



Development and Building Permit

DB-2023-00887

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

Issue Date: Aug 09, 2023

Status: Issued

Applicant	Contractor	Location of Permit
Arcus Consulting Ltd.		2101 E HASTINGS STREET Vancouver, BC
Agent for Owner 900-1200 W. 73rd Ave Vancouver, BC V6P 6G5		
Related Permits: BP-2018-05883 SP-2023-00832		Specific Location: 2101 E Hastings St
Temporary Use Dates:		Legal Description: LOT 1 BLOCK 40 DISTRICT LOT 184 NEW WESTMINSTER DISTRICT PLAN EPP82406
		Land Coordinate: 59025905

Project Description

Interior and exterior alternations to provide first tenant improvement of a new Restaurant – Class 1 (Group A2) with class 1 cooking operations on the ground floor shell space of this existing mixed-use 6-storeys building over 2-storeys of underground parking having access from the lane.

Scope of work includes installation of their new kitchen cooking equipment and exterior alternations for the new roof-top units.

OK for DB – Aemelia Patterson

Schedule A, Schedule B (Architectural) Vipul Chauhan, AIBC

Schedule B (Mechanical, Plumbing & Fire Suppression Systems for class 1 cooking) Xiangyang Tan, P.Eng.

Schedule B (Electrical), Ziyu Fan, P.Eng. provided for this project.

Building Review Branch Notes:

1. This permit has been reviewed under the requirements of the VBBL #12511 (2019)
3. Separate sign permit
4. SP-2023-00832
4. A separate patio permit is required for the outdoor seats
6. Contractor shall have a valid business license prior to the commencement of any work.
7. Total Occupant Load: 59 Persons (47 seats + 12 staff)

Uses

Type	Category	Specifics	Occupancy	Permitted / Required	Existing	Proposed	Units	Note
Service Uses	Restaurant - Class 1		A2 - Assembly-Not Elsewhere Classified			2564	Sq. Feet	

Terms and Conditions

- All glazing to remain clear and unobstructed at all times, except as noted on the approved drawings for the west elevation. No films,

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signage, shelving or similar elements to be installed without further approval from the Director of Planning.

- 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.

- All new work shall comply with the Vancouver Building By-Law and amendments and all its referenced standards, including their associated conditions.

- The upgrading shall be in accordance with the order of the Fire Warden.

- 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.

- 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.

- 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://worksafabc.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>

- Portable fire extinguishers must meet NFPA 10 for the protection of cooking appliances that use combustible cooking media (vegetable or animal oils and fats). The extinguisher shall be listed and labelled for Class K fires. A placard shall be conspicuously placed near the extinguisher that states that the fire protection system shall be activated prior to using the fire extinguisher.

- If the building is equipped with a fire alarm system, the kitchen exhaust system should be tied into the building's fire alarm system and annunciated as a separate zone on the remote annunciator.

- Commercial kitchen exhaust systems and ancillary equipment shall comply with NFPA 96 and UL 300 standards.

- Equipment or operations identified as part of this permit have the potential to emit contaminants (ex. particulate, ozone, odour, VOCs, NOx, etc.). Where complaints are received as a result of the equipment or operations the owner, manager or tenant (owner) is responsible to make all required corrections (ex. menu change, cooking line-up change, exhaust equipment change, etc.) at the owner's expense.



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Inspections

Description

P3 - Final

P3 - Fire Separation

P3 - Forms/Foundation

P3 - Framing

P3 - Insulation and vapor barrier

P3 - Sheathing

Electrical Permit

Prior to Completion

Mechanical Permit

Prior to Completion

Occupancy 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	\$1,916.00		\$1,916.00	\$1,752.00	\$3,668.00	\$0.00
04(c) - Alt or Change Use - No Comprehensive Review	\$438.00		\$438.00	\$0.00	\$438.00	\$0.00
Overtime Plan Review	\$4,732.00		\$4,732.00	\$0.00	\$4,732.00	\$0.00
Total:						\$0.00

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