



Building Permit

BP-2021-05598

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

Issue Date: Mar 14, 2022

Status: Issued

Applicant	Contractor	Location of Permit
Eric Candelaria DBA: Sekigo Developments Corporation Property Owner 6145 Sunwood Dr Delta, BC V4E3A7	JVT EXCAVATING & DEMOLITION LT 11246 78B AVENUE DELTA, BC V4C 1R6 Office: (778) 893-1643	2709 E 8TH AVENUE Vancouver, BC V5M 1W7

Related Permits: DB-2021-05596 BP-2021-05601	Specific Location:
Temporary Use Dates:	Legal Description: LOT 31 BLOCK 15 NORTH 1/2 OF SECTION 35 TOWN OF HASTINGS SUBURBAN LANDS PLAN 1314
	Land Coordinate: 64827517

Project Description

To demolish the existing one family dwelling building (\$15,000) on this site by means of deconstruction.

Green Demolition Conditions Apply

75% Recycling Rate of Building Materials Required

This permit is subject to the Green Demolition Bylaw (11023)

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 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.
- The site shall be maintained in a neat and tidy condition. All debris shall be cleared and the site levelled to the satisfaction of the City Building Inspector. Notify B.C. Hydro, Terasen, Telus and your local cable company WELL IN ADVANCE regarding disconnection of services



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and/or demolition work. Underground storage tanks to be drained and removed prior to demolition. If an underground storage tank is removed, a permit issued by the Fire Department is required. Water Line to be disconnected inside the property line prior to demolition to prevent damage to the main line: contact the Waterworks Branch at 604-323-7800 between 7:30 - 3:30 Monday to Friday for shut-off procedures. Water must remain available on the site for wetting down the demolished building at regular intervals to keep the dust down.

- 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.
- One set of approved up-to-date drawings is to be made available for viewing at the jobsite.
- All work to the satisfaction of the District Building Inspector.
- 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.
- Notice of Demolition must be provided to District Building Inspector 24 hours in advance of demolition. This can be provided by requesting an inspection through your online account, or by calling 3-1-1 or 604-873-7000 outside Vancouver
- 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.
- Applicant shall ensure outdoor lighting is designed and installed to minimize impacts on ecology and neighbours, in compliance with the Vancouver Building Bylaw and Standards of Maintenance Bylaw.
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- Sites must follow Provincial Orders and guidelines in force at all times, and in particular those responding to COVID-19.

Inspections

Description

Demo - Demo notification

Demo - Final

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	\$275.00		\$275.00	\$0.00	\$275.00	\$0.00
Demolition Single Family Units	\$1,220.00		\$1,220.00	\$0.00	\$1,220.00	\$0.00
Green Demolition Fee	\$360.00		\$360.00	\$0.00	\$360.00	\$0.00
Demolition Deposit	\$15,600.00		\$15,600.00	\$0.00	\$15,600.00	\$0.00