category	Specifics	Occupancy	Permitted / Required	Existing	Proposed	Units	Note
Dwelling Uses	One-Family Dwelling		C - Residential					

## Terms and Conditions

- 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, building of 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 ensuring permit, including negligence and/or the failure to observe all by-laws, acts or regulations.

- WorkSafeBC (WSBC) requires a survey for hazardous materials be completed by a qualified person, as defined in OHSR 20.112, before any demolition or renovation work begins. Effective February 1, 2015 WSBC also requires a written confirmation that all hazardous materials identified in the survey have been either safely contained or removed. For all interior alterations where significant amounts of material are being removed the building inspector may ask at his/her discretion for a hazardous materials report. If hazardous materials are identified the building inspector will not perform any inspections until all the hazardous material have been safely contained or removed and confirmed by a qualified professional.

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- Door when open and/or eaves or other appendages shall not project beyond any property line.
- Drain tile shall be inspected prior to backfilling.
- This permit has been issued without a mechanical plans examination on the basis of the professional assurances provided by the design professionals responsible for code compliance of the mechanical systems. The City may audit the design and conduct field inspections at their discretion.
- All new work shall comply with the Vancouver Building By-Law (No. 10908 and amendments) and all its referenced standards, including ASHRAE Standard 90.1-2010 or NECB 2011 and their associated conditions.
- Drawings for applicable trades permits shall be submitted and accepted as required prior to issuance of the trades permit
- One set of approved up-to-date drawings being available for viewing at the jobsite.
- Separate Sign Permit required for all signage.
- Building to be sprinklered to NFPA 13D requirements.
- All work to the satisfaction of the District Building Inspector.
- All guards and windows used as guards shall be designed by a Registered Professional Engineer for the design loads specified under Part 4 of Division B of the Vancouver Building By-law No.10908. Sealed fabrication drawings shall be reviewed by the structural engineer of record. All glass guards and glass in guards are to be designed in accordance with CAN/CGSB-12.20-M
- Both the construction and the ongoing operation of the building (including noise emanating from mechanical equipment) shall be in compliance with the provisions of Noise Control By-law No. 6555.
- The applicant is advised to obtain a separate Sprinkler Permit for any work undertaken to the existing sprinkler system to this building. In cases where no work is to be undertaken to the existing sprinkler system, the applicant is required to request a special inspection to determine compliance with the Vancouver Building By-law prior to requesting of the final Building Inspection. This special inspection shall be subject to a separate fee as outlined in the By-law.
- If Tree protection is required, no work may be done within the critical root zone of any protected tree unless an ISA Certified Arborist is in attendance to supervise. Work includes demolition, excavation, construction and landscaping. All site work supervised by the arborist shall be documented in a post-construction arborist report and submitted to the Director of Planning in a timely manner.

## Inspections

Description	
P9 - Final	
P9 - Fire Separation	
P9 - Forms/Foundation	
P9 - Framing	
P9 - Sheathing	
P9 - Underslab	
P9 - Insulation and vapor barrier	
Drain tile	
Tree Permit	Prior to Completion
Electrical Permit	Prior to Completion
Plumbing Permit	Prior to Completion
Sprinkler Permit	Prior to Completion

## Additional Notes

Book inspections by calling 3-1-1 within Vancouver or 604-873-7000 from outside Vancouver.

## Permit Fees

Description	Amount	Tax Amounts	Fee Total	Fee Adjs	Pmts and Adjs	Balance
Building Permit Fee	\$20,757.50		\$20,757.50	\$0.00	\$20,757.50	\$0.00



# Building Permit

# BP-2019-02445

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Drain Tile 1-2 Family Dwelling	\$212.00	\$212.00	\$0.00	\$212.00	\$0.00
Vancouver Development Cost Levy	\$24,550.02	\$24,550.02	\$0.00	\$24,550.02	\$0.00
Utilities Development Cost Levy	\$13,508.38	\$13,508.38	\$0.00	\$13,508.38	\$0.00
				<b>Total:</b>	<b>\$0.00</b>

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**This permit shall be kept available on the site for presentation to Police Officers or City Inspectors.**