

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

Issue Date: Sep 29, 2024

Status: Issued

Applicant	Contractor	Location of Permit
Sheridan MacRae DBA: Metric Architecture Agent for Owner 671 b Market Hill vancouver, BC V6Z 4B5	PAVILION VENTURE INC. 2627 W 7TH AVENUE Vancouver, BC V6K 1Z2	2335 W 6TH AVENUE Vancouver, BC V6K 1W1

Related Permits: DP-2022-00134  
SU-2024-00140

Temporary Use Dates:

Specific Location: Building 1 (Main House)  
2335 W 6th Av - One Dwelling Unit (east side 2nd-3rd floor)  
2337 W 6th Av - One Dwelling Unit (1st floor)  
2339 W 6th Av - One Dwelling Unit (west side 2-3rd floor)

Address numbers assigned as per approved plans for Fire and Emergency response. The address numbers are to be posted to the building to be visible from the street and in accordance with the Building By-law prior to final inspection.

Legal Description: LOT A BLOCK 262 DISTRICT LOT 526  
GROUP 1 NEW WESTMINSTER  
DISTRICT PLAN EPP129343

Land Coordinate: 64307867

## Project Description

The reconstruction and addition of an existing character Single Detached House with six (6) Housekeeping Units to a 3-storey Multiple Conversion Dwelling containing three Dwelling Units and attached garage providing two parking spaces having vehicular access from West 6th Avenue and to stratify the lot.

Building 1: BP-2023-03247  
Building 2: BP-2023-03248

Schedule A, Schedule B (Architectural - Item 1.5), Schedule D, Sheridan Peter MacRae, P.Eng (604,875,4315), Schedule B (Structural), Seyed A. Pishvaei, P.Eng (604-992-9481), provided for this project.

Building Review Branch Notes:

1. This permit has been reviewed under the requirements of VBBL 2019
2. Entire building to be sprinklered to NFPA 13R
3. See related DP-2022-00134

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## Uses

Type	Category	Specifics	Occupancy	Permitted / Required	Existing	Proposed	Units	Note
Dwelling Uses	Multiple Conversion Dwelling							

## 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 or 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 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. Per OHSR 20.112(8), 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.
- 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.
- Installation of all unbonded post-tensioned concrete framing systems shall be inspected on a full-time, continuous basis by a specialist materials quality assurance organization. Personnel shall have attended an approved training course in the corrosion protection and installation of unbonded post-tensioned systems. The inspection agency will be required to submit daily inspection reports and a letter of assurance attesting that the post-tensioned concrete framing systems have been constructed in full conformance with the requirements of CSA A23.1, A23.3 and current industry standards.
- All new work shall comply with the Vancouver Building By-Law and amendments and all its referenced standards, including their associated conditions.
- Drawings for applicable trades permits shall be submitted and accepted as required prior to issuance of the trades permit
- One paper set of City of Vancouver-approved drawings (full-sized and to scale), displaying the City accepted stamp, is to be made available for viewing at the jobsite for City Inspectors.
- Separate Sign Permit required for all signage.
- Building to be sprinklered to NFPA 13R 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. 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 or ASTM E1300.
- 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 Vancouver Building 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.
- Sites must follow Provincial Orders and guidelines in force at all times, and in particular those responding to COVID-19.
- The location of this permit falls within the Broadway Subway Project area. There are potential impacts to construction access to sites and use of City streets for projects in this area due to the Broadway Subway construction. Please contact the City of Vancouver Rapid Transit Office ([rapidtransitoffice@vancouver.ca](mailto:rapidtransitoffice@vancouver.ca)) for more information.

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- All plumbing work must comply with the Vancouver Building By-law. A summary of water safety and efficiency requirements is available at <https://vancouver.ca/operating-permit>
- Visit <https://worksafebc.com/builders> for details on how to submit a Notice of Project before you start construction for residential projects.
- A Movement Certificate issued by the Canadian Food Inspection Agency (CFIA) is required before moving soil outside of the Japanese beetle regulated area in Vancouver. Movement of soil and rooted plants is restricted year-round to prevent this invasive, regulated pest from spreading in BC. There are also restrictions on green waste and other plant materials from June 15 to October 15. To find out more about movement controls or to apply for a movement certificate, visit: <https://inspection.canada.ca/jb-construction>

## Inspections

Description
P9 - Final
P9 - Fire Separation
P9 - Forms/Foundation
P9 - Framing
P9 - Sheathing
P9 - Underslab
P9 - Insulation and vapor barrier
Drain tile
P9 - Rainscreen

## 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	\$6,116.00		\$6,116.00	\$0.00	\$6,116.00	\$0.00
Drain Tile Other	\$968.00		\$968.00	\$0.00	\$968.00	\$0.00
Development Cost Charge - GVS&DD	\$6,670.00		\$6,670.00	\$0.00	\$6,670.00	\$0.00
Development Cost Charge - Translink	\$4,970.00		\$4,970.00	\$0.00	\$4,970.00	\$0.00
Development Cost Charge - Water	\$13,384.00		\$13,384.00	\$0.00	\$13,384.00	\$0.00
					<b>Total:</b>	<b>\$0.00</b>

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