

Reply To: Iain K. Dixon
Direct Line: 604-871-6860
File Number: 14-0734
Email: iain.dixon@vancouver.ca

August 11, 2014

Stewart, Aulinger & Co.
1200 - 805 W. Broadway
Vancouver, BC V5Z 1K1

Attention: Robert A. Kasting

Dear Sir:

Re: **F.C.R.A. False Creek Residents Association v. The City of Vancouver**
S.C.B.C. Action No. S143862, Vancouver Registry

Please find attached the City of Vancouver's Letter to Walter Francl dated July 24, 2014 and the associated extension to the Development Permit.

I presume that based on the issuance by the City of Vancouver of an extension to the Development Permit that you will wish to amend your Petition. Once I have your amended Petition I will provide you with responsive materials expeditiously. Be advised that I am away from the office for the week of August 18, 2014.

Yours truly,

CITY OF VANCOUVER



Iain K. Dixon

IKD/mi
Enclosures
Cc: Hein Poulus, c/o Stikeman Elliot (with enclosures)

#171534 v1

City of Vancouver Law Department
Tel: 604.873.7512 Fax: 604.873.7445

Mailing Address: 453 West 12th Avenue, Vancouver, British Columbia, V5Z 4A8
Delivery Address: 401-515 West 10th Avenue, Vancouver, British Columbia, V5Z 4A8

July 24, 2014

Mr. Walter Francl
Francl Architecture
1684 West 2nd Avenue
Vancouver, BC V6J 1H4

Dear Mr. Francl:

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

Thank you for your letter dated March 11, 2014, requesting an extension of the permit time limitation.

On behalf of the Director of Planning, your request is granted, permitting three (3) temporary presentation centre buildings with associated surface parking, for a further period of time, expiring on July 31, 2017, and subject to the following conditions:

- This is the final extension, no further extensions will be considered;
- Properties marketed from the presentation centre shall be limited to properties within the City of Vancouver; and
- The commercial parking area which is not associated with the Presentation Centre is not approved under this extension and its use shall be discontinued or require separate approvals for Special Events.

Please note that this approval, given under the Zoning and Development By-law, does not represent or guarantee compliance with any other by-law of the City of Vancouver.

Yours truly,



John Greer
Assistant Director, Development Services
Planning and Development Services
Tel: 604.871.6194
john.greer@vancouver.ca

cc: Mr. Matt Meehan, Concord Pacific Group Inc., 9th Floor - 1095 West Pender Street
Vancouver, BC V6E 2M6

Property Use Inspector, District #10
Manager, Enquiry Centre
Manager, Licence Office
Central Property File

CITY OF VANCOUVER

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		TEMPORARY USE DATES MAY 30, 2006 to JUL 31, 2017		SUBTYPE		
COMPLEXITY 023 C/E/R/S CONSTRUCT NTF				COORDINATE 597-175-52-0000		
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	BUS.LICENSE CERTIFICATE	TEL 604-681-8882	BUS.LICENSE CERTIFICATE	TEL 604-681-8882	BUS.LICENSE CERTIFICATE	FAX 604-688-5995

THIS DEVELOPMENT PERMIT WHICH INCLUDES THE PLANS MARKED AS FORMING PART THEREOF IS FOR THE FOLLOWING ONLY:

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.

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 Site Management Plan submitted by Concord Pacific and stamped "APPROVED" on November 16, 2011.

NOTE: This permit is extended for a further period of time expiring on July 31, 2017. This is the final extension, no further extensions will be considered.

AND IS SUBJECT TO THE FOLLOWING CONDITIONS AND NOTES:

- 490 (A) This is the final extension, no further extensions will be considered; and
- (B) Properties marketed from the presentation centre shall be limited to properties within the City of Vancouver.

PERMITTED USE	SPECIFICS/LOCATION	AREA (SF)	OCC	PERMITTED USE	SPECIFICS/LOCATION	AREA (SF)	OCC
E OFFICE USES							
ITEM	SPECIFICS/REFERENCE	QTY/AMT		ITEM	SPECIFICS/REFERENCE	QTY/AMT	
0040 PROCESSED THROUGH	02 DEV PERMIT BOARD			0126 FLOOR AREA	20 PRES. CENTRE	3713.7	SP
0041 BY-LAW PROVISION	C CONDITIONAL			0160 TOTAL PARKING		60	SP
0080 ZONE	Z066 BCPED			0161 PARKING	08 HANDICAP	2	SP
0086 DEV COST LEVY AREA	DE18 FALSE CREEK EXEMPT			0161 PARKING	12 STANDARD	58	SP
0122 TOTAL FSR		0.03	FSR	0170 TOTAL LOADING		1	SP
0125 TOTAL FLOOR AREA		12034.5	SF	0171 LOADING	02 STANDARD	1	SP
0126 FLOOR AREA	PRES. CENTRE/ANNEX	8320.8	SP	0175 BICYCLE	02 CLASS - B	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	
	DE416519 ADD/ALTER	88	PACIFIC BOULEVARD	OC431044	88	PACIFIC BOULEVARD	
	OC431045	92	PACIFIC BOULEVARD	OC431046	90	PACIFIC BOULEVARD	

(CONTINUED)

COMMENTS :

FEE	AMOUNT	FEE	AMOUNT	DEPARTMENT	DEVELOPMENT SERVCS
152 DEV SCHED 4 (B)	3,210.00			ATTENTION	
250 DEV SCHED13 (C)	3,465.00			REASON	REFERENCE COPY NOW
251 DEV SCHED13B(2014)	525.00				
INVOICE : 396501 597730 747879		TOTAL		\$7,200.00	

P5020601 REVISED FEB/08

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TEMPORARY BUILDING DATES				TEMPORARY USE DATES MAY 30, 2006 to JUL 31, 2017		SUBTYPE	
COMPLEXITY 023 C/E/R/S CONSTRUCT NTF					CO-ORDINATE 597-175-52-0000		
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	BUS.LICENSE CERTIFICATE	TEL 604-681-8882	BUS.LICENSE CERTIFICATE	TEL 604-681-8882	BUS LICENSE CERTIFICATE		
FAX 604-688-5995		FAX		FAX			

PERMITS REQD IN ADDITION TO THIS PERMIT INCLUDE : BUILDING

PROCESSED BY: APPLICATION TAKEN BY G ROBERTS PERMIT AUTHORIZED BY R SCOBIE PERMIT ISSUED BY J KUJALA PROC CNTR DEV REVIEW BY J KUJALA LANDSCAPE REVIEW BY L BEAULIEU PROJECT FACILITATOR S BARKER ENV PROTECTION REVIEW BY D ROBERTS	APPLICATION TYPED BY J KUJALA APPLICATION REVIEWED BY R SEGAL 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
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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.

Project Description changed to add note regarding new expiry date of July 31, 2017 with no further extension to be considered and 'Other Development Permit Conditions' updated to reflect new conditions of the extension.
 per J. Greer July 24, 2014

COMMENTS :

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P502000.01 REVISED FEB/08