



FALSE CREEK
RESIDENTS ASSOCIATION

May 8, 2014 via email
hard copy to follow

Brian Jackson, General Manager Planning and Development
City of Vancouver

Dear Mr. Jackson,

Re: Development Permit # DE 409317

We are writing to provide input into your decision with respect to the renewal of the above-noted Development Permit. We object to the renewal of this permit for the following reasons:

1. Back-to-back renewal of temporary permits

The temporary relaxation of current zoning (Bylaw 5744) first came before the Development Permit Board on July 18, 2005 and was approved subject to conditions. These conditions were laid out in a letter from the City of Vancouver dated July 27, 2005 (attached as Appendix 1). Subsequently, the development permit dated May 30, 2006 was granted. This “temporary” permit was extended by the Development Permit Board at its meeting of April 4, 2011 as noted on the Change Notice to #DE409317, and is attached as Appendix 2. As noted in this document, the current “temporary” permit will expire May 16, 2014.

The comments in the e-mail from Vicki Potter to Patsy McMillan (attached as appendix 3) suggest that the intent of the original temporary permit was to be “temporary”.

The additional 3 year extension now sought by Concord Pacific means that this property, zoned exclusively for park and recreational use, will be used for commercial purposes for at least 12 years by the time the proposed extension expires in 2017.

Further, we now understand from the discussion at the April 30, 2014 meeting of the Joint Working Group, attended by yourself and senior executives from Concord Pacific, that at least two processes will now be required prior to park delivery: first, the completion of the various feasibility and planning studies related to the removal of the Georgia and Dunsmuir viaducts; and second, the completion of a new Master Plan (i.e. ODP) for NE False Creek. We understand that the timeframe for the completion of this work is not known, and cannot reasonably be estimated by you to be under a decade or two.

Given the unwillingness of parties to commit to a specific time frame, it appears that the City is prepared to define “temporary” to include a period of over 20 years, from 2005 to 2024 and beyond. This is not temporary. The repeated renewal of this “temporary” permit can be reasonably interpreted as a strategy to avoid an actual rezoning, and the public scrutiny that would result from that process.

Additionally, I am sure you are aware of the condition of the “temporary” sales and marketing centre. It is, in all respects very permanent looking with its glass, tile and high end finishings. I attach a few photographs for your easy recollection (Appendix 4). I also note that in a recent viewing of the model at the presentation centre, the park was truncated in size and mock foundations for future buildings were displayed in parts of lot 9. This is evident in the photo in Appendix 4.

2. Lack of Community Consultation

On June 14, 2011, John Greer wrote to Walter Francl, the Architect sponsoring Concord Pacific’s development application for their “temporary” sales centre, noting the following requirement in granting a second “temporary” permit:

- 1.2 provision of a Site Management Plan to the satisfaction of the Director of Planning: Note to Applicant: This plan shall reflect the current state of operations of the site, as well as any revisions anticipated as a result of required site enhancements. The plan shall include at minimum the following topics: site security, hours of operations, community contact, and specific descriptions of all current and anticipated uses in the Presentation Centre buildings (including daily functions and special events)...

(emphasis added)

The False Creek Residents Association represents the residents in the neighbourhood. There has been no community contact with us beyond attendance at the Joint Working Group at which our issues and concerns remain totally unaddressed by the property owner.

If you are in receipt of a “Site Management Plan” that does include details of “community contact”, we would certainly appreciate being provided with a copy of this plan so that we can compare it with our experience.

Otherwise, given this lack of “community contact”, we consider Concord Pacific to be in violation of its current permit and therefore the permit should not be renewed without an appropriate public process.

3. Inappropriate Use of the Sales and Marketing Centre

The sales and marketing centre continues to feature and market properties and developments outside of the City of Vancouver. We understood that it was originally positioned on the lot 9 park land in order to market neighbouring properties, specifically

to market the developments on lots 6a and 6b. Instead, the centre is marketing properties in Burnaby, in the past has featured properties in the Okanagan Valley, and beyond. See photo in Appendix 4 showing Met 2 in Burnaby.

Developers usually create commercial centres to market their properties. However normally these centres are in close proximity to the property in question. This is not the case with these operations. The projects being marketed are not even in the same municipality.

4. Lack of Public Benefit

In a decision by the Property Assessment Appeal Board, (uncontested by the City of Vancouver), the Board judged that Concord Pacific would otherwise be paying approximately \$336,914 per annum in 2009 dollars to rent space equivalent to their current sales centre at the park site. By the time lot 9 is delivered as a park as intended by the 1989 CAC agreement, the intended value of the contribution will be dwarfed by the cost savings to the property owner. The public benefit negotiated is, for all intents and purposes, abandoned if the permit is continuously renewed.

5. Inappropriate Relaxation of the Zoning Bylaw

The current situation fails to meet the test for temporary relaxation of the zoning bylaw. The Vancouver Charter, Section 565A (e), outlines situations appropriate for the relaxation of a zoning by-law.

The only relevant authority for relaxation of the zoning by-law in these circumstances would be under (v), which permits relaxation for special events “designated by Council by by-law or resolution). However, there is no special event and, in our ability to determine, no by-law or resolution designating one.

6. Unauthorized Relaxation of Zoning Bylaw

Equally as significant, although section 565A (e) of the Charter gives Council authority to allow for relaxation of provisions of a zoning by-law, this authority implies the relaxation of use within the existing zoning, not a change of the use to one outside of its zoning envelope. According to By-law 5744, the zoning in subarea 9 “will be limited to park and recreational uses and customarily ancillary uses”. The temporary permit is not a relaxation of zoning, but a change of zoning.

For the above reasons, the FCRA respectfully submits that there be no further extension of the “temporary” development permit.

Respectfully Submitted,



Fern Jeffries
Co-Chair



CITY OF VANCOUVER
COMMUNITY SERVICES GROUP
Development Services

July 27, 2005

Walter Francis Architects
1684 West 2nd Avenue
Vancouver, BC
V6J 1H4

Dear Sirs:

RE: **50 Pacific Boulevard**
Development Application Number DE409317

Your application was considered by the Development Permit Board at its meeting of July 18, 2005, and it was resolved that the Board APPROVE Development Application No. DE409317 as submitted, the plans and information forming a part thereof, thereby permitting the construction of two temporary presentation centres on this site with associated surface parking and new access from Pacific Boulevard on the Carrall Street ROW with 62 associated parking spaces and 1 loading space subject to the following conditions.

1.0 Prior to the issuance of the development permit, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:

- 1.1 provision of an overall Site Management Plan, to the satisfaction of the Director of Planning in consultation with nearby neighbours, that:
provides measures, including the use of traffic calming measures and fencing on the street sides of the larger area 9 (but preferably not fencing along the seawall) to limit vehicular access and thereby limit late night, undesirable activity such as drag racing; ensures proper overall site maintenance, including regular litter clean up on the overall site; and identifies a community liaison contact to respond to neighbourhood concerns on these issues;

Note to Applicant: Clarification is required of the extent and condition of existing fencing around the overall site. The fencing should ensure proper ability to supervise the overall site, while not limiting its appropriate use for special events, pedestrian and bicycle access and recreation.

- 1.2 design development of a temporary design standard to provide temporary pedestrian lighting, signage and appropriate markings along the seawall walk/bike route from the developed part of the existing Creekside Park to the Plaza of Nations;
- 1.3 design and construction of the Carrall Street site access driveway and the temporary Carrall Street greenway to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: The driveway is to have controlled vehicle access to site to prevent unintentional access south of Pacific Boulevard, and is to include unencumbered pedestrian and bicycle access from Pacific Boulevard to the seawall. An encroachment agreement, to the satisfaction of the General

7 page letter of Conditions, July 27, 2005

Manager of Services will be required for use of this unopened City street (see Condition A.2.10).

- 1.4 deletion of the portion of fence north of the seawall and widening of the sea wall by approximately 5 ft. from the developed part of Creekside Park to the Plaza of Nations, including along this site;

Note to Applicant: A simple demarcation of separate bicycle and pedestrian lanes should be achieved if possible. Arrangements for maintenance between Concord Pacific and the City should be made to the satisfaction of the General Manager of Engineering Services. Further evaluation of existing trees along the route should be undertaken without necessarily leading to their removal.

- 1.5 arrangements for initiation of the design process for the future Creekside Park extension and consideration of phasing, in consultation with neighbours and to the satisfaction of the General Manager of the Park Board in consultation with the Director of Planning and General Manager of Engineering Services;

Note to Applicant: It is expected that public consultation will be initiated in the Fall, 2005.

- 2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.
- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

7 page letter of Conditions, July 27, 2005

Appendix C - Processing Centre - Building Comments is also attached for your information.

IMPORTANT!!! HOW TO SUBMIT YOUR REVISIONS

We are making improvements to the way we process responses to "prior-to" conditions so that we can serve you better. Our objective is to increase efficiency and to reduce process time. As a first step, we have changed our method of receiving "prior-to" responses. We will now meet with you when you submit your response. The purpose of our meeting will be to complete a preliminary review of your submission and to schedule the review process. As in the past, your submission must include your revised drawings and a written explanation describing how you have addressed each of the conditions. To arrange a meeting, please contact Vicki Potter at 604 871 6013 from 9:00 a.m. to 4:00 p.m., Monday to Friday. Please do not mail, drop off or courier your response because this will delay the processing of your application. Thank you for your cooperation in helping us help you.

This letter is based on the minutes of the Development Permit Board meeting of July 18, 2005, which have not yet been adopted by the Board. If any amendments to this approval are made by the Board at its next meeting on August 2, 2005, you will be advised immediately.

Yours truly,

J. Kujala
Project Coordinator
Development Services
Community Services
jorma.kujala@vancouver.ca
Phone: 604.873.7554

JK\lj

cc: Central Property File
City Building Inspector
Development Planner, R. Segal
Project Facilitator, V. Potter
Engineering Services, P. Pinsker
Engineering Services, K. Cavell

Concord Pacific Group Inc.
#900 - 1095 West Pender Street
Vancouver, BC
V6E 2M6

APPENDIX A STANDARD CONDITIONS

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the Development Permit.

A.1 Standard Conditions

- A.1.1 complete and fully-dimensioned floor plans, including a foundation/crawl space plan, all four building elevations; and detailed floor and roof elevations for each floor and roof level and telecommunications mast in the building, as related to the existing grades on site;

Note to Applicant: Ensure dimensions are consistently indicated in either Imperial or Metric. Also, clarify any proposed alterations and additions on the floor plans and elevations.

- A.1.2 existing and finished grades to be shown on the site plan including around the perimeter of all principal and accessory buildings;

- A.1.3 delete all references to signage;

Note to Applicant: Signage is regulated by the Sign By-law and requires separate approvals.

Standard Landscape Conditions

- A.1.4 design development to provide more landscaping around the site and pedestrian pathways from the seawall to the Presentation Centre's and parking areas;

Note to Applicant: in particular, provide more trees on the northerly, easterly and westerly site edges and landscape islands in the site surface parking area.

- A.1.5 clarification of dotted areas (assumed to be sod) surrounding the structures and treatment of this edge with the perimeter asphalt;

- A.1.6 rectification of the differences between the submitted site plan and landscape plan.

A.2 Standard Engineering Conditions

- A.2.1 redesign of the parking lot, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: The layout should minimize conflicts between pedestrians and vehicles, and incorporate more generous landscape islands. Review stall spaces adjacent to the landscaped areas to allow easier access to vehicles. In addition, the design should provide curb ramps at designated access areas leading from the parking area centers and bulges within the parking area to narrow pedestrian crossing distances. Parking plan drawings scale is to be 1/8"=1'. Disability stall dimensions are 13'1½"x18'. See also Standard Condition A.1.4 for landscaping requirements.

- A.2.2 clearly indicate a maximum slope and crossfall of 5% for the parking areas;

- A.2.3 provision of one required Class B loading space;

Note to Applicant: This loading space has been indicated on the site and project data, but is not indicated on plans.

A.2.4 provision of 6 Class B bicycle parking spaces;

Note to Applicant: It is recommended that these spaces be located in front of the 'Presentation Centre and Annex' building.

A.2.5 City Building Grades that meet future road design grades, to the satisfaction of the General Manager of Engineering Services;

A.2.6 clarify sewer and water provision for the site;

Note to Applicant: There is no sewer available to the site. Arrangements must be made for storm discharge, and sanitary connections if washroom facilities are to be provided.

A.2.7 arrangements to the satisfaction of the General Manager of Engineering Services for upgrading of the signal at Carrall and Pacific Blvd to a semi-actuated signal;

A.2.8 crossing application is required (for crossing from Carrall St. onto the site.);

A.2.9 clarify if any of the construction required for the project (digging of footings, excavation for grading, excavation for planting of trees or installation of lamp standards etc....) will trigger any of the soils remediation requirements for the site;

A.2.10 arrangements to the satisfaction of the Director of Legal Services and the General Manager of Engineering Services for an "Encroachment Agreement" to allow for the construction and maintenance of the Carrall Street access and the temporary Carrall Greenway. (See also condition 1.3).

APPENDIX B

B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Processing Centre-Building, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated June 22, 2005. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **January 20, 2005**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 This is a time limited permit for a period of three years from the date of Occupancy, or required development of Creekside Park, whichever comes first, and may be extended by the Director of Planning or the Development Permit Board.
- B.2.2 A qualified environmental consultant must be available to identify, characterize and appropriately manage any soil and/or water of suspect environmental quality encountered during any excavation work at the site.
- B.2.3 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law within 60 days of the date of issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.4 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.5 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.

APPENDIX C

Processing Centre - Building comments

The following comments have been made by the Processing Centre - Building and are based on the architectural drawings prepared by Walter Francl submitted on April 7, 2005 for a Development Permit application to move and place 2 temporary presentation centres on an existing vacant site. This is a preliminary review in order to identify aspects of the proposed building design which may not conform with the requirements of Vancouver Building By-Law #8057.

1. Temporary buildings

- o "Temporary buildings" are treated in the same manner as "permanent buildings" and would be expected to conform with the current building bylaw with respect to sprinklering, spatial separation exiting etc.
- o The provisions for the disabled are also applicable. Eg. access, H.C. water closets etc. Note: the Building Bylaw definition of "temporary" as used in 1A.7.7. Permit for a Temporary Building "means a period not exceeding twelve months."

2. Structural Considerations

- o -The structural capacity for gravity and seismic loads for the buildings should be verified to conform with the requirements of Part 4 of the VBBL.

3. Building Permit Issuance Requirements ***

- o The issuance of a building permit for construction or in this case the relocation of the buildings is contingent on all legal covenants and equivalents (if necessary) being accepted and in place.

For this reason, a code conforming back up solution should be shown on the drawings submitted for construction otherwise delays in approval or refusals may disrupt the approval process. Notwithstanding the above, code conforming (including Planning, Engineering regulations etc.) back-up solutions shown on the building application drawings are also acceptable for the issuance of building permits.

- o Projects submitted under the Certified Professional Program are also required to demonstrate conformance with the Building Bylaw. In the case of phased construction, the comments above regarding equivalents/covenant approval would apply to each phase of the work proposed.

Notes:

1. Items marked with asterisks have been identified as serious non-conforming Building By-law issues.
2. All code references unless noted otherwise refer to Vancouver Building Bylaw #8057.
3. 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.
4. The applicant may wish to retain the services of a Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

Development Permit and Change Notice

**** CHANGE NOTICE ****

PAGE 1

453 WEST 12TH
VANCOUVER, B.C. V5Y 1V4
TEL : 604-873-7344 FAX : 604-873-7060

DATE ISSUED MAY 30, 2006		PERMIT TYPE DEVELOPMENT PERMIT			PERMIT NUMBER P DE 409317	
LEGAL DESCRIPTION LOT B REM, BLOCK 1, DISTRICT LOTS 2037, 4670, 4677, PLAN 18463				ADDRESS 50 PACIFIC BOULEVARD		
ADDITIONAL ADDRESS INFORMATION PROJFL PROJECT FILE				SPECIFICS		
APPLICATION DATE APR 07, 2005	PURPOSE PRE-FAB	PROJECT VALUE	ASSESSED VALUE	PLANS 8	METRIC NO	PLACE NAME
TEMPORARY BUILDING DATES MAY 30, 2006 to MAY 16, 2014				SUBTYPE		
APPLICANT CERT PROFESSIONAL VINCE KNUDSEN WALTER FRANCL ARCHITECTS 1684 W 2ND AVE VANCOUVER BC V6J 1H4		CONTACT 2 PROPERTY OWNER CONCORD PACIFIC GROUP INC ATTN: BARRY SAVAGE #900-1095 WEST PENDER VANCOUVER BC V6E 2M6		CONTACT 3 INVOICE REFERENCE CONCORD PACIFIC DEVELOPMENTS INC #900 - 1095 W PENDER ST VANCOUVER BC V6E 2M6		
TEL 604-688-3252 FAX 604-688-5995	BUS LICENSE CERTIFICATE	TEL 604-681-8882 FAX	BUS LICENSE CERTIFICATE	TEL 604-681-8882 FAX	BUS LICENSE CERTIFICATE	
<p>THIS DEVELOPMENT PERMIT WHICH INCLUDES THE PLANS MARKED AS FORMING PART THEREOF IS FOR THE FOLLOWING ONLY:</p> <p>To move and place 2 temporary presentation centres on this existing vacant site with associated surface parking and new access from Pacific Boulevard on Carrall Street ROW with 60 associated surface parking spaces and one loading space, for a limited period of time of three years from the date of Occupancy, or required development of Creekside Park, whichever comes first. The permit may be extended by the Director of Planning or the Development Permit Board.</p> <p>NOTE: This permit, including the subsequent Minor Amendments, has been extended in accordance with the decision of the Development Permit Board of May 16, 2011. This approval includes Sheet A2 submitted by Walter Francl Architects and stamped "APPROVED" on November 16, 2011, and the the Site Management Plan submitted by Concord Pacific and stamped "APPROVED" on November 16, 2011.</p> <p>NOTE: This is a time limited permit expiring on May 16, 2014, or upon the commencement of the implementation of Creekside Park, whichever occurs first, unless extended in writing by the Development Permit Board or the Director of Planning.</p> <p>NOTE: Enhancements to the site approved by the Development Permit Board on May 16, 2011 shall be provided on, or before, December 23, 2011 unless extended in writing by the Director of Planning, otherwise this extension to DE409317 shall be considered invalid.</p>						
<p>AND IS SUBJECT TO THE FOLLOWING CONDITIONS AND NOTES:</p> <p>490 (A) A qualified environmental consultant must be available to identify, characterize and appropriately manage any soil and/or water of suspect environmental quality encountered during any excavation work at the site.</p> <p>(B) This is a time limited permit expiring on May 16, 2014, or upon the commencement of the implementation of Creekside Park, whichever occurs first, unless extended in writing by the Development Permit Board or the Director of Planning.</p> <p>(C) Enhancements to the site approved by the Development Permit Board on May 16, 2011 shall be provided on, or before, December 23, 2011 unless extended in writing by the Director of Planning, otherwise this extension to DE409317 shall be considered invalid.</p>						
PERMITTED USE E OFFICE USES		SPECIFICS/LOCATION	AREA (SF)	OCC		
ITEM PROCESSED THROUGH	SPECIFICS/REFERENCE	QTY/AMT				
	DEV PERMIT BOARD					
PERMITTED USE		SPECIFICS/LOCATION	AREA (SF)	OCC		
ITEM	SPECIFICS/REFERENCE	QTY/AMT				
	2G PRES. CENTRE					
			3713.7	SF		
(CONTINUED)						
<p>AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. 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 OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.</p>						
FEE	AMOUNT	FEE	AMOUNT			
152 DEV SCHED 4 (B)	3,210.00					
250 DEV SCHED13 (C)	3,465.00					
INVOICE: 396501 597730		TOTAL	\$6,675.00			
		SIGNED BY	VINCE KNUDSEN			
		DATE	SEE INFORMATION SHEET			
		ISSUED BY	J KUJALA			
		COPY	CHANGE NOTICE			

2011/11/21 10:16:52

APPLICANT COPY

CONTINUED ON PAGE 2

Development Permit and Change Notice

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TEL 604-688-3252 FAX 604-688-5995	BUS LICENSE CERTIFICATE	TEL 604-681-8882 FAX	BUS LICENSE CERTIFICATE	TEL 604-681-8882 FAX	BUS LICENSE CERTIFICATE	
ITEM BY-LAW PROVISION ZONE DEV COST LEVY AREA TOTAL FSR TOTAL FLOOR AREA FLOOR AREA	SPECIFICS/REFERENCE CONDITIONAL BCPED FALSE CREEK EXEMPT PRES. CENTRE/ANNEX	QTY/AMT 0.03 FSR 12034.5 SF 8320.6 SF	ITEM TOTAL PARKING PARKING PARKING TOTAL LOADING LOADING BICYCLE	SPECIFICS/REFERENCE HANDICAP STANDARD STANDARD CLASS - B	QTY/AMT 60 SP 2 SP 58 SP 1 SP 1 SP 12 SP	
RELATED PERMITS:						
BU436000 PRE-FAB		88 PACIFIC BOULEVARD		BU436016 PRE-FAB		90 PACIFIC BOULEVARD
BU436462 CONST PRTL		928 CARRALL ST		BU436463 CONST PRTL		930 CARRALL ST
BU439307 PRE-FAB		92 PACIFIC BOULEVARD		DE405635 ALTER		1500 HOMER MEWS
DE410617 PRE-FAB		50 PACIFIC BOULEVARD		DE410617 PRE-FAB		50 PACIFIC BOULEVARD
DE410853 PRE-FAB		50 PACIFIC BOULEVARD		DE410853 PRE-FAB		50 PACIFIC BOULEVARD
DE411006 PRE-FAB		50 PACIFIC BOULEVARD		DE411006 PRE-FAB		50 PACIFIC BOULEVARD
OC431044		88 PACIFIC BOULEVARD		OC431045		50 PACIFIC BOULEVARD
OC431046		90 PACIFIC BOULEVARD				
PERMITS REQD IN ADDITION TO THIS PERMIT INCLUDE :						
BUILDING						
PROCESSED BY: PROC CNTR BLDG REVIEW BY R LOUIE DEVELOPMENT PLANNER IS J BARRETT ENGINEERING CLEARANCE BY K CAVELL FIRE INSPECTOR IS J KAMADA PARKS BOARD REVIEW BY M DESROCHERS						
PROC CNTR DEV REVIEW BY J KUJALA LANDSCAPE REVIEW BY L BEAULIEU PROJECT FACILITATOR V POTTER ENV PROTECTION REVIEW BY D ROBERTS						
ADDITIONAL NOTES:						
510 For information on Appeals, see Section 573 of the Vancouver Charter, The Board of Variance By-Law, and Section 11.1 of the Building By-Law.						
991 ***** ***** THE FOLLOWING CHANGES HAVE BEEN RECORDED FOR THIS CITY OF VANCOUVER PERMIT: ***** *****						
Additional information related to the date of expiry and conditions of approval pursuant to the decision of the Development Permit Board on May 16, 2011 - per S Barker 11.11.21.						
AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. 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 OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.						
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250 DEV SCHED13 (C)	3,465.00			ISSUED BY		J KUJALA
				COPY		CHANGE NOTICE
INVOICE : 396501 597730		TOTAL		\$6,675.00		

Correspondence from Vicki Potter, COV

From: "Potter, Vicki" <vicki.potter@vancouver.ca>
Date: May 30, 2005 5:34:13 PM PDT
To: 'Patsy McMillan' <john_mcmillan@telus.net>, "Potter, Vicki" <vicki.potter@vancouver.ca>
Cc: "Gordon, Michael" <michael.gordon@vancouver.ca>, "Mulji, Karima" <karima.mulji@vancouver.ca>, suzanne@suzannanton.ca, "Desrochers, Michel" <michel.desrochers@vancouver.ca>, "Rogers, Judy" <judy.rogers@vancouver.ca>, "Barrett, Jonathan" <jonathan.barrett@vancouver.ca>
Subject: **RE: Concord Presentation Centre proposal**

Hello Patsy: Thanks for your email. With respect to the response deadline for the Development Permit Board, we certainly can extend that deadline to ensure that we have had an opportunity to meet with residents, share information, listen to comments, and allow time should neighbours want to submit something in writing prior to the July 18th Board meeting. I will call you tomorrow to talk about the logistics of putting a meeting together.

With respect to your questions, I'll do my best to answer them.

1. It is not the intent to have the property rezoned to accommodate the proposed interim use. Rather, Concord seeks a *zoning relaxation* from the Development Permit Board, and there are provisions in the Zoning and Development By-law to allow this. This relaxation would apply only to this development application, and it could be a time-limited permit (and therefore a time limited relaxation). If future development applications sought an unlisted use, a separate relaxation would be required by the Development Permit Board, or the site would have to be rezoned by Council.
- 2 & 3. The Development Permit Board could require, as a condition of this development permit approval, enhancements. Currently, the application proposes landscaping adjacent to the presentation centre buildings and the surface parking lot. I would be interested in having you elaborate on the types of enhancements the neighbours might be interested in seeing, and I can be sure these suggestions are brought forth to the Development Permit Board.
4. It is my understanding from Concord that at this time it plans to have soils from Area 6A stored on the portion of Area 6C from approximately the west side of Abbott St. to the Plaza of Nations site. Here, these soils will be stockpiled, tested, sorted and, once the soil is categorized, removed from the Area 6C for disposal at an appropriate disposal site.
5. Under a special events permit, BMW Canada has been given permission to set up 2 tents until June 5th, for the purposes of marketing its new line of vehicles. No development permit is required for this type of short-term event.

I appreciate your frustration over the delay in completing Creekside Park, and will ensure the Development Permit Board is fully aware of your views on this.

Best regards,
Vicki Potter
Project Facilitator
871-6013

Pictures of the Sales Centre

