

Wednesday, April 24, 2024



Kristina DeMedeiros, RBO
Chief Building Inspector
District of Central Saanich
1903 Mt. Newton Cross Rd,
Saanichton,
BC V8M 2A9

c/o Bart Johnson

Dear Kristina



Re: 7925 East Saanich Strata Title Conversion S.242 of the Property Act (SPA)

This letter confirms and summarizes all the changes and upgrades completed to the property on 7925 East Saanich Rd. comprising of 3 residential units and a commercial space for a children's daycare. This building previously used for a daycare facility and a commercial space on the main floor has gone through extensive renovations to divide the space into the 3 residential units and the daycare expansion on the lower floor. It is intended under Part 14 of the Strata Property Act (SPA) that this previously occupied building will be converted into 4 Strata Lots and the following addresses the considerations under s.242 (6) SPA:

- The three residential units will remain as rentals for the next 10 years.
- There is no relocation of existing tenants as the current tenants moved in after the renovations were completed and the previous building occupancy did not include the residential component.
- The building is designated heritage due to its historical relevance; built on 1898 with later additions and the latest changes were built in 2012. With the latest renovations and code upgrades the life expectancy will surpass 50 years.
- There are no expected major increases in maintenance costs due to the building's condition as it has been extensively renovated providing fire separation between units and commercial space, seismic upgrades, new plumbing, new perimeter drains, and new electrical panels for each residential unit and daycare. The building renovation started with the rezoning application and the conversion of retail and assembly use into a mixed-use building to include three residential units. The rezoning application followed by the building permit application following the BCBC 2018 edition. A full team of consultants was involved in designing and reviewing the construction of the building as confirmed by the Letters of Assurance before final occupancy.
- The Building Permit was issued on January 17, 2023, and the Occupancy Permit was granted on January 26, 2024.
- The building substantially complies with the BCBC 2018 as demonstrated through the building renovation process and subsequent occupancy permit.

BCBC 2018 - Multiple Major Occupancy - Residential Occupancy (C) and Assembly use (A-2)

3.2.2.25 Building classification: Group A2 up to 2 storeys.

- The building area is 317.97 m² less than the maximum building area of 800 m² permitted in this building classification.
- Number of storeys: 2
- Combustible and non-combustible construction is permitted.
- Number of streets: 1
- Non-sprinklered building
- Floor Assemblies to have a fire-resistance rating not less than 45'. The proposed fire resistance rating for the floor assembly between residential occupancy (C) and the assembly use, (A-2) is 1hr according to table 3.1.3.1 of BCBC and a Sound Transmission Coefficient (STC) of 54.
- All loadbearing walls, arches and columns to have a fire-resistance rating of 1hr.

3.2.2.53 Building classification: Group C up to 3 storeys.

- The building area is 317.97 m² less than the maximum building area of 900 m² permitted in this building classification.
- Number of storeys: 2
- Combustible and non-combustible construction is permitted.
- Number of streets: 1
- Non-sprinklered building
- Floor Assemblies to have a fire-resistance rating not less than 45'. The proposed fire resistance rating for the floor assembly between residential occupancy (C) and the assembly use, (A-2) is 1hr according to table 3.1.3.1 of BCBC and a Sound Transmission Coefficient (STC) of 54.
- Mezzanine shall have a fire-resistance rating of 45'
- Loadbearing walls, arches and columns to have a fire-resistance rating of 45'.
- The building has unit A occupying 2 storeys, and according to Sentence 3.3.4.2.(3), the floor assemblies, including floors over basements, which are entirely contained within these dwelling units, have a fire-resistance rating of 45 min but need not be constructed as fire separations.
- The fire resistance rating between residential occupancies complies with 1 hr FRR and 52 STC and the fire separation is continuous through the attic spaces up to the underside of the roof deck.
- New 50mm water service to the building with back-flow valves.
- Each residential unit has an independent HVAC system. Each unit has new plumbing and fixtures and added washrooms to the daycare.
- New electrical system for the residential units and upgrades for the daycare. A revised fire alarm system for the daycare with new pull stations. Smoke detectors according to BCBC 2018 in all sleeping units and daycare.
- Individual hydro meters to each SL.
- Wiring is in place for electric EV chargers in the parking area and in the bike room.

Exterior:

- The existing cladding was maintained and “made good” where required by changes due to new fenestration. The cladding is stucco in the newer parts of the building and has an estimated life span of 15 years, this stucco was existing and in good condition. Vinyl siding was completed in 2012 and was now repaired where needed, this cladding is in good condition with an estimated life span of another 20 years.
- New concrete deck and stairs to Unit A provides access off the main street.
- Addition of a concrete front stair to access Unit C
- New rear deck off Unit B.
- New landscape is completed around the property.
- New driveway access to the parking area at the rear of the property.
- New fencing surrounding the daycare patio.
- New exiting and bedroom window egress has been upgraded to conform with the BCBC2018 code which this project falls under.

The life expectancy of the building with all the upgrades will well exceed 20 years, beyond 10 years that is the maximum time for any insurance claim as per the Owners Warranty requirements.

Yours truly



Silvia Bonet, Architect, AIBC, MRAIC